

16



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5804

MARTY VAN DUYN  
PLANNING DIRECTOR

December 28, 1982

CITY MANAGER'S OFFICE  
**RECEIVED**  
DEC 28 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for time extension for tentative parcel map (P-9265)

LOCATION: Northeast corner of Mack Road and Franklin Boulevard

SUMMARY

This is a request to extend the time limit for recordation of a tentative map. The proposal involves the division of a 15+ acre site into four commercial sites located within a shopping center complex. The staff recommends approval of the request.

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on February 3, 1981 and is scheduled to lapse on February 3, 1983. The applicant is requesting a 12-month time extension in order to allow additional time to complete the final map.

The site contains 15 acres and is partially developed with a shopping center. It is zoned C-2, General Commercial. The original staff report is attached for the Council's information.

RECOMMENDATION

The staff recommends that the Council grant the one time, one year time extension for the tentative map. Said extension will lapse on February 3, 1984.

Respectfully submitted,

*Howard van Duyn*  
Marty Van Duyn  
Planning Director

**APPROVED**  
BY THE CITY COUNCIL

RECOMMENDATION APPROVED:

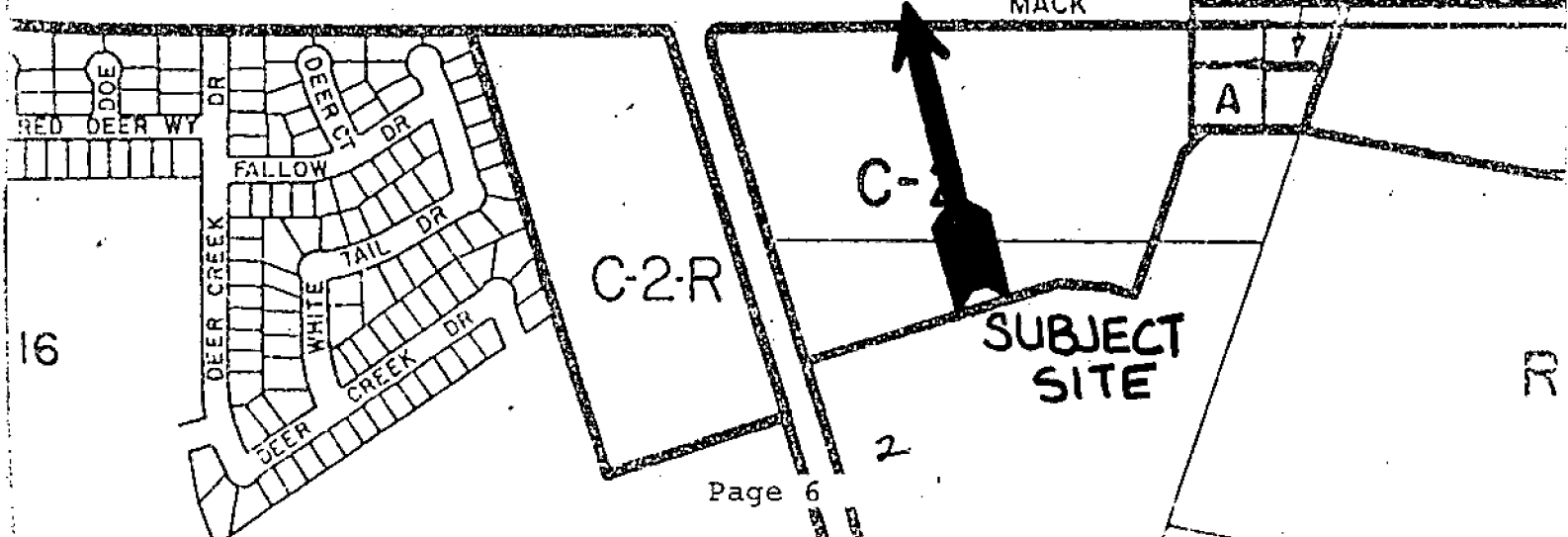
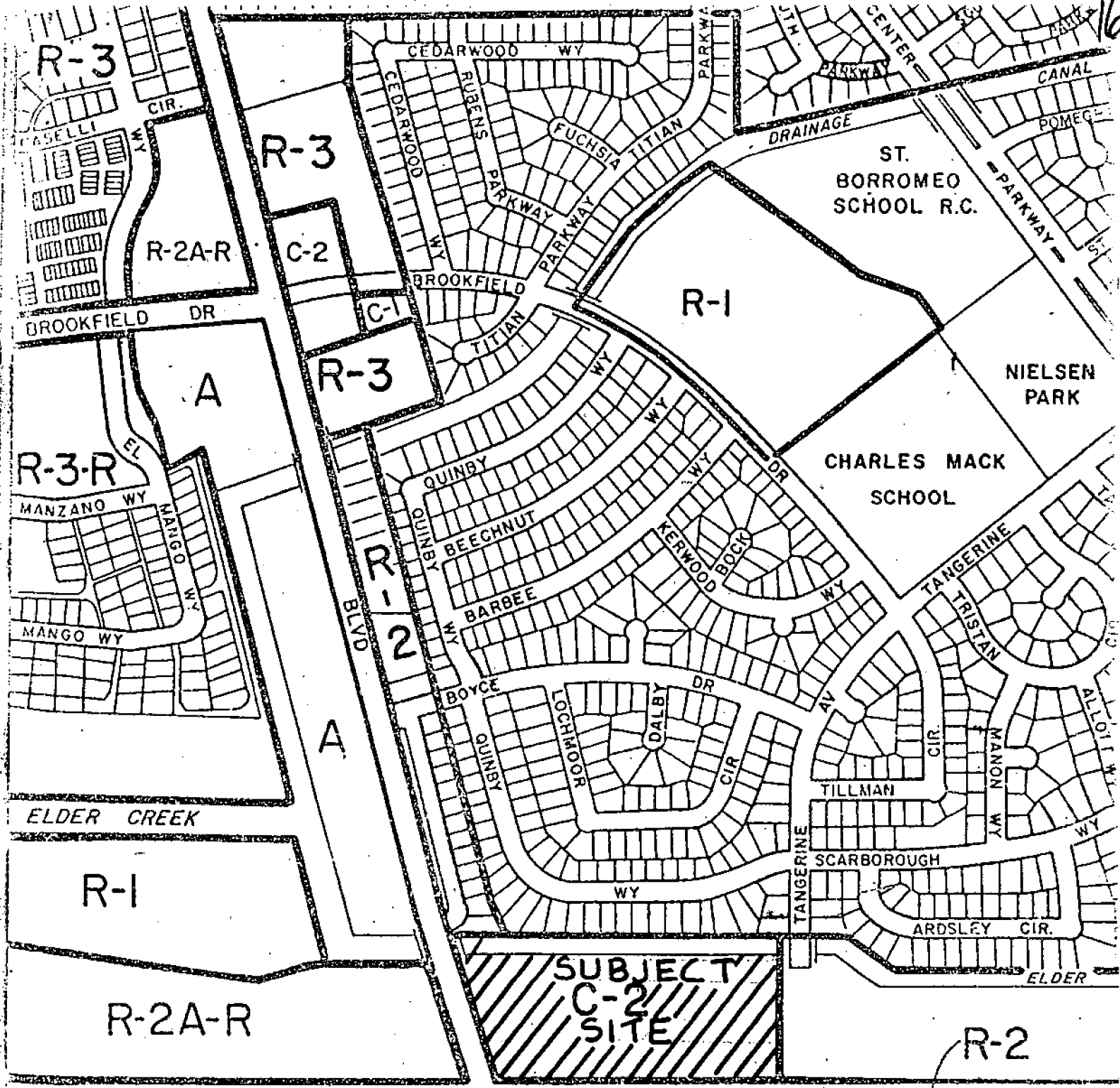
*Walter J. Slipes*  
Walter J. Slipes, City Manager

