

RESOLUTION NO. 1421

Adopted by the Sacramento City Planning Commission

On Date of May 13, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A THREE YEAR TENTATIVE MAP TIME EXTENSION FOR PROPERTY LOCATED AT STRAWBERRY LANE, APPROXIMATELY 400 FEET SOUTH OF 27TH AVENUE

(P93-010) (APN: 022-0224-005 and 022-0162-009)

WHEREAS, the Planning Commission, on May 13, 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 Environmental Coordinator has determined that the proposed project is exempt from environmental review;

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 the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4-15 du/na).

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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 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 pursuant to Section 40.811 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. The improvement plans for on-site drainage shall be designed to convey 0.2 cfs per acre 6 inches below the gutter flowline and pass a 100 year storm without damage to structures;
 - C. Submit a soils test prepared by a registered engineer to be used in street design;
 - D. 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
 - E. 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 (P93-010);
 - F. Abandonment of the portion of Strawberry Lane shall be finalized prior to recordation of final map;
 - G. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
 - H. Show all existing easements;
 - I. Pursuant to City Code Section 40.319-1, 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;

- J. Provide a water study to the satisfaction of the Department of Utilities to determine how service will be provided to the lots. Off-site water main extension, to the satisfaction of the Department of Public Works and the Department of Utilities, may be required;
- K. Extend off-site sewer line; existing sewer on Strawberry Lane is extremely shallow;
- L. Coordinate improvements with Hidden Village # 2 (P91-070) and Paradise Village (P91-126); and
- M. 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.

ADVISORY NOTES:

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

- a. Water meters shall be provided for all new water services required for this project; and
- b. All water service connections shall comply with the City of Sacramento's Cross Connection Control Policy.


Chairperson of the Planning Commission

ATTEST:


Secretary to the Planning Commission

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