

RESOLUTION NO. 963

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF May 26, 1988

ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT  
THE SOUTHWEST CORNER OF GLORIA DRIVE AND  
WAVECREST WAY.

(APN:030-0630-007)

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WHEREAS, The City Planning Commission on May 12, 1988 held a public hearing on the request for approval of a tentative map for property located at the Southwest corner of Gloria Drive and Wavecrest Way; 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 exempt from environmental review 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 residential uses.

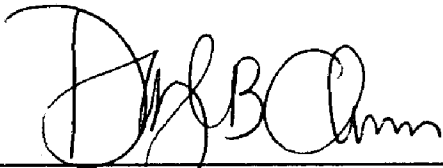
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3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to serve 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. Place the following note on the final map: Water and sewer service connections do not exist for Parcel A. These services must be paid for and installed at the time of obtaining building permits;
  - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - c. Pursuant to City Code Section 40.1302 (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;
  - d. File Certificate of Compliance and waive parcel map;
  - e. Pay Pocket Bridge Fees.

  
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CHAIR

ATTEST:

  
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SECRETARY TO CITY PLANNING COMMISSION