



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
FEB 18 1981

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 18, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9284)

LOCATION: East side of Valley Hi Drive, approximately 250 feet south of Mack Road

SUMMARY

The applicant is requesting the necessary entitlements to divide 0.69+ acres into two parcels in the General-Commercial, C-2 zone. The proposed parcels are currently developed with the Valley Hi Nursery and Tahoe Savings. The staff and the Subdivision Review Committee recommend approval of the tentative map subject to conditions.

BACKGROUND INFORMATION

The application did not necessitate review by the Planning Commission because it involves less than four lots and there are no concurrent special permit, rezoning, variance or other applications that require review by the Planning Commission.

Surrounding land use and zoning are as follows:

- North: Service station; C-2
- South: Parking lot, Commercial; C-2
- East: Restaurant; C-2
- West: Commercial; C-2

APPROVED
BY THE CITY COUNCIL

FEB 24 1981

OFFICE OF THE
CITY CLERK

The Environmental Coordinator has determined that the project is exempt from CEQA requirements.

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 conditions:

1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map;

2. The applicant shall indicate utility easements for sewer and water drainage as required by the City Engineer on the final map;
3. The applicant shall indicate reciprocal parking, maintenance and access easements on the final map.

It is recommended that the City Council adopt the attached resolution.

Respectfully submitted,

Howard
Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slupe
Walter J. Slupe, City Manager

MVD:HY:bw
Attachments
P-9284

February 24, 1981
District No. 8

RESOLUTION No. 81-129

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

FEBRUARY 24, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR VALLEY HI PLAZA
(P-9284)

FEB 24 1981
OFFICE OF THE
CITY CLERK

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for Valley Hi Plaza, located on the east side of Valley Hi Drive, approximately 250 feet south of Mack Road (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 24, 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section 15115.
- 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:

The Tentative Map be approved subject to the following conditions:

1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
2. The applicant shall indicate utility easements for sewer and water drainage as required by the City Engineer on the final map.
3. The applicant shall indicate reciprocal parking, maintenance and access easements on the final map.

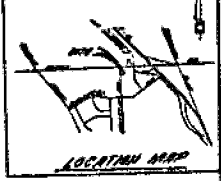
MAYOR

ATTEST:

CITY CLERK

P-9284

78867



118-103-04
FORD

118-133-01
KOMOORIAN

117-012-07
SEXTON

117-330-02
UNION OIL

117-330-01
ATLANTIC RICHFIELD

117-170-02
JACKSON

117-012-05
JUMBO MARKET

117-330-05
MMDD SACRAMENTO PROJECT

117-170-35
WEBSTER

117-170-22
STATE OF CALIF

117-170-34
NISHIKAWA FARMS

SCALE: 1"=40'

SCALE: 1"=40'

OWNER AND DEVELOPER
M. M. D. D. SACRAMENTO PROJECT, A PARTNERSHIP
C/O TAMM DISTING & LEAS ASSOCIATION
P.O. BOX 409
SOUTH LAKE TAMM, CA 95769

ENGINEER
MORTON & PITALO, INC.
1187 "J" TRINITY ROAD
SACRAMENTO, CA 95815

AUXILIARY PLANS
CITY OF SACRAMENTO
LINES
CITY OF SACRAMENTO
ELECTRICITY
SACRAMENTO MUNICIPAL
UTILITY DISTRICT
SIS
PACIFIC GAS & ELECTRIC
SCHOOL DISTRICT
CITY DISTRICT SCHOOL DISTRICT
SEWER
S.C.
ALLEGY
H. AND SHELBY
ANTHONY & DANIEL RD.
117-330-04

NO	DESCRIPTION	APPROVED	FIELD	SCALE	CLASS BY	CHECKED BY	DATE	DATE	DATE
			NO.	HORIZONTAL	NO.	NO.			
			SCALE: 1"=40'		MORTON & PITALO, INC.		TENTATIVE PARCEL MAP FOR M. M. D. D. SACRAMENTO, A PARTNERSHIP		
					CIVIL ENGINEERING		CITY OF SACRAMENTO CALIFORNIA		
					PLANNING SURVEYING		FILE NO. 00000		

