

RESOLUTION NO. 1430

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 24, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP THREE YEAR TIME EXTENSION FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ELDER CREEK ROAD AND COUGAR DRIVE

(P93-084) (APN: 040-0010-011)

WHEREAS, the City Planning Commission on June 24, 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 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 Planning staff 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 Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Commission has reviewed and considered the information contained herein, as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential use(s).
4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map 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 in this condition:
 - A. Provide standard subdivision improvements pursuant to Section 40.1211 of the City Code. Existing improvements along Cougar Drive at new street locations shall be removed to provide a standard pavement, curb, gutter and sidewalk transition to the new streets;
 - 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;

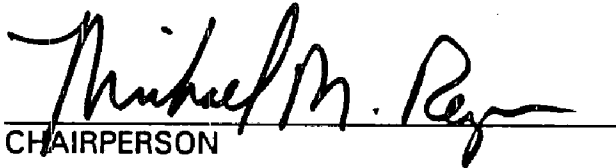
- D. Pursuant to City Code Section 40.1601 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
- E. Meet all County Sanitation District requirements;
- F. 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 comes first;
- G. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P90-399);
- H. A seven (7) foot high masonry wall or wooden wall as required by the mandatory measures shall be installed on the northwest corner of Lot 3A, parallel to Elder Creek Road. This wall shall be set back 12.5 feet from Elder Creek Road;
- I. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- J. Show all existing easements;
- K. Cross hatch SMUD's 100 foot transmission line easement on the Final Map and indicate the recording information of the easement. Also, place the following note within the SMUD easement area: "Restricted Building and Use Area";
- L. Prior to the issuance of any grading or building permits, the developer shall obtain a joint use agreement from SMUD consenting to the proposed development within SMUD's transmission line easement. Contact Property Administrator, Sacramento Municipal Utility District for application procedures;
- M. Driveway(s) for Lots 3A & B to be off Cougar Drive only;
- N. 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;

- O. Applicant shall provide a temporary traffic turnaround at the end of the stub streets to the satisfaction of the Traffic Engineer, Solid Waste Division and the Fire Department;
- P. Prior to recordation of the Final Map, applicant shall 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; and
- Q. Abandon the 21 foot road easement as part of this tentative map. Obtain and comply with abandonment clearance letters for the abandonments on the Tentative Map. Letters shall be provided to the Public Works Department.

ADVISORY NOTES:

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

- A. 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.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

P93-084