

AMENDED BY STAFF 5-13-92  
RESOLUTION NO. 1416

Adopted by the Sacramento City Planning Commission

On Date of May 13, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TWO YEAR TENTATIVE MAP TIME EXTENSION FOR PROPERTY LOCATED ON THE SOUTH SIDE OF DIAS AVENUE, 1000 FEET EAST OF STOCKTON BOULEVARD

(P93-062) (APN: 038-0191-011)

WHEREAS, the Planning Commission, on May 13, 1993, held a public hearing on the request for approval of a tentative map 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 Environmental Coordinator has determined that the proposed project is exempt from environmental review;

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.

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 the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4-15 du/na) and the South Sacramento Community

Plan designates the site Residential (4-8 du/na).

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 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 time extension 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:
  - a. Provide standard subdivision improvements pursuant to Section 40.1211 of the City Code, including 27' half street along Dias Avenue and minimum 22' half street cul-de-sac and 12' paved lane westbound on Dias Avenue and southbound on cul-de-sac. Drainage on west side of cul-de-sac shall be provided for in a ditch or curb and gutter;
  - b. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
  - c. Submit a soils test prepared by a registered engineer to be used in street design;
  - 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
  - e. Coordinate with County Sanitation District;
  - f. 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 (P90-403);
  - g. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
  - 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; and

- i. Record on the final map a 35 foot front setback on lots 4, 5, 6, and 7.
- j. *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 5-13-92)*

**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.

  
Chairperson of the Planning Commission

ATTEST:

  
Secretary to the Planning Commission

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