

RESOLUTION No.

Adopted by The Sacramento City Council on date of

MARCH 3, 1981

**RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR RIVERGREEN CON-
DOMINIUMS (APN: 295-020-14) (P-9103)**

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Rivergreen Condominiums, located at 37 Cadillac Drive

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 17 and March 3, 1981, 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 Arden-Arcade/East Sacramento Community Plans 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat, pursuant to CEQA, Section 15101k.
- 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.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. The proposed subdivision of existing multiple family dwellings into condominiums is within the Arden-Arcade/East Sacramento Community Plan area and the average annual vacancy rate for this area at the time of approval exceeds five percent or the applicant has provided satisfactory mitigating measures.
- I. An adequate relocation plan providing for relocation of tenants in the proposed conversion of this multiple family residential building(s) into condominiums has been provided in accordance with the Comprehensive Zoning Ordinance.
- J. The proposed conversion of this multiple family residential project to condominiums makes available ownership or long term lease opportunities to qualified and eligible tenants of low and moderate income.
- K. The proposed conversion of this multiple family residential project does or will be required by condition to comply with all applicable development and building standards contained in the Comprehensive Zoning Ordinance and the City Building Code.

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

The Tentative Map be approved subject to the following conditions:

1. The applicant shall pay off all existing assessments.
2. The applicant shall comply with the following development standards set forth in Section 28-C-3 of the Zoning Ordinance:
 - a. Separate sewer and water services or an approved alternate shall be provided to each unit. Alternate systems will be acceptable if common sewer lines are oversized by one or more or are hydraulically designed with a 100 percent safety. The alternate system shall provide separate water shut-off valves for each building and these shut-offs shall be adequately identified by a locator post, signs or valve box caps. Also separate sanitary sewer cleanout will be provided for each building and the cleanout will be adequately identified by a locator post, signs or ground level facing.
 - b. Floor-to-ceiling and wall-to-wall assemblies between each unit shall comply with the sound transmission and sound impact standards specified in Section 28-C-3(c).
 - c. Each unit shall be equipped with a smoke detector in the proper location and either an automatic fire sprinkler system or two-hour fire separations on floors and each wall common to itself and an adjacent unit.
3. The applicant shall provide a minimum 10-foot wide easement for the operation, maintenance and replacement of the sewer line of the office building located on the adjacent parcel to the east; said easement shall be indicated on the final map.
4. The applicant shall bring the project into compliance with applicable City Codes as follows:
 - a. Provide ventilation for the dining room and kitchen areas in the three bedroom units.
 - b. Provide ground fault circuit interrupters on receptacles which are located outdoors, in bathrooms, at swimming pool lights and in individual garages.
 - c. Remove the debris in the utility room at the main service location.

- d. Repair flexible conduit at swimming pool circulating pump.
- e. Air conditioning tubing and condensate lines which pass through units other than those they serve shall be concealed behind furring.

MAYOR

ATTEST:

CITY CLERK

P-9103



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 4, 1981

Rivergreens Investment Company
25 Cadillac Drive
Sacramento, CA 95825

Gentlemen:

On March 3, 1981, the City Council approved the following for property located at 37 Cadillac Drive, (P-9103):

- A. Adopted the Findings of Fact approving a request for tentative map
- B. Approved the Special Permit to convert 64 condominium units in the C-2-R zone

Enclosed please find certified copy of resolution and Findings of Fact adopted on the above date.

Sincerely,

Anne Mason

LM
Lorraine Magana
City Clerk

LM:sj

cc: FPI Management, Inc.
Planning Department