

AMENDED
RESOLUTION NO.1440

Adopted by the Sacramento City Planning Commission

On Date of July 8, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A TENTATIVE MAP TIME EXTENSION FOR PROPERTY
LOCATED AT ROSE STREET, NEAR RIO LINDA BOULEVARD

(P93-082) (APN: 226-0080-018, 020, 021, 038, 040 TO 045, AND
048)

WHEREAS, the City Planning Commission on July 8, 1993, held a public hearing on the request for approval of a tentative map time extension 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;

WHEREAS, the City Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the Subdivision Review Committee 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 provision for its design and improvement, is consistent with the City's General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1984 North Sacramento Community Plan designate the site for Rural Estates (1du/.5-4na) and Low Density Residential (4-15 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. In the matter of the hereby approved requested subdivision modification to allow one lot greater than 160 feet deep:
 - a. The City 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 property being subdivided is irregular in shape and a wetlands preservation area is required adjacent to the lot making a conforming lot configuration difficult.
 - 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 required wetlands preservation area makes a conforming lot configuration difficult.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that adequate setbacks and yard areas will be provided.
 - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that single family homes are allowed in the Standard Single Family Residential (R-1) zone.
6. 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:
 - a. Provide standard subdivision improvements including a 12 foot paved lane on the opposite side of the street adjacent to the subdivision boundary pursuant to the Section 40.1211 of the City Code;
 - b. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. May require off-site extensions, oversizing and possible drainage, lift station and off-site main extensions. The sanitary sewer shall be designed not to exclude service to unsewered lots east of the subdivision boundary on Neal Road;

- c. Submit a soils test prepared by a registered engineer to be used in street design;
- d. Pursuant to City Code Section 40.1601 (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;
- e. 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 occurs first;
- f. Meet all County Sanitation District requirements;
- g. Applicant shall comply with the requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P90-366);
- h. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- i. Dedicate a 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Rose Street;
- j. Pacific Bell requires the standard 12.5 foot public utility easement only. Relocation expenses per Section 7901, California Public Utilities Code also required;
- k. Show all existing easements;
- l. Dedicate right-of-way along Acme Avenue, Vinci Avenue and Neal Road to 50 foot right-of-way as per study on file with the City;
- m. Pursuant to City Code Section 40.1019, the applicant shall indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- n. Right-of-way study required for existing Magpie Creek Diversion Canal. Dedicate right-of-way as required. If additional right of way requires a significant change in street and lot layout, the tentative map shall be returned to the Subdivision Review Committee and Planning Commission for approval. Coordinate levee improvements with the Sacramento Area

Flood Control Agency's proposed flood control project along Magpie Creek;

- o. Construct a chain link fence along the canal right-of-way;
- p. Minimum 120 foot offset is required between street intersections;
- q. Requires off-site dedication along streets adjacent to subdivision boundary. City will condemn at developer's expense, if necessary;
- r. The applicant shall coordinate street improvements to tie into the Robla Study to the satisfaction of the Traffic Engineer. Dedicate additional right-of-way per the Robla Study. If additional right-of-way requires a significant change in street and lot layout, the tentative map shall be returned to the Subdivision Review Committee and Planning Commission for approval;
- s. The applicant shall provide a temporary turn around to the satisfaction of the Traffic Engineer on the street stub between lots 30 and 31;
- t. The applicant shall provide a temporary turn around at the street stub between lots 5 and 6 to the satisfaction of the Traffic Engineer;
- u. The applicant shall provide 24 feet of temporary paving *with a minimum 10 year life* on Acme Avenue from the subdivision boundary to Rood Avenue to the satisfaction of the Public Works Department; and *Amended by CPC 7-8-93*
- v. The applicant shall provide 20 feet of temporary paving *with a minimum 10 year life* on Vinci Avenue and Neal Road from the subdivision boundary to Dry Creek Road to the satisfaction of the Public Works Department. *Amended by CPC 7-8-93*
- w. The Wetlands Mitigation Plan shall be reviewed and approved by the City's Public Works Department, Environmental Services Division and the Utilities Department prior to filing of the final map;
- x. Abandon any existing water well and/or septic tank systems, under permit, to City and/or County Health Department standards;
- y. Standard single family, R-1, setbacks are required throughout the subdivision;
- z. Prior to recordation of the Final Map, applicant shall negotiate with the Grant Unified High School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as

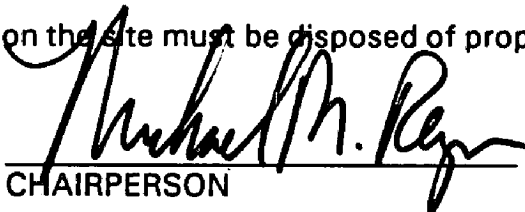
mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees; and

- aa. Prior to recordation of the Final Map, applicant shall execute with the Robla School District a written agreement which states that the property within such Final Map shall be included within a community facilities district to be established by the Robla School District to mitigate the impact on school facilities.

ADVISORY NOTES

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

- ab. Individual dwellings 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;
- ac. Tires and other rubbish currently on the site must be disposed of properly.


 CHAIRPERSON

ATTEST:


 for SECRETARY TO CITY PLANNING COMMISSION
 P93-082