

RESOLUTION NO. 1056

ON DATE OF February 9, 1989

ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT COUNTRY RIVER WAY 100' WEST OF SILMARK COURT (APN: 031-1020-009) P88-423

WHEREAS, the City Planning Commission on November 10, 1988, held a public hearing on the request for approval of a tentative map for property located at Country River Way, 100' west of Silmark Court; and

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond; and

WHEREAS, the City Environmental Coordinator has determined that the proposed project is categorically exempt pursuant to State E.I.R. Guidelines (CEQA, Section 15315); and

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendations on the proposed subdivision; and

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive and 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 Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g), inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a specific plan of the city and the City General Plan. Both the General Plan and the 1988 Pocket Community Plan designate the site for low density residential uses.

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3. 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 service the proposed subdivision.
4. The design of the proposed subdivision provides to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - b. file Certificate of compliance and waive parcel map prior to recordation;
  - c. provide separate water and sewer services to Lot 9A at time of building permit (provide note on certificate so indicating);
  - d. pay off any unpaid Parkland Dedication and Pocket Bridge fees;
  - e. Provide driveways perpendicular to streets; and

  
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 CHAIRPERSON

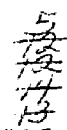
ATTEST:

  
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 SECRETARY TO CITY PLANNING COMMISSION

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