

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
the SOUTHSHORE & STILLWATER 3-Year TENTATIVE MAP TIME EXTENSION,
LOCATED ON CORNER LOTS IN THE SOUTHSHORE & STILLWATER SUBDIVISIONS
WITHIN THE LPPT PUD, SACRAMENTO, CALIFORNIA IN THE
SINGLE FAMILY ALTERNATIVE PUD (R-1A,PUD) ZONE. (P96-048)**

At the regular meeting of July 11, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following action for the location listed above:

- A. Approved the Tentative Map 3-Year Time Extension to Subdivide 15 parcels into 30 parcels (for half-plex development) on 2.86± vacant acres in the Single-Family Alternative Planned Unit Development (R-1A,PUD) zone.**

This action was made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Tentative Map 3-Year Time Extension: The Tentative Map 3-Year Time Extension (valid from July 14, 1996 through July 14, 1999; Assembly Bill 771 12-month extension through July 14, 2000) to Subdivide 15 parcels into 30 parcels (for half-plex development) on 2.86± vacant acres in the Single-Family Alternative Planned Unit Development (R-1A,PUD) zone is hereby approved subject to the following findings of fact and conditions of approval:**
- 1. None of the conditions described in Government Code Section 66474, subsection (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, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the subject site for Industrial land use.**
 - 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.**

CONDITIONS OF APPROVAL

A. The Tentative Map 3-Year Time Extension (valid from July 14, 1996 through July 14, 1999; Assembly Bill 771 12-month extension through July 14, 2000) to Subdivide 15 parcels into 30 parcels (for half-plex development) on 2.86± vacant acres in the Single-Family Alternative Planned Unit Development (R-1A,PUD) zone is hereby approved subject to the following conditions of approval which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:

A1. Comply with the conditions included in the approval resolution for the original Tentative Map (Resolution No. 92-525). This document is kept on file in the City Clerk's office (P92-054) (Exhibit 1-B)

ADVISORY NOTES:

A2. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to control urban runoff pollution from the project site during construction.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

7-11-96
DATE (P96-048)

Exhibit 1-A Tentative Map
Exhibit 1-B Prior Resolution #92-525

Exhibit 1-B
Prior Resolution #92-525



**OFFICE OF THE
CITY CLERK**

VALERIE A. BURROWES, CMCAAE
CITY CLERK

OPERATIONAL SERVICES
July 16, 1992

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA
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CITY OF SACRAMENTO
CITY PLANNING DIVISION

L & P Pacific/Teichert
8144 Pocket Road
Sacramento, CA. 95831

JUL 20 1992

RECEIVED

On July 14, 1992, the City Council took the following action(s) for property located at Rush River Drive between Lake Front Drive and Still Breeze Way and corner lots along South Beach Drive: (P92-054)

Adopted Resolution 92-525 adopting Findings of Fact and approving a Tentative Map to subdivide 27 lots into 54 half-plex lots on 5.91~ acres in the Single Family Alternative (R-1A) (PUD) zone and ratified negative declaration.

Enclosed, for your records, is a fully certified copy of the above referenced resolution.

Sincerely,

Valerie Burrowes
City Clerk

ds/10.7

Enclosure

cc:


Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA. 95833

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
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 provision for its design and improvement, is consistent with the City's General Plan and Pocket Community Plan which designate the site for Low Density Residential.
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:
 - a. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - b. Show all existing easements.
 - c. Notice: 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 at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.
 - d. Show location of existing sewer and water services. Provide separate sewer and water services to each lot as required.

FOR CITY CLERK USE ONLYRESOLUTION NO.: 92-525
DATE ADOPTED: JUL 14 1996

- e. Water meters shall be provided for all new water services required for this project.
- f. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required.

ANNE RUDIN
MAYOR

ATTEST:

VALERIE BURROWES
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 92-525
DATE ADOPTED: JUL 14 1992
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