



CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 18, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9023)

LOCATION: South side of Mack Road, west of Center Parkway

SUMMARY

This is a request to divide a 50.6 acre site into 171 single family lots and two multiple family sites. The staff and Planning Commission recommended approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is presently vacant and zoned R-1 and R-3-R. It is located in an area that is being developed with single family subdivisions and apartments. A condominium project was recently approved for a site located to the west.

In October, 1977, the City Council approved a tentative subdivision map (Valley Hi No. 28) for the subject site. The map was never recorded and therefore expired. The applicant is now requesting approval of a new Tentative Map for the site. The proposed design is identical to what was approved by the City Council in 1977.

The proposal is compatible with surrounding land uses and consistent with the Community Plan. The staff and Planning Commission have no objection to the request.

VOTE OF COMMISSION

On May 22, 1980, the Planning Commission by a vote of seven ayes, two absent, recommended approval of the Tentative Map subject to conditions.

APPROVED
BY THE CITY COUNCIL

JUN 24 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map subject to conditions and adopt the attached resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9023

June 24, 1980
District No. 8

RESOLUTION NO. 80-391

Adopted by The Sacramento City Council on date of

JUNE 24, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR VALLEY HI UNIT NO. 29A &
B (APN: 117-011-03, 04, 06) (P-9023)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Valley Hi Unit No. 29A and B, located at the southwest corner of Mack Road and Center Parkway (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 June 24, 1980, 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 both plans designated the subject site for residential 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 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.

APPROVED
BY THE CITY COUNCIL

JUN 24 1980

OFFICE OF THE
CITY CLERK

- 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:

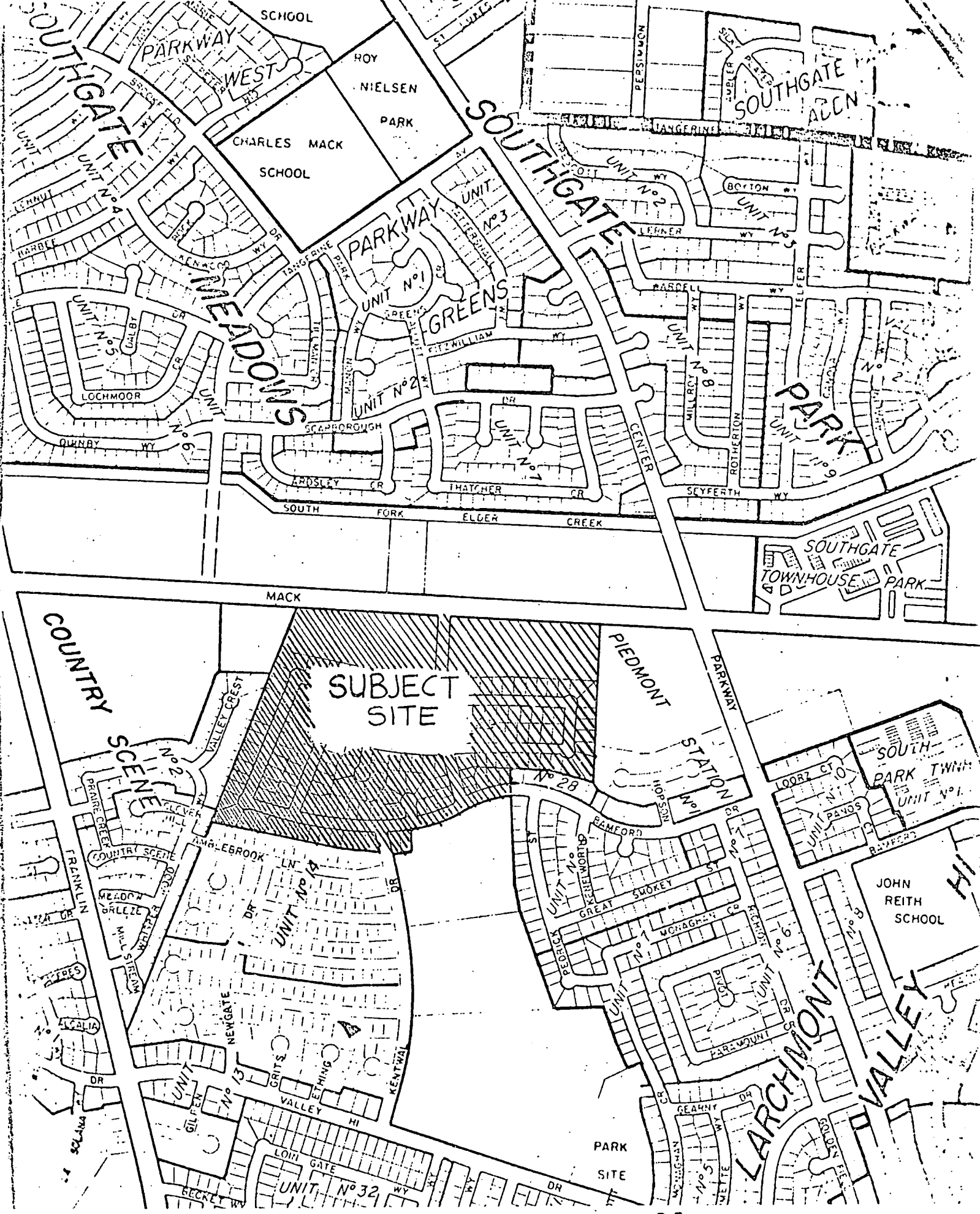
- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall provide the standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
 3. The applicant shall include the improvement of the entire Mack Road frontage in the Unit A phase.
 4. The applicant shall provide for the off-site right-of-way improvements required along the school frontage.
 5. The applicant shall complete the property exchanges noted on the Tentative Map at the time of recordation of the final map.

