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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
RECEIVED
OCT 27 1983

MARTY VAN DUYN
PLANNING DIRECTOR

October 26, 1983

APPROVED
BY THE CITY COUNCIL

NOV 1 1983

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Fruitridge Oaks Business Park -
Tentative Map (P-9536)

LOCATION: Northwest corner of Perry Avenue and Stockton Blvd.

SUMMARY

This is a request to extend a tentative map that will expire on November 24, 1983. The staff recommends approval of the request.

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on November 24, 1981 and is scheduled to lapse November 24, 1983. The applicant is requesting a 12-month time extension in order to allow additional time to complete the final map.

The subdivision contains 4.4 acres and consists of 6 parcels that will be occupied by buildings and a Lot A which will include all common areas. The site is zoned C-4, Heavy Commercial.

The original resolution is attached for your information.

RECOMMENDATION

The staff recommends that the Council grant a one time, one year time extension for the tentative map. Said extension will lapse on November 24, 1984.

Respectfully submitted,

Marty Van Duyn
for Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe
Walter J. Slipe, City Manager

MVD:HY:cp
Attachments
P-9536

November 1, 1983
District No. 5



LOCATION PLAN
NOT TO SCALE

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RECORD OWNER / SUBDIVIDER:
 B&H PROPERTIES
 6355 RIVERSIDE BLVD.
 SACRAMENTO, CALIFORNIA 95831

ENGINEER:
 THE SPINK CORP.
 P.O. BOX 2511
 SACRAMENTO, CALIFORNIA 95811

PROPOSED USE:
 5 LOTS (LOTS 1-5) WAREHOUSE
 1 LOT (LOT 6) OFFICE
 1 LOT (LOT A) COMMON LOT
 1 LOT (LOT B) REMAINDER LOT

PROPOSED ZONE:
 C-4, COMMERCIAL

EXISTING USE:
 VACANT

EXISTING ZONE:
 C-4

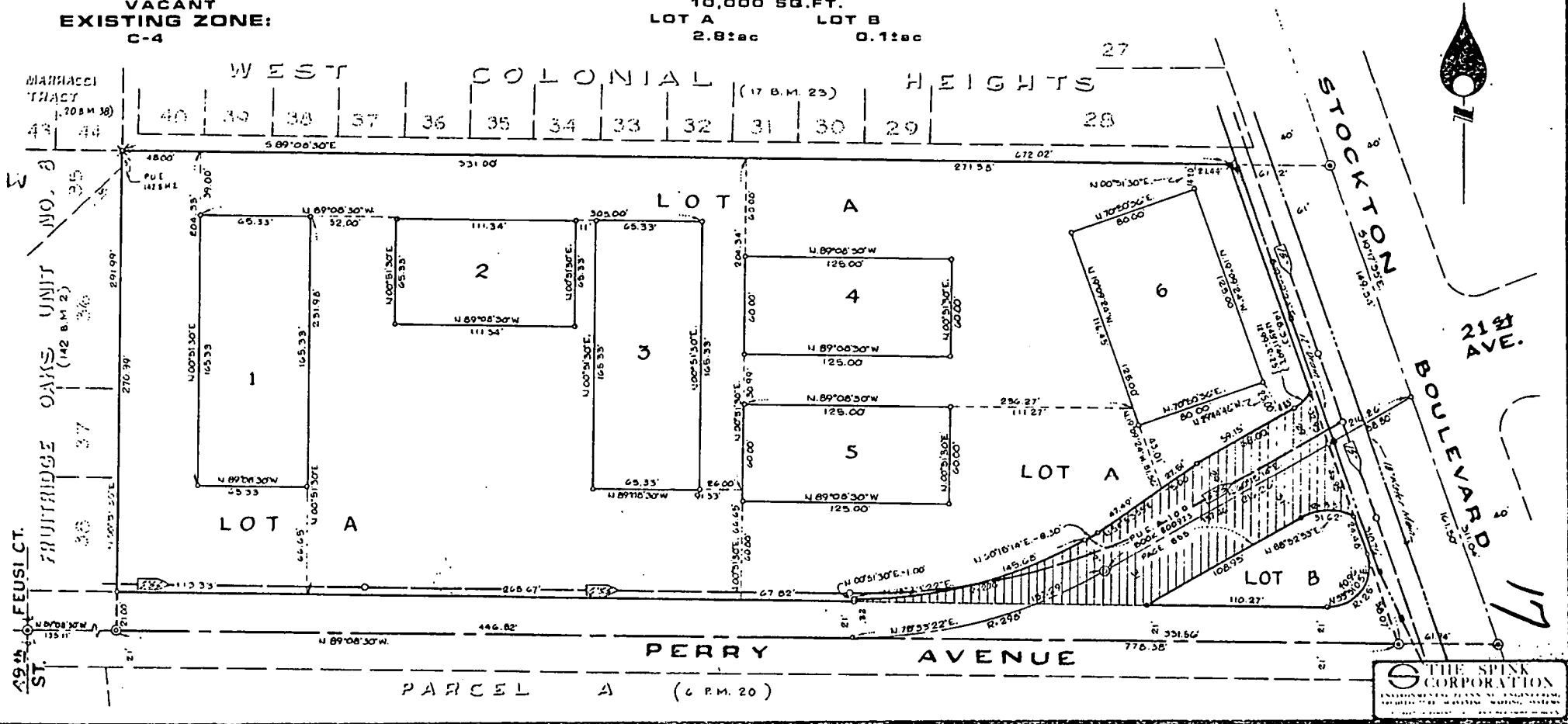
WATER SUPPLY:
 CITY OF SACRAMENTO
SEWAGE DISPOSAL:
 CITY OF SACRAMENTO

NET AREA:
 4.4± ac
A.P.N.:
 022-280-24

LOT SIZE:
 LOT 1&3 10,800 SQ. FT.
 LOT 2 7,300 SQ. FT.
 LOT 4&5 7,500 SQ. FT.
 LOT 6 10,000 SQ. FT.
 LOT A 2.8± ac
 LOT B 0.1± ac

**ONE YEAR EXTENSION OF
 TENTATIVE MAP OF
 FRUITRIDGE OAKS BUSINESS PARK
 A COMMERCIAL CONDOMINIUM**

LOT A, FRUITRIDGE OAKS UNIT NO. 8, 142 B.M. 2
 CITY OF SACRAMENTO, CALIFORNIA
 OCT. 1983 SCALE: 1"=40'



THE SPINK CORPORATION
 ENGINEERS AND ARCHITECTS
 1400 J STREET, SACRAMENTO, CALIFORNIA 95811
 PHONE 552-1111

AMENDED

RESOLUTION No. 81-869

Adopted by The Sacramento City Council on date of

NOV 24,
~~OCTOBER 20~~, 1981

CERTIFIED AS TRUE COPY
of Resolution No. 81-869
NOV 5 0 1981

DATE CERTIFIED
Mason
CITY CLERK CITY OF SACRAMENTO
ASSISTANT

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
FRUITRIDGE OAKS BUSINESS PARK (P-9536)
(APN: 22-280-24)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for Fruitridge Oaks Business Park, located at the northwest corner of Perry Avenue and Stockton 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 October 20, 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 Fruitridge Community Plan in that the plans designate the subject site for shopping or 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.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that the parcels are undeveloped and Perry Avenue is proposed to be realigned, it is impossible to determine the required size of the connections and undesirable to have inactive service lines.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The City prefers not to have inactive service connections.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to public health, safety, or welfare.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for commercial uses and the proposed land division is consistent with this designation.

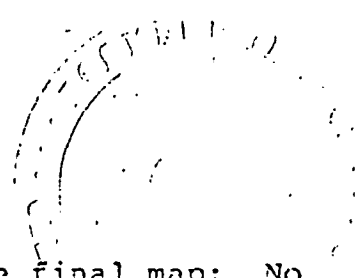
NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modifications be approved subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance;
2. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and the proposed parcels. These services must be paid for and installed at the time of obtaining the building permits;
3. Dedicate and improve Perry Avenue to 21st Avenue alignment as shown on the map; for the realigned portions of Perry Avenue, the applicant shall enter into an agreement with the City of Sacramento to insure partial payment for its construction prior to filing the final map.

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- 4. The following note shall be placed on the final map: No building permits shall be issued for the southeast corner (island area) of the subject site until the City or developer initiates construction of the proposed 21st Avenue alignment and the lower portion of Perry Avenue right-of-way is abandoned or otherwise resolved.

PHILIP L. ISENBERG

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P-9536

November 4, 1983


CAPITAL FREIGHT LINES
P. O. Box 105
Manteca, CA 95336

Dear Sir or Madam:

On November 1, 1983, the Sacramento City Council granted a time extension request. The Tentative Map is to divide 4± vacant acres into 7 condominium lots in the Heavy Commercial zone for property located at the NW corner of Perry Avenue and Stockton Boulevard. (P-9536)

The extension is granted one-time only, and will lapse on November 24, 1984.

Sincerely,


Lorraine Magana
City Clerk

LM/sml/17

cc: Planning Department

THE SPINK CORPORATION
P. O. Box 2511
Sacramento, CA 95811