

RESOLUTION NO. 1352

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF JUNE 25, 1992

ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY  
LOCATED AT 722 AND 724 BRIDGESIDE DRIVE (P92-068)

(APN: 031-1300-057)

WHEREAS, the City Planning Commission on June 25, 1992, held a public hearing on the request for approval of a tentative map for property located at 722 and 724 Bridgeside Drive; and

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond; and

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315); and

WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive and 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 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 and the City General Plan. The General Plan designates the site for 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 Water 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- b. Notice: 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 at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.
- c. Submit a drawing showing the location of existing sewer and water services to verify each new lot has a separate sewer and water service.
- d. Water meters shall be provided for all new water services required for this project.
- e. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required.
- f. Meet all Building Code requirements.



CHAIRPERSON

ATTEST:

  
SECRETARY TO CITY PLANNING COMMISSION