

42-9

RESOLUTION NO. 79-516

Adopted by The Sacramento City Council on date of
JUL 31 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR KRYSIA COURT SUBDIVISION (APN: 027-313-01,
02, & 03) (P-8615)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the east side of Belleview Drive, approximately 1,000 feet north of Lemon Hill Avenue to be known as Krysia Court Subdivision (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 Colonial Community Plan in that both plans designate 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 County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

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G. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in that the particular case to conform to the strict application of these regulations.

Fact: The width of the site and location of the stub street to the north makes it impractical to create standard depth lots for this site.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The stub street as shown on the adjacent approved subdivision to the north determines the location and design of the street layout for the subject site.

- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: The project is compatible with surrounding land uses which are also single family.

Fact: The project will not significantly change the characteristics of the area.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

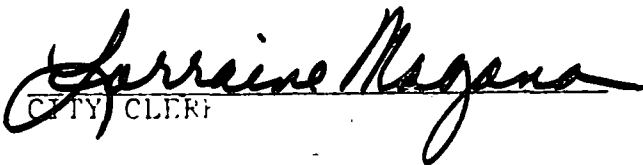
Fact: Both the Community Plan and General Plan designates the site for residential uses.

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 and Subdivision Modification be approved as shown on Exhibit B subject to the following conditions:
 - 1. Applicant shall prepare a sewer and drainage study for review and approval.
 - 2. Off-site right-of-way will be required for drain line extension; also oversized drain line required.
 - 3. Applicant shall provide the standard subdivision improvements as required by the City Subdivision Ordinance (Section 40.811).
 - 4. Applicant shall provide street lights as required by the City Subdivision Ordinance (Section 40.811).
 - 5. Applicant shall provide the standard water mains and fire hydrants as required by the City Subdivision Ordinance (Section 40.811).
 - 6. Applicant shall name all streets to the satisfaction of the City Planning Director.
 - 7. Applicant shall dedicate a 27-foot right-of-way for a half-street along Bellevue Avenue.

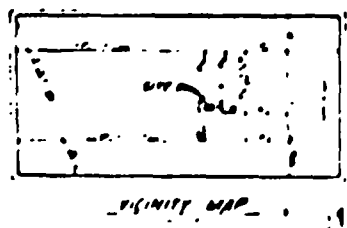
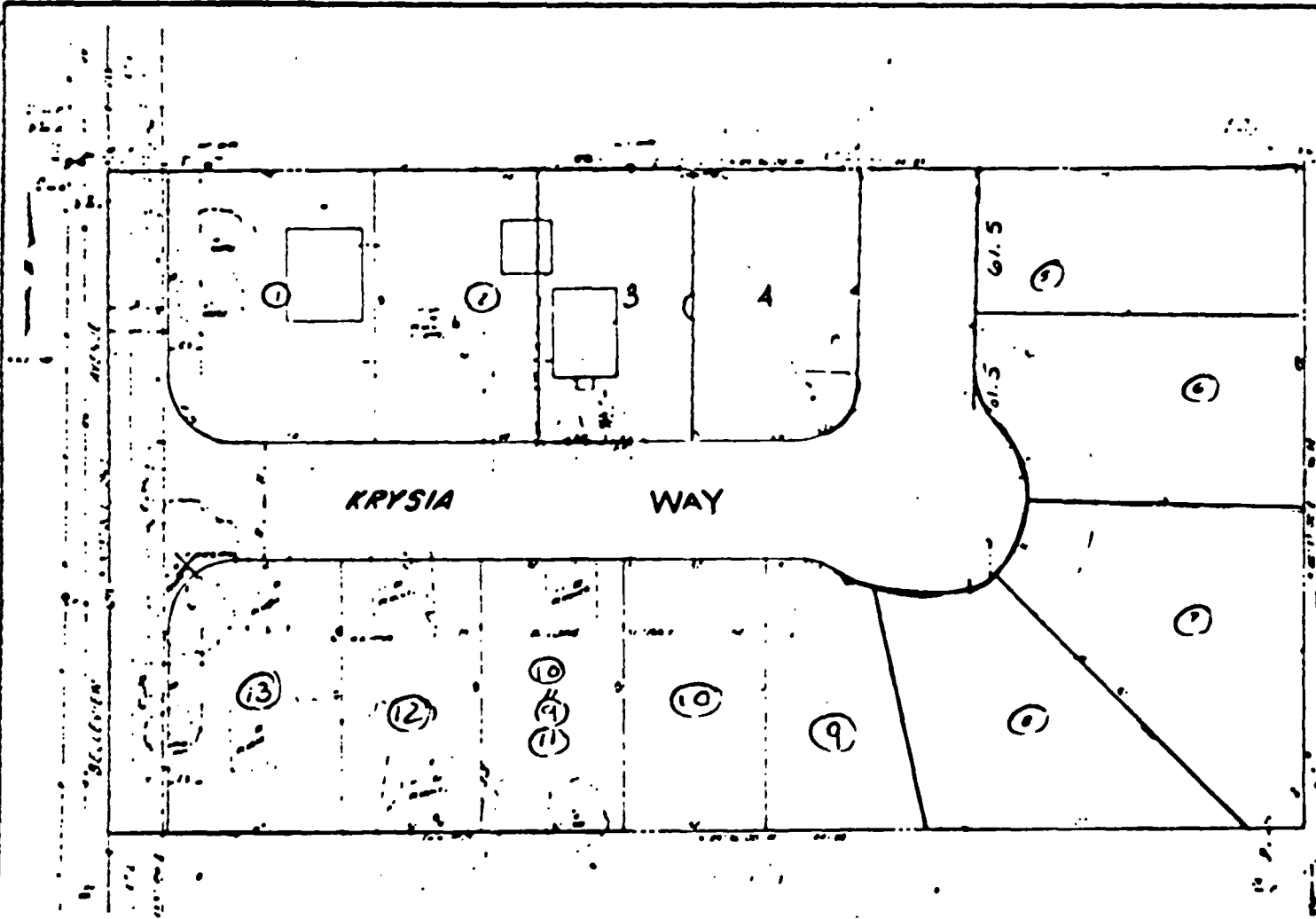
MAYOR

ATTEST:


CITY CLERK

P-8615

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TENTATIVE MAP
FOR
KRYZIA COURT
CITY OF SACRAMENTO, CALIFORNIA
APPLICANT'S PROPOSAL

P-8615

June 14, 1979

Item 9