MAYOR

ATTEST:

CITY CLERK

P-9023



CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corp., P.O. Box 2511, Sacramento, CA 95811		
OWNER	R & A Builders, 620 Main Street, El Cajon, CA 92021		
PLANS BY	The Spink Corp., P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4-18-80	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	5-12-80	EIR	ASSESSOR'S PCL. NO. 117-011-03, 04, 06

- APPLICATION:
1. Negative Declaration
 2. Tentative Map (P-9023)

LOCATION: Southwest corner of Mack Road and Center Parkway

PROPOSAL: To divide 50.6 acres into 171 single-family lots and two multi-family sites.

PROJECT INFORMATION:

General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1 and R-3-R
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Apartments; R-3
South:	Vacant; R-1 and A
East:	Vacant; R-1, R-3B-R
West:	Vacant; R-1, C-2, R-3
Property Dimensions:	50.6 acres
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
School District:	Sacramento City Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 7, 1980, by a vote of 6 ayes, 1 abstention, and 2 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. Applicant shall provide the standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. Applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Applicant shall include the improvement of the entire Mack Road frontage in the Unit A phase.
4. Applicant shall provide for the off-site right-of-way improvements required along the school frontage.

(OVER)

STAFF EVALUATION: This application is a resubmission of a previously expired tentative map. The previous map (Valley Hi, No. 28, P-7862) was originally approved by the City Council on October 18, 1977 with a one-year extension granted on May 8, 1979. This one-year extension period has expired before the applicant could record this map.

The new tentative map is substantially the same as the expired tentative map and the conditions are also relatively the same.

Staff notes that the subject site is surrounded by parcels on which tentative maps have been approved and recorded. Hence, the street pattern for this tentative map is already determined by the development of the adjacent parcels.

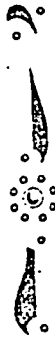
The tentative map indicates that a parcel of land located on the southwest portion of the site is to be exchanged for another portion of property belonging to the adjacent landowner. This exchange is necessary to provide for standard lots on each property.

STAFF RECOMMENDATION: Staff recommends the following actions:

