

RESOLUTION NO. 804

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

NOVEMBER 13, 1986

ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR  
PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLORIA DRIVE  
AND YUBA RIVER CIRCLE CORNER LOT

(P86-393) (APN: 031-320-013)

WHEREAS, the City Planning Commission, on November 13, 1986, held a public hearing on the request for approval of a tentative map for property located at the southeast corner of Gloria Drive and Yuba River Circle;

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 State E.I.R. guidelines (CEQA, Section 15315)

WHEREAS, the Parcel Map Advisory Agency 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 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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1976 South Pocket Community Plan and the proposed map conforms with that designation.

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 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. Place the following note on the final: Separate water and sewer service connections must be paid for and installed at the time of obtaining building permits. (May require sewer extension).
  - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - c. 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;
  - d. Monument new lot lines;
  - e. Landscaping and irrigation plans shall be reviewed and approved by the Planning Director prior to issuance of building permits.

*William Shumaf*

CHAIR

ATTEST:

*Suzanne Ellmsted*  
SECRETARY TO CITY PLANNING COMMISSION

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