

## RESOLUTION NO. 79-517

Adopted by The Sacramento City Council on date of

JUL 31 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE MAP PROPERTY LOCATED AT 2118-22  
"I" STREET. (APN: 007-022-07,08) (P-8639)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 2118-22 - I Street

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 31, 1979 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Old City Community Plan in that both plans designated the subject site for Residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

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NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved.

  
MAYOR

ATTEST:

  
CITY CLERK

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June 28, 1979

Item No. 17



07-022-15  
PRICE

07-022-14  
LOPING

9 STORY CHURCH &  
PERSONAL TRAD 09

07-022-13  
PRICE

07-022-05  
HARRIS

07-022-08  
PRICE

ESSENTIAL & CHURCH LCU 1000 22.50 12-0

LOT 1

LOT 2

LOT 3

LOT A

LOT 6

LOT 5

LOT 4

07-022-12  
PRICE

07-022-11  
PHILLIPS

07-022-09  
PHILLIPS

2 TO 3 STORY MULTI-FAMILY ESSENTIAL TRAD 09

#### LEGAL DESCRIPTION

TO HAVE AND TO HOLD TO THE CITY OF SACRAMENTO, CALIFORNIA, ALL THAT CERTAIN PARCELS OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### OWNER/DEVELOPER

CHURCH & PERSONAL TRAD 09  
211 J STREET  
SACRAMENTO, CALIFORNIA 95814  
(PH) 444-1000

#### ENGINEER

JTS ENGINEERING CONSULTANTS  
211 J STREET  
SACRAMENTO, CALIFORNIA 95814  
(PH) 444-1000

#### SITE CRITERIA

22.50 12-0  
APR 81:00 09  
FURNISH LOT 1  
CHURCH & PERSONAL TRAD 09  
FURNISH LOT 2  
CHURCH & PERSONAL TRAD 09  
FURNISH LOT 3  
CHURCH & PERSONAL TRAD 09  
FURNISH LOT 4  
CHURCH & PERSONAL TRAD 09  
FURNISH LOT 5  
CHURCH & PERSONAL TRAD 09  
FURNISH LOT 6  
CHURCH & PERSONAL TRAD 09

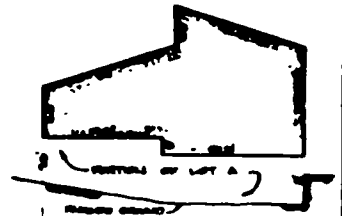


VICINITY MAP

## TENTATIVE SUBDIVISION MAP 2120 I STREET

A SIX UNIT  
CONDOMINIUM DEVELOPMENT

CITY OF SACRAMENTO CALIFORNIA  
MAY, 1979



LOCATION OF LOT 1  
SCALE 1"=10' 0"



LOCATION OF LOT 2  
SCALE 1"=10' 0"

NOTES:  
THIS MAP IS TO BE USED IN CONNECTION WITH THE OFFICIAL SUBDIVISION MAP, CHURCH & PERSONAL TRAD 09, 211 J STREET, SACRAMENTO, CALIFORNIA, 95814, PREPARED BY THE ENGINEER, JTS ENGINEERING CONSULTANTS, 211 J STREET, SACRAMENTO, CALIFORNIA, 95814.

JTS

ENGINEERING  
CONSULTANTS, INC.

211 J STREET  
SACRAMENTO, CALIFORNIA 95814

DATE	1-10-0
BY	CHURCH
FOR	CHURCH
REVISION	

DATE	MAY 79
BY	
FOR	

200 00 71049

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JUL 31 1979