MVD:HY:cp  
Attachments  
P-9265

JAN - 4 1983

OFFICE OF THE  
CITY CLERK

January 4, 1983  
District No. 8



SOUTHGATE MEADOWS UNIT NO 3

EXISTING CANAL

PARCEL A

PARCEL B

PARCEL 2

PARCEL 1  
118-062-18

PARCEL C

MACK ROAD

117-D1-05  
WASHINGTON UNIVERSITY

LEGEND

- DROP INLET
- FOUND AS DESCRIBED
- FOUND AS DESCRIBED REASON
- EXIST WATER LINE
- EXIST STORM DRAIN
- EXIST MANHOLE SEWER
- EXIST MANHOLE
- EXIST GAS LINE
- EXIST TELEPHONE LINE (UNDERGROUND)
- EXIST ELECTRICITY (UNDERGROUND)
- EXIST ELECTRICITY
- EXIST WATER VALVE
- EXIST FIRE HYDRANT
- EXIST CURB
- EXIST POWER POLES
- EXIST POWER POLES (CROSS ARM TO A.V.)
- EXIST ELECTRICITY
- EXIST WATER VALVE
- EXIST FIRE HYDRANT
- EXIST CURB
- EXIST POWER POLES
- EXIST POWER POLES (CROSS ARM TO A.V.)

