

City Planning Commission
Sacramento, California

Members in Session:

Subject: Tentative Map Time Extension for three years (Laguna Village) to subdivide 15.5± vacant acres into five parcels in the Shopping Center (Planned Unit Development) (SC{PUD}) zone.

Location: Northwest corner of Center Parkway and Bruceville Road
(Council District 8)

SUMMARY: The subject site consists of 15.5± vacant acres in the Shopping Center (Planned Unit Development) (SC{PUD}) zone. The General Plan designates the site Community/Neighborhood Commercial & Offices. The South Sacramento Community Plan designates the site General Commercial. The applicant is requesting a time extension of the previously approved Laguna Village Tentative Map.

BACKGROUND INFORMATION: On October 1, 1991, the City Council approved (P91-175) a Tentative Map to subdivide the property into five parcels. The subdivision will create five smaller parcels for the future development of a shopping center.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 18, 1993, the Subdivision Review Committee, by a vote of two ayes and one absent, recommended approval of the tentative map time extension subject to the conditions in the attached resolution.

STAFF ANALYSIS: Staff has no objection to the time extension of the proposed development. The tentative map conditions are the same as the previously approved Tentative Map. The original City Council staff report is attached, as well as the signed Resolution. The tentative map will expire on October 1, 1996. No further extensions are allowed.

The proposal is consistent with the General Plan and the South Sacramento Community Plan. The site is located within the Laguna Meadows Planned Unit Development, therefore, a Special Permit is required prior to the development of the site.

ENVIRONMENTAL DETERMINATION: Tentative Map Time Extensions have been determined not to require environmental review. The previous application (P91-070) was exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061[b][3]).

RECOMMENDATION: Staff recommends the Planning Commission approve the Time Extension for three years (Laguna Village) to subdivide 15.5+ vacant acres into five parcels subject to the conditions in the original signed Resolution No. 91-772.

Respectfully Submitted,

Barbara Wendt
Senior Planner

Report Prepared By,



Cindy Gnos
Associate Planner

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 designates the site Community/Neighborhood Commercial and Office and the South Sacramento Community Plan designates the subject site General Commercial.
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 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.
5. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - B. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - C. Applicant shall join the Laguna Creek Maintenance District;
 - D. Meet all County Sanitation District requirements;
 - E. Submit a soils test prepared by a registered engineer to be used in street design;
 - F. Dedicate a standard 12.5-foot public utility easement for overhead and underground public utility facilities and appurtenances adjacent to Center Parkway and Bruceville Road;
 - G. Extend off-site drain and water line and provide necessary easements;

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RESOLUTION NO.: 91-772

DATE ADOPTED: OCT 01 1991 ✕

P91-175

P93-112

9-9-93

Item # 6

- H. Place note on the Final Map: Provide separate metered water services for each lot prior to issuance of building permits;
- I. Dedicate right-of-way along Bruceville Road to 62 foot half-section and Center Parkway to a 55 foot half-section with an expanded intersection, per City Standards;
- J. Enter into an Overwidth Pavement Reimbursement Agreement with the City pursuant to current City Policy;
- K. Meet all conditions of the existing PUD (File #P88-040);
- L. Show reciprocal ingress, egress and maneuvering easements on final map;
- M. Show reciprocal drainage easements on final map;
- N. Show all existing easements.

NOTE: Applicant shall provide a Transportation Management Plan (TMP) for the entire site prior to the issuance of any further Special Permits.

HEATHER FARGO
VICE MAYOR

ATTEST:

VALERIE BURROWES
CITY CLERK

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P91-175

P93-112

9-9-93

Item # 6