

RESOLUTION NO. 1838

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF SEPTEMBER 28, 1995

A RESOLUTION ADOPTING FINDINGS OF
FACT AND APPROVING A TENTATIVE MAP
TIME EXTENSION FOR PROPERTY LOCATED
AT 1024 PINEDALE AVENUE (P95-080)
(APN:226-0174-007)

WHEREAS, the City Planning Commission on September 28, 1995, held a public hearing on the request for approval of a Tentative Map Time Extension at property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified an 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;

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

1. The Tentative Map Time Extension for two years (valid through September 11, 1997) is hereby approved based upon the following findings of fact:
 - A. A Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planing Commission has reviewed and considered the information contained herein.

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- B. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
- C. 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 North Sacramento Community Plan designate the subject site for residential use(s).
- D. 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 Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to serve the proposed subdivision.
2. The Tentative Map Time Extension for the proposed Mooney Estates 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 the condition:
- A. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and with the conditions included in the approval resolution for the original Tentative Map (Resolution No. 90-759). These documents are kept on file in the Planning Division Office (P90-221);
- B. Post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. BMP's must be included on the improvement plans and approved by the Department of Utilities. At a minimum, source control measures and on-site controls shall be implemented.
- C. Provide a water study to the satisfaction of the Department of Utilities.
- D. Provide a temporary traffic turnaround at the end of B Street to the satisfaction of the Traffic Engineer and the Fire Department. If the temporary turnaround is a hammerhead, it shall be

designated as a fire access lane and be posted no parking permitted;

ADVISORY NOTES:

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

- E. Negotiate with the Grant Joint Unified High 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.
- F. Execute with the Robla School District a written Agreement which states that the property within such Final Map shall be included within a community facilities district to be established by the Robla School District to mitigate the impact on school facilities;
- G. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.
- H. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION
P95-080