ENGINEER REGISTERED  
TRANSPORTATION, PAVEMENT & SURVEYING  
2103 14<sup>TH</sup> STREET, SUITE 1  
SACRAMENTO, CA 95811

CITY OF SACRAMENTO  
SACRAMENTO PUBLIC UTILITIES  
CITY OF SACRAMENTO  
SACRAMENTO PUBLIC UTILITIES

CITY OF SACRAMENTO  
SACRAMENTO PUBLIC UTILITIES  
SACRAMENTO PUBLIC UTILITIES

LOCATION MAP

NO.	DESCRIPTION	APPROVED	DATE	SCALE	PROJECT	NO. 117-D1-05	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	TENTATIVE PARCEL MAP 117-D1-05 MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING
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MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1767 J Tribute Rd., Sacramento, Ca. 95815  
916/920-2411

December 2, 1982

City of Sacramento  
City Council - City Hall  
915 "I" Street  
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP EXTENSION

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative parcel map for the Northeast corner of Franklin-Mack Road, P-9265, submitted in November 1980, approved by the Planning Commission on January 27, 1981, and approved by the City Council on February 3, 1981.

The current approval expires on February 3, 1983, under the new subdivision map act, which allows 2 years.

Respectfully submitted,

MORTON & PITALO, INC.

  
William Louie

WL/lg



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**  
JAN 28 1981

**CITY PLANNING DEPARTMENT**

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

January 27, 1981

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Tentative Map (P-9265)

LOCATION: Northeast corner of Mack Road and Franklin Boulevard

SUMMARY

This is a request for entitlements necessary to divide a 15+ acre site into four commercial sites located within a shopping complex. The purpose of the division is to create separate sites for leasing. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

This land division application does not necessitate Planning Commission review because there are no other entitlements necessary.

Surrounding Land Use and Zoning:

- North: Single Family; R-1
- South: Vacant; C-2
- East: Vacant; R-3
- West: Vacant; R-2A-R

Proposed Parcel A is developed with a grocery store and a number of vacant commercial stores. The applicant is proposing to separate the developed portions from the vacant portions of the site. The vacant portions will be divided into three buildable sites.

The subject site is located adjacent to a single family subdivision to the north. A canal separates the residential units from the rear of the existing Raley's supermarket. This department has received complaints from residents in the neighborhood regarding the noise

that is being generated from the truck loading activity behind the Raley's store. The store manager indicated that prior to the opening of the store, activity was occurring on a 24-hour basis and was necessary to stock the store for the grand opening. He indicated that once the store opened, the trucks will not deliver merchandise until after 6:30 a.m.

A Negative Declaration was filed on January 23, 1981.

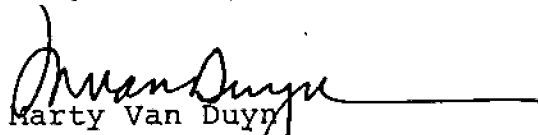
RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the Tentative Map subject to the following condition:

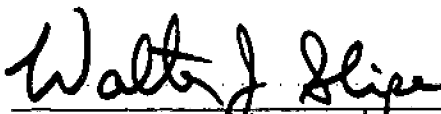
The applicant shall indicate reciprocal sewer, water, drainage and access easements prior to recordation of the final map.

It is recommended that the City Council adopt the attached Tentative Map Resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Sipe, City Manager

MVD:HY:jm  
Attachments  
P-9265

February 3, 1981  
District No. 8

16

## RESOLUTION No.

Adopted by The Sacramento City Council on date of

FEBRUARY 3, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,  
APPROVING A REQUEST FOR TENTATIVE MAP FOR  
PROPERTY LOCATED AT THE NORTHEAST CORNER  
OF MACK ROAD AND FRANKLIN BOULEVARD  
(APN: 118-062-101) (P-9265)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at the northeast corner of Mack Road and Franklin Boulevard  
(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 3, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Valley Hi Community Plan in that the plans designate the subject site for Shopping-Commercial uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.

- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following condition:

The applicant shall indicate reciprocal sewer, water, drainage and access easements prior to recordation of the final map.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-9265





MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1767 J Tribute Rd., Sacramento, Ca 95815  
916/920-2411

December 2, 1982

City of Sacramento  
City Council - City Hall  
915 "I" Street  
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP EXTENSION

Members in Session:

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The current approval expires on February 3, 1983, under the new subdivision map act, which allows 2 years.

Respectfully submitted,

MORTON & PITALO, INC.

William Louie

WL/lg



MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1767 J Tribute Rd., Sacramento, Ca 95815  
916/920-2411

May 14, 1982

City of Sacramento  
City Council - City Hall  
915 "I" Street  
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP EXTENSION

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative parcel map for the Northeast Corner of Franklin-Mack Road, P-9265, submitted in November 1980, approved by the Planning Commission on January 27, 1981, and approved by the City Council on February 3, 1981.

The current approval expires on August 3, 1982.

Respectfully submitted,

MORTON & PITALO, INC.

William Louie

WL/rc

map not expiring until  
Feb 3, 1983 per new state  
law making maps effective  
for 2 years. State Map Act  
amendment and ~~Bill 402~~  
M-626 on file.  
S. D.