

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
MERGE LOTS 6277 AND 6278 AS SHOWN ON
THE "PLAT OF MISSION TRICHO" FILED IN
SACRAMENTO COUNTY RECORDER'S OFFICE
AT BOOK 6, MAP NO. 54 (P89-357)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located AT 2416, 2418 AND 2422 18th Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan; and the proposed merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 2416, 2418 and 2422 18th Street, City of Sacramento, be approved as shown and described in Exhibits A and B, attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (\$500).
2. File a waiver of parcel map.
3. Pay off any existing assessments or segregate.
4. The City shall not approve the final project building permit until the Land Use Policy EIR is completed and approved (anticipated for December 1989).
5. The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

6. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding".

However, if the proposed flood policy and General Plan amendment are not approved, the proposed project must be re-evaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

7. The applicant shall submit a tree preservation plan that shall include the following:
 - a. Tree species shall be listed for each tree currently existing on the site by both common and botanical name.
 - b. Each tree to be removed shall be marked with an "X" across the location of the trunk. Each tree to be preserved shall be marked with a "P" across the location of the trunk. Each tree to be transplanted shall be marked with a "T" across the location of the trunk.
 - c. The plan shall indicate the location of where the transplanted trees will be placed.
 - d. Trees to be retained shall have a 6 foot high construction fence placed around the drip line of the tree to prevent soil compaction within the drip line. The applicant shall submit proof of this by including a copy of the fence rental agreement with the application for a building permit.
 - e. No street trees are to be removed.
8. Notice: Property to be merged in accordance with this certificate of compliance 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 Public Works Department, Development Services Division, Room 100, 927 10th Street.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION