



CITY OF SACRAMENTO

46

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 4, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for a Tentative Parcel Map (P-8406)

LOCATION: Northwest corner of Vine Street and Dos Rios Street

BACKGROUND INFORMATION

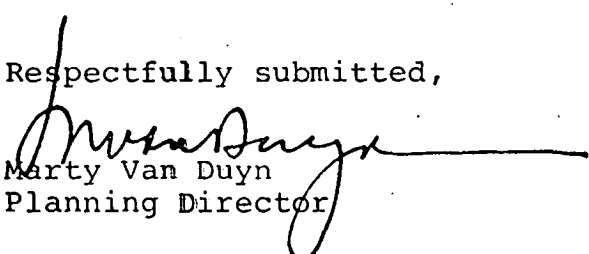
The subject Tentative Map was approved by the City Council on December 27, 1978 and is scheduled to lapse June 27, 1980. The applicant is requesting a 12-month extension in order to allow additional time to file the final map. The applicant is still in the process of negotiating with the American River Flood Control District in order to relocate an easement that currently runs along the easterly property line.

The subdivision contains 6+ acres and consists of four industrial lots. It is located in an industrial area and the proposal is compatible with surrounding land uses.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the tentative map. Said extension will lapse on June 27, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw

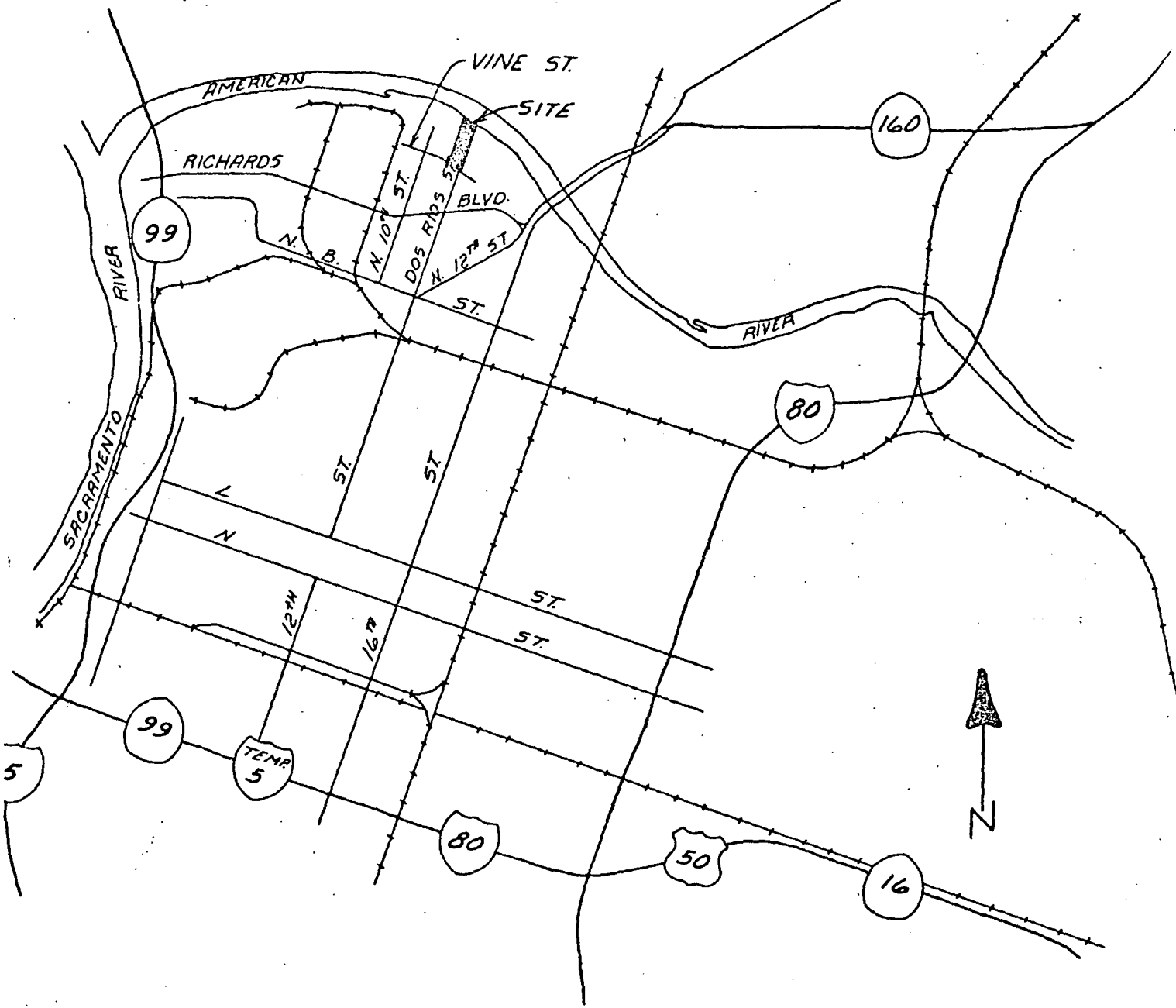
Attachments
P-8406

APPROVED
BY THE CITY COUNCIL

JUN 10 1980

OFFICE OF THE
CITY CLERK

June 10, 1980
District No. 1



VICINITY MAP
N. T. S.

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF VINE STREET AND DOS RIOS STREET (A.P.N. 001-070-13,14,16,17,18,31,32 AND 33) (P-8406)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the northwest corner of Vine Street and Dos Rios Street, (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on December 27, 1978 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 Industrial Park Plan Community Plan in that both plans designated the subject site for Industrial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

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 conditions:
 1. Applicant shall prepare right-of-way study of Vine Street for review and approval by the City Engineer prior to filing the final map.
 2. After the approval of the right-of-way study by the City Engineer, the applicant shall dedicate the necessary right-of-way for Vine Street, prior to filing of the final map.
 3. Applicant shall provide the standard subdivision improvements as per City of Sacramento Subdivision Ordinance (Sec. 40.811).
 4. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 5. Applicant shall provide reciprocal access, drainage and sewer easements for all proposed parcels, these easements shall be placed on the final map, prior to filing the final map.
 6. No access shall be permitted from the site onto the levee of the American River.
 7. The applicant shall dedicate a 10-foot easement to the Reclamation District along the northerly toe of the levee.

MAYOR

ATTEST:

CITY CLERK

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P-8406



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

May 23, 1980

Owner of Property:

Norman Hill
4130 Elderberry Lane
Sacramento CA 95825

On May 20, 1980, the following matter was filed with my office to set a hearing date before the City Council.

Time Extension for Tentative Map located at 1059 Vine Street.
(Richards Industrial Tract) (P-8406) (D1)

The hearing has been set for June 10, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

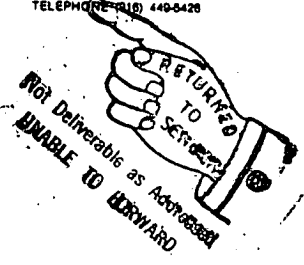
cc: R.W. Voger Bingonna Investments
P-8406 Mailing List (6)

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OFFICE OF THE CITY CLERK
911 STATE STREET
ROOM 2200
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 440-6420



Joan S. McMillan
Broadway Hale Stores
600 S. Spring
Los Angeles, CA 90014

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

June 11, 1980

Mr. Norman Hill
4130 Elderberry Lane
Sacramento, CA

Dear Mr. Hill:

On June 10, 1980, the City Council granted a one year extension on a one-time basis for Tentative Parcel Map (P-8406) located at Northwest corner of Vine Street and Dos Rios Street.

Said extension will lapse on June 27, 1981.

Sincerely,

Anne Mason
Deputy City Clerk

AM:sj
cc: R.W. Vogel, Bingonna Investments

Item No. 46