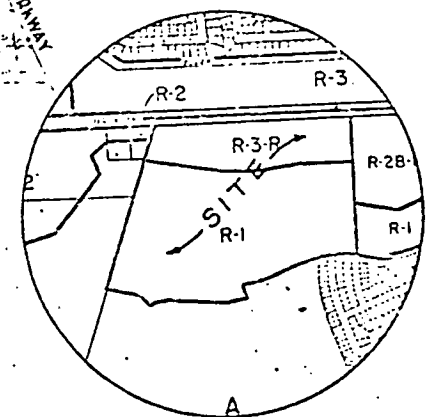
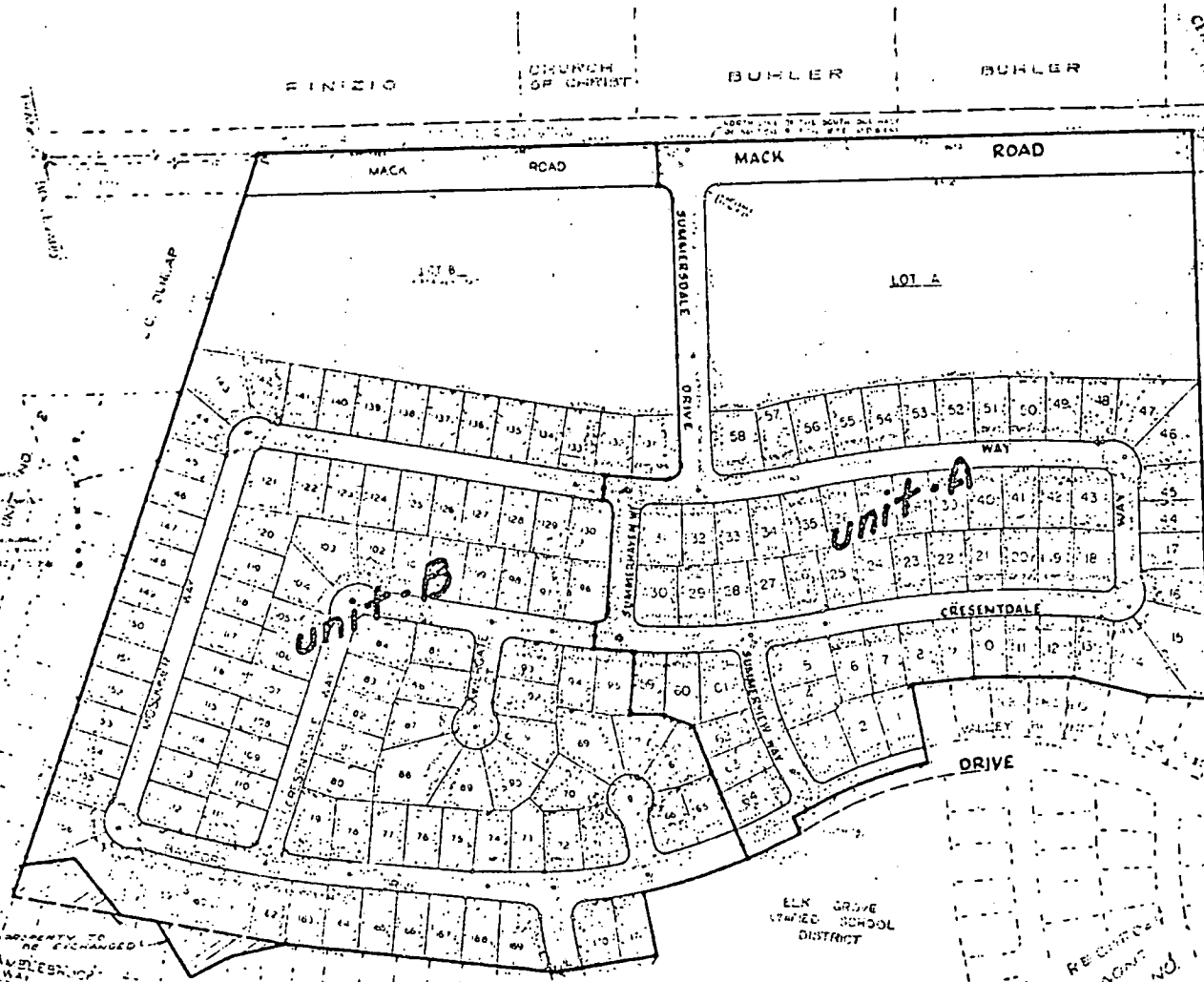
1. Ratification of the Negative Declaration.
2. Approval of the Tentative Map subject to the following conditions:
 - a. applicant shall provide the standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
 - b. applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. applicant shall include the improvement of the entire Mack Road frontage in the Unit A phase;
 - d. applicant shall provide for the off-site right-of-way improvements required along the school frontage;
 - e. applicant shall complete the property exchanges noted on the tentative map at the time of recordation of the final map.

May 22, 1980

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LEGEND:



RECORD OF MAP	1980-04-29
ENGINEER	THE SPINK CORPORATION
PROJECT NO.	29A & B
RESIDENTIAL	
WATER SUPPLY	7.5-12.5 GPM PER UNIT
SEWERAGE	1.5-2.5 GPM PER UNIT
WASTE DISPOSAL	LANDFILL
RECORD NO.	1980-04-29
APPROVED FOR	THE SPINK CORPORATION
DATE	APRIL 29, 1980

APPROVED TENTATIVE MAP OF SACRAMENTO VALLEY HI UNIT

RECORDED UNIT NO.

RESUBMISSION FOR TENTATIVE MAP

Valley Hi Unit No. 29 A & B

CITY OF SACRAMENTO CALIFORNIA APRIL 1980 1"=100'

THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING ENGINEERING
 ARCHITECTURAL SURVEYING MAPPING SYSTEMS
 214 STREET 100 BAYVIEW COLLEGE 1000 1000 1000 1000



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 5, 1980

Owner of Property:

R & A Builders
620 East Main St.
El Cajon CA 92021

On June 2, 1980, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map to divide 13+ acres in the R-3-R zone into two lots and 37+ acres in the R-1 zone into two lots and 37+ acres in the R-1 zone into 171 lots.
Loc: Southwest corner of Mack Road and Center Parkway (P-9023)

The hearing has been set for June 24, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

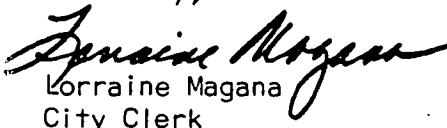
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein,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

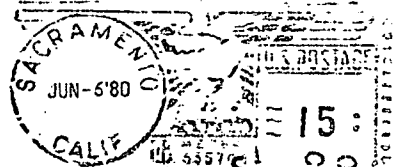

Lorraine Magana
City Clerk

LM:am

cc: Spink Corp.
P-9023 Mailing List(25)



OFFICE OF THE CITY CLERK
915 I STREET
CITY HALL ROOM 203
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 448-6426



James & Nancy Allred
7891 Kenelworth Way
Sacramento, CA 95823
APN: 117-370-31

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CITY OF SACRAMENTO
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RETURN TO SENDER
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NOTICE OF CITY COUNCIL HEARING