

**RESOLUTION NO. 1433**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MAY 27, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A TENTATIVE MAP ~~ONE~~ **TWO** YEAR TIME  
EXTENSION FOR PROPERTY LOCATED AT 7505 24TH  
STREET (*Staff amended 5-26-93*)

(P93-051) (APN: 049-0151-009)

WHEREAS, the City Planning Commission on May 27, 1993, held a public hearing on the request for approval of a tentative map time extension 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 Planning staff 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.

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NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Commission has reviewed and considered the information contained herein, as follows:
  - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
  - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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 Airport-Meadowview Community Plan designate the subject site for residential use(s).
4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in this condition:
  - A. Provide standard subdivision improvements pursuant to Section 40.1211 of the City Code;
  - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
  - C. Prepare a water study to assure 2 points of service are obtained to the subdivision. An offsite water main extension will be required;

- D. Pursuant to City Code Section 40.1601 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
- E. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P90-313);
- F. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- G. Show all existing easements;
- H. Pursuant to City Code Section 40.1019, the applicant shall indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- I. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- J. Applicant shall pay a fair share contribution of \$176.00 per acre (\$626.56) toward the drainage study for Sumps 33 and 34, as determined by the Department of Utilities;
- K. Existing deteriorated curb, gutter and sidewalk shall be removed and reconstructed per City standards;
- L. Dedicate right-of-way along 24th Street to 40 foot half section. An additional ten feet is required;
- M. Remove existing garage (located on parcels # 8 and # 11) and provide a garage on parcel # 12 prior to recordation of the Final Map;
- N. Provide street lights. Coordinate street light design with the Electrical Section of Engineering Division;
- O. Lot Line Adjustment between Willow Ranch Little League and this parcel shall be recorded prior to filing Final Subdivision Map. Relocate lot line along east edge of Willow Ranch Little League parcel to provide minimum 200 feet between Flores Way (north-south) and the west property line of the cul-de-sac. Remainder to west of cul-de-sac shall be included with

parcel to the west;

P. Building setback for Lot 13 shall be measured from right-of-way; and

Q. Developer shall provide landscaping and fencing on the adjacent Little League property per the approval of the Planning Department; irrigation and fence plans shall be reviewed and approved prior to recordation of the final map;

- 1) Landscaping, at a minimum shall include trees planted 30 feet on center to be located on the east side of the baseball field-west of the wrought iron fence;
- 2) Irrigation shall be supplied to the trees and any other landscaping;
- 3) Fencing shall include a wrought iron fence with expanded metal mesh or approved equal (not chain link) to the satisfaction of the Planning Director to be located along the west side of the north/south cul-de-sac (Lot B and along the terminus of Flores Way). There shall be no opening except at the south end of the cul-de-sac (Lot A). Lot A shall be surfaced with concrete, unless it is merged with the little league parcel, in which case it shall be landscaped by the little league. A six foot high wood fence shall be installed along the 143' side of Lot 13. The six foot fencing shall extend along the entire 143 foot property line until such time that the Little League site is further developed. At that time, the fencing shall meet the fencing requirement for front yards, i.e., three foot maximum within the first 25 feet.

***R. Prior to recordation of the Final Map, applicant shall negotiate with the Sacramento City Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees. (Staff added 5-26-93)***

**ADVISORY NOTES:**

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

- A. 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

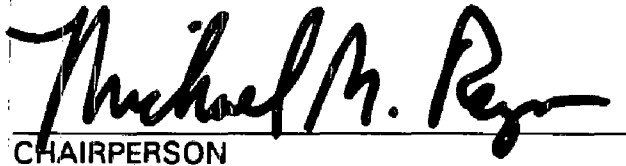
U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100; and

B. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval. Design Review shall include the following:

- 1) Exterior building materials to be horizontal lap siding with varying exposures of 4, 6 and 8 inches;
- 2) Attached garage to match building materials, colors, etc.;
- 3) Roof pitch to be a minimum of 4 in 12;
- 4) Roofing material to be a minimum of 25 year laminated dimensional composition shingle in a color to compliment exterior colors of building;
- 5) There shall be a window facing the street from a living area. All windows which are visible from the street shall have grids;
- 6) Finished grade to be no more than 8 inches from the finished floor. Berming and landscaping used to screen the foundation system will be subject to review and approval of the Design Review Staff;
- 7) Front yards to be landscaped. This includes automatic sprinkler systems; flowering shrubs, sod lawns and shade trees. Trees may be available at the City Parks and Community Services Department;
- 8) Six foot high wood fence shall be provided along perimeter of the site;
- 9) Four color schemes minimum shall be submitted for exterior paint colors;
- 10) Setbacks should be varied between 25' to 30';
- 11) All front doors shall face the street;
- 12) Front doors shall be metal or wood with six panels minimum;

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- 13) Garage doors shall be metal sectional with raised panel design;
- 14) Design shall include a minimum of four different front elevations and roof lines; and
- 15) Front porch-style homes are encouraged.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO PLANNING COMMISSION

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