

ATTACHMENT C

P93-136

NOVEMBER 18, 1993

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RESOLUTION NO. 1483

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 18, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A TENTATIVE MAP FOR
PROPERTY LOCATED SOUTH OF
MEADOWVIEW ROAD, WEST OF 22ND STREET

(P93-136) (APN: 052-0085-020 and 021)

WHEREAS, the City Planning Commission on November 18, 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 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 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. 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 66474, subsection (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. Both the City General Plan and the Airport/Meadowview 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 - E. 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. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code, including a 12 foot paved lane southbound on Walsh Way;
 - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
 - C. Submit a soils test prepared by a registered engineer to be used in street design;
 - D. 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;
 - E. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
 - F. Dedicate the North 5 feet and the East 5 feet of the proposed subdivision as a Public Utility Easement for overhead and underground facilities and

appurtenances;

- G. Dedicate the South 5 feet of Lots 7, 8, 21 and 22 as a Public Utility Easement for underground facilities and appurtenances;
- H. Dedicate the right-of-way along Beth Street and Walsh Way to 44 feet;
- I. Show all existing easements;
- J. Pursuant to City Code Section 40.10.1019, 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;
- K. Final Map may not be filed until abandonment proceedings for Walsh Way have been completed;
- L. All sewer and water services shall be located in front of the lots (no backyard services allowed);
- M. Dedicate off-site right-of-way along Walsh Way and along Beth Way South of the subdivision boundary. City will condemn at developers expense, if necessary;
- N. Developer shall provide a temporary connection between Walsh Way and Manorcrest Way with a minimum of 20 feet paving or temporary turnaround at the end of Walsh Way and Manorcrest Way to the satisfaction of the Traffic Engineer;
- O. Developer shall provide curbs, gutters, sidewalk, paving on the north side of the connection at Beth Street, and a minimum of 12 feet of paving eastbound;
- P. Comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-430);
- Q. Pay a fair share contribution toward the drainage study for Sumps 33 and 34, as determined by the Department of Utilities (\$176.00/acre, \$957.44); and
- R. 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. 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. A special permit is required prior to the issuance of a building permit; and
- C. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). This will require the applicant to file a Notice of Intent with the California Water Resource Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will require the applicant to prepare plans and/or determine measures to control erosion and off-site sediment transport from the project and determine measures for controlling pollution from the various hazardous materials associated with construction sites.

The City will require proof of compliance with the State Permit prior to approval of the improvement plans.

ATTEST:

Supanne Alenstad
SECRETARY TO PLANNING COMMISSION

Vice- Rita Donahue
CHAIRPERSON