

**RESOLUTION NO. 1908**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF February 22, 1996

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MASTER PARCEL MAP SUBDIVIDING A LOT TOTALING 74.06± GROSS ACRES INTO 3 LOTS FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF TRUXEL ROAD AND INTERSTATE 80 IN THE NORTH NATOMAS COMMUNITY PLAN AREA**

(P95-074) (APN: 225-0170-039)

WHEREAS, the City Planning Commission on February 22, 1996, held a public hearing on the request for approval of a tentative master parcel 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 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 Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

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 COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The tentative master parcel map for the proposed subdivision is hereby approved based upon the findings of fact which follow:
  - A. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.

- B. None of the conditions described in Government Code Section 66474, subsection (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. The City General Plan designates the subject site for Mixed Use, Community/ Neighborhood Commercial and Office, Medium Density Residential, and Parks Open Space. The 1994 North Natomas Community Plan designates the site for Employment Center, ranging from 50 to 80 employees per net acre, Highway Commercial, High Density Residential, Parks and Freeway Buffer.
  - 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
  - E. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. An approved Tentative Master Parcel Map may be recorded in phases as long as the portion of the map to be recorded is in substantial conformance with the tentative map, as approved. The tentative master parcel map (Exhibit H-1) for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final master parcel map unless a different time for compliance is specifically noted:
- A. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition;
  - B. Prepare drainage study for the review and approval of the Department of Public Works and/or Department of Utilities, and RD 1000. Drainage will be provided per City Agreements No. 95-089 and 95-088;
  - C. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement;
  - D. Comply with the North Natomas Development Guidelines;
  - E. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - F. Meet all County Sanitation District requirements;
  - G. Dedicate a 10-foot public sewer easement to County Sanitation District No. 1 along the west property line of Parcel 2;

- H. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P95-074);
- I. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- J. Dedicate 30 feet of Parcel 2 adjacent to the East Drainage canal as a public utility easement for overhead and underground facilities and appurtenances. Note: SMUD is planning to construct a 69 kv overhead pole line within the westerly portion of Parcel 2;
- K. Provide an Irrevocable Offer of Dedication (IOD) along the west side of Truxel Road for future light rail transit (LRT) station site and track right-of-way to the satisfaction of Regional Transit. Interim uses within the right-of-way and station site should be either limited to landscaping, or the developer should be required to remove any improvements prior to light rail construction;
- L. Show all existing easements, which are not being abandoned with this map;
- M. Obtain and comply with abandonment clearance letters for the abandonments on the Tentative Map. Letters shall be provided to the Public Works Department;
- N. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- O. Dedicate all roads consistent with the North Natomas Community Plan;
- P. RD 1000 and the Department of Utilities shall review and approve the relocation of the existing drainage facilities within this area and all required permits must be obtained from the Corps of Engineers and the California Department of Fish and Game prior to issuance of the Special Permit for development of this parcel;
- Q. Secure permits from Reclamation Board, Corps of Engineers and RD 1000 as required and pay necessary fees;
- R. An on-site surface drainage system is required and shall be connected to the proposed public drainage system to be constructed in accordance with "Agreement for Construction of Drainage Improvements," between Coke, Raley's AKT, BNN Properties, RD 1000 and the City of Sacramento approved on May 2, 1995 (AG No. 95-089);
- S. Dedicate, without cost to the City, the detention basin as a separate parcel;
- T. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the California Water Resource Control Board (CWRCB) and prepare a

Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit application and NOI may be obtained from the Department of Utilities by calling Marvin Reid at 433-6318;

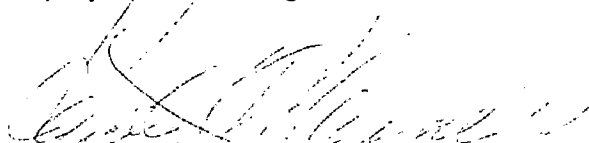
- U. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility, only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.

**ADVISORY NOTES:**

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

- A. Final Map recordation is not recommended until Truxel Road interchange is under construction;
- B. The proposed project is located within the 100-year floodplain, designated as Zone A-99, on the Sacramento Community's official Flood Insurance Rate Map, dated November 15, 1989. Pursuant to the City's floodplain management regulations, codified in City Code Chapter 9, Articles XXVI and XXVII (Sec. 9.1001 et seq.), no building permit will be issued for the construction of any residential structure in the North and South Natomas Community Plan areas unless the lowest floor of such structure is built at least one foot above the base flood elevation for the project site, as set forth in the January 1989 Working Map of the U.S. Army Corps of Engineers. The City is currently participating in efforts to obtain approval for levee and other improvements to provide a minimum of 100-year flood protection to all of Sacramento. Upon completion of the improvements and a determination that adequate protection against the 100-year flood is provided, elevation should not be required. At some time prior to actual completion of the necessary flood protection improvements and with the approval of Congress, Federal Emergency Management Agency (FEMA) and/or other responsible state or federal authorities, the City may be able to authorize the issuance of building permits for the construction of residential structures without the elevation of the structure one foot above the base flood elevation, provided that the lowest floor of the structure will be at or above the base flood elevation for the project site upon the completion of the approved improvements. It is anticipated that the City may be able to authorize such construction commencing in late 1994. However, there is no assurance that this will occur at this or any other time prior to actual completion of the improvements, and it is dependent upon a number of factors, including but not limited to, the date of approval and financing of flood protection improvements; adequate progress on, or completion of, the flood protection improvements; obtaining approval from appropriate federal and/or state authorities;

- C. Execute a written School Facilities Fees Agreement with the Natomas Unified School District in satisfaction of the proposed subdivision's school facilities impacts on the District, subject to ratification by the District's Board of Trustees.
- D. The Preliminary Site Assessment and Geologic Site Assessment was dated September 1991. The test borings drilled in January 1990 showed ground water depths ranging from 10 to 15 feet below grade. Before the elevation of the bottom of the detention basin is set, a groundwater investigation should probably be repeated with existing high groundwater.
- E. 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.

  
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CHAIRPERSON

ATTEST:

  
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SECRETARY TO PLANNING COMMISSION

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