VALLEY HI PLAZA

SACRAMENTO, CALIFORNIA

A DEVELOPMENT OF

MAC LAUGHLIN & COMPANY

1001 N STREET
SACRAMENTO, CALIFORNIA
TELEPHONE: (916) 498-8888

2/11/93

MAC K ROAD

VALLEY HI DRIVE

BRUCEVILLE ROAD

ALTA VALLEY WAY
COMMON AREA

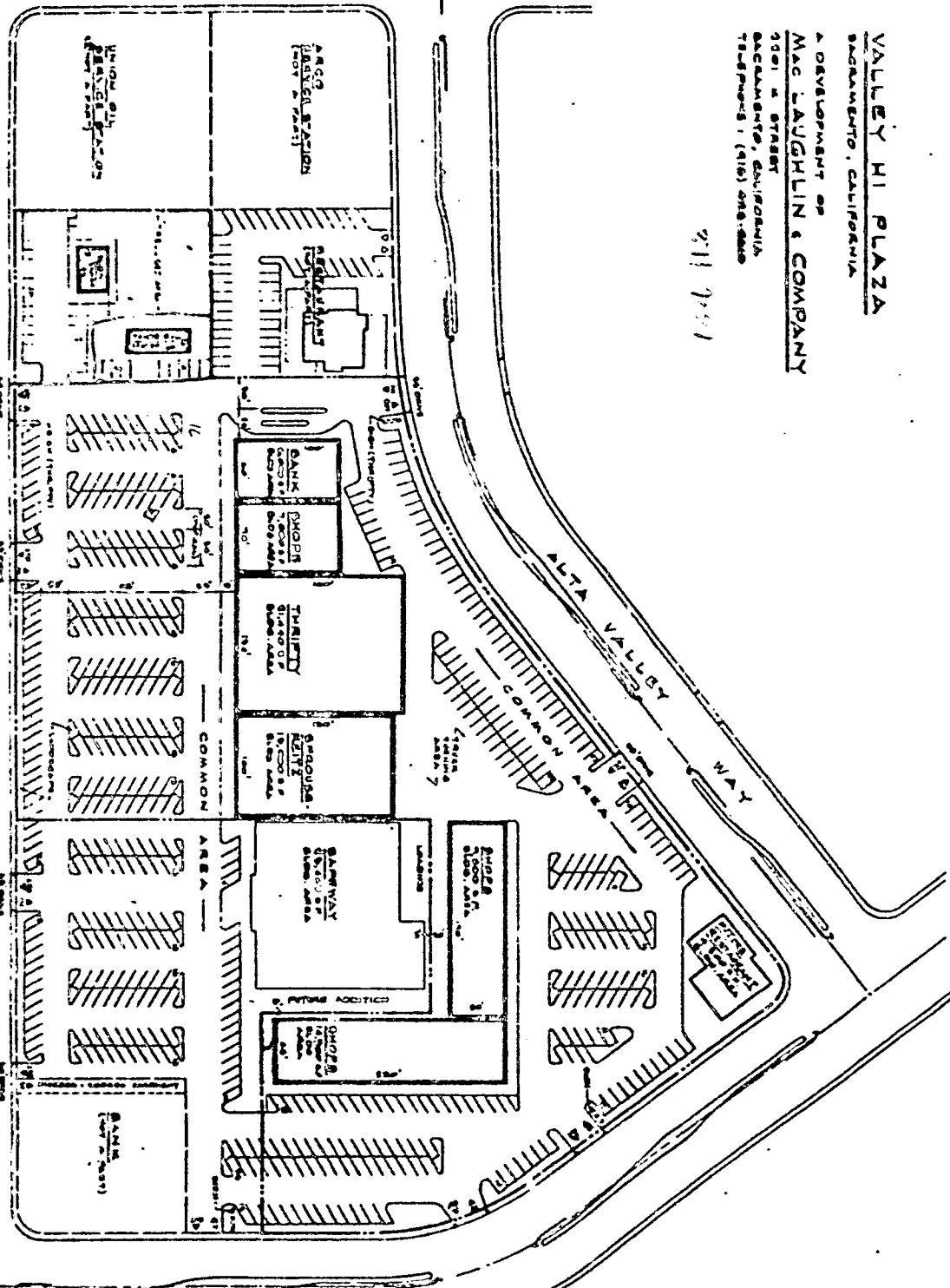


EXHIBIT 'A'
PARCEL 3
PARCEL 4

176
27
20

8002503

1-213-793-3114

SITE PLAN



HAUGAARD ELROD ASSOCIATES ARCHITECTS





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

February 25, 1981

M.M.D.D., Sacramento Project
P.O. Box 829
South Lake Tahoe, CA 95705

Gentlemen:

On February 24, 1981, the City Council heard your request for a Tentative Map to divide 7+ acres into two lots in the Shopping-Commercial SC Zone, location on Valley Hi Drive, 250 feet south of Mack Road (P-9284).

The Council adopted a resolution approving Findings of Fact and approving the Tentative Map.

Enclosed, for your records, is a fully certified copy of the above referenced Resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/33

Encl.

cc: City Planning Department
Morton & Pitalo