

**RESOLUTION NO. 1644**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF July 14, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 53 MORRISON AVENUE.

(P94-017) (APN:237-0031-028, 250-0351-001,002,003, 250-0025-001,002,003)

WHEREAS, the City Planning Commission on July 14, 1994, 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, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for labor intensive industrial land use.
  - 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 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. Construct curb, gutter and sidewalk along the west side of Opportunity Street. Remove improvements on Cellular Drive as necessary.
  - B. Provide an Irrevocable Offer of Dedication (I. O. D.) for 58 feet of the future Cellular Drive.
  - C. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities.
  - D. The 12 inch water main and appurtenances in the Cellular Drive I. O. D. shall be capped and abandoned in place, west of Opportunity Street, to the satisfaction of the Utility Department.
  - E. The sanitary sewer main in the Cellular Drive I. O. D. shall be abandoned in place west of Opportunity Street to the satisfaction of the Utility Department.
  - F. Dedicate a 15 foot wide drainage easement centered on the existing 36 inch main in the Cellular Drive I. O. D. and along the westerly boundary line.
  - G. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways.

- H. Dedicate a 12.5 foot Public Utility Easement for overhead electrical facilities and appurtenances adjacent to Morrison Avenue.
- I. Show all existing easements.
- J. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards.
- K. Remove the existing street lighting system west of Opportunity Street.
- L. 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.

**ADVISORY NOTES:**

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

- M. 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
- N. The City of Sacramento shall accept the Irrevocable Offer of Dedication (I. O. D.) on Opportunity Street and Harris Avenue to the City of Sacramento.
- O. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.

Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for the acceptable BMPs to control erosion and sediment transport and pollution associated with construction activities. This manual is available from the Department of Utilities.

  
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CHAIRPERSON

ATTEST:

  
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SECRETARY TO PLANNING COMMISSION

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