



CITY OF SACRAMENTO

29

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 10 1982

MARTY VAN DUYN
PLANNING DIRECTOR

March 10, 1982

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

MAR 16 1982

SUBJECT: 1. Environmental Determination
2. Tentative Map (P-82-012)

OFFICE OF THE
CITY CLERK

LOCATION: Northwest corner of La Mancha and Mack Road

SUMMARY:

This is a request for entitlements necessary to divide a 11.78 acre site into five separate commercial sites. The purpose of the division is to allow the commercial sites to be on individual lots. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The proposed land division does not necessitate review by the Planning Commission because it does not have a concurrent variance, rezoning, or plan amendment request. Therefore, the application is being transmitted directly to the City Council.

Surrounding land use and zoning are as follows:

North: Vacant and residential; and R-3 & R-1
South: Shopping center; and C-2
East : Vacant; and C-2
West : Shopping center; and C-2

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends that the City Council approve the project by:

March 10, 1982

1. Ratifying the Negative Declaration
2. Adopting the attached resolution adopting findings of fact, approving the tentative map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

Recommendation Approved:


Walter J. Slipe, City Manager

MVD:HY:cp
Attachments
P-82-012

March 16, 1982
District No. 7

RESOLUTION No. 82-182

Adopted by The Sacramento City Council on date of

March 16, 1982

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR TENTATIVE MAP
FOR NW CORNER OF LA MANCHA WAY AND MACK ROAD
(APN: 118-103-08)(P-82-012)

MAR 16 1982

WHEREAS, the Parcel Map Advisory Agency has submitted its report and recommendations concerning the Tentative Map for property located at NW corner of La Mancha Way and Mack Road,

OFFICE OF THE CITY CLERK

(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 March 16, 1982, 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 Southgate Community Plan in that the plans designate the subject site for commercial and office use.
- 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.

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. Indicate reciprocal access, sewer, water, drainage and flowage easements on the final map. The location and use of these easements shall be subject to review and approval of the City Engineer and the Building Department.
 2. The location of the proposed property line shall be subject to review and approval of the Building Department to insure Building Code compliance.

MAYOR

ATTEST:

CITY CLERK

P-82-012

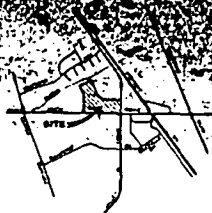
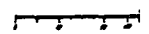
INITIATIVE PARCEL MAP SOUTH POINTE

CITY OF SACRAMENTO

CALIFORNIA

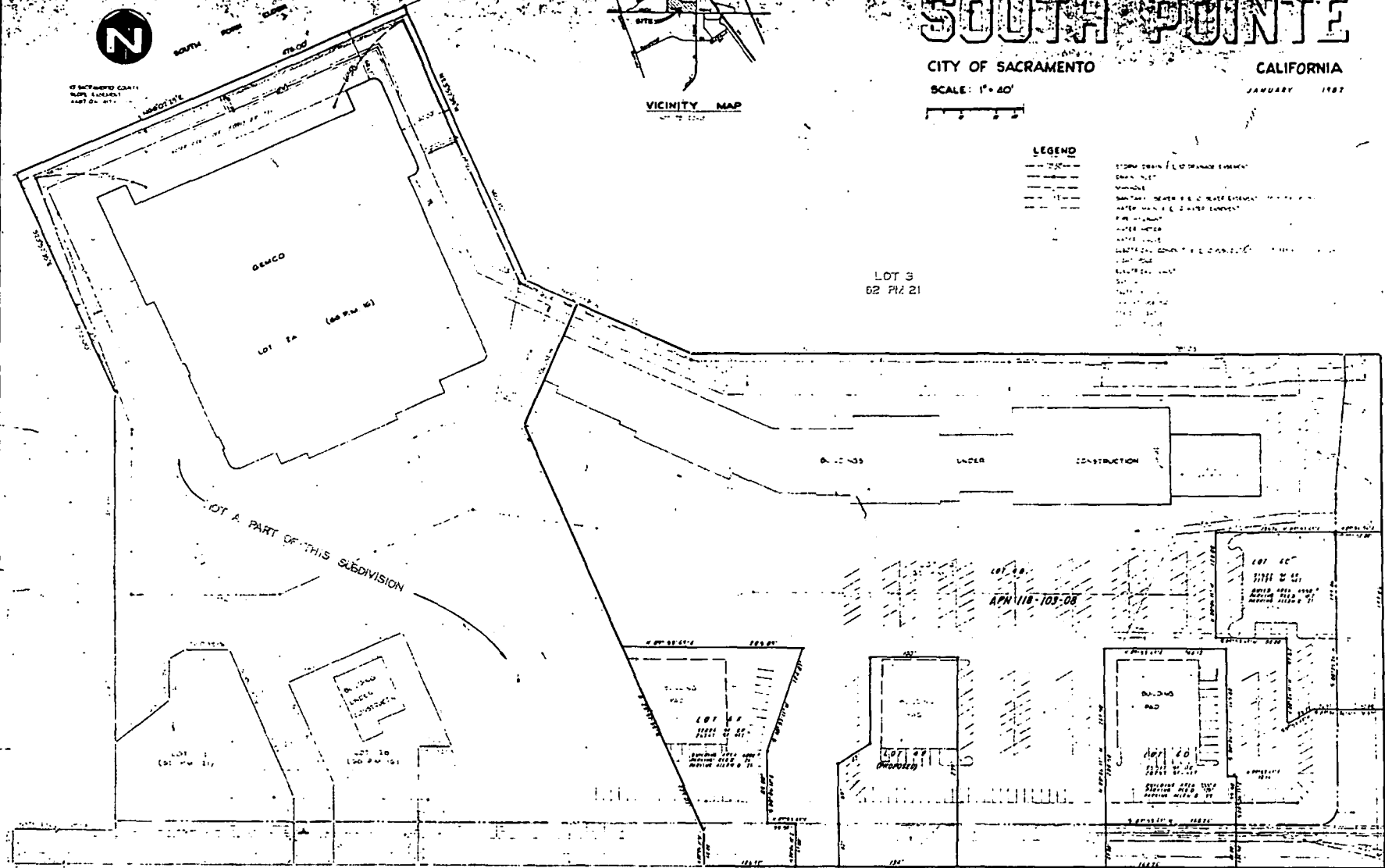
SCALE: 1" = 40'

JANUARY 1987



LEGEND

- STORM DRAIN (1" OR 2" DRAINAGE CHANNEL)
- SEWER LINE
- WATER MAIN
- WATER MAIN - HEAVY (6" OR 8" DIAMETER EXCEPTED)
- WATER MAIN - L. (2" DIAMETER EXCEPTED)
- POWER LINE
- TELEPHONE LINE
- UNDEVELOPED LAND
- EXISTING BUILDING
- NEW BUILDING
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING CURB
- NEW CURB
- EXISTING PAVEMENT
- NEW PAVEMENT
- EXISTING ASPHALT DRIVEWAY
- NEW ASPHALT DRIVEWAY
- EXISTING CONCRETE DRIVEWAY
- NEW CONCRETE DRIVEWAY
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING CURB
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- EXISTING PAVEMENT
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- EXISTING ASPHALT DRIVEWAY
- NEW ASPHALT DRIVEWAY
- EXISTING CONCRETE DRIVEWAY
- NEW CONCRETE DRIVEWAY
- EXISTING DRIVEWAY
- NEW DRIVEWAY



MACK

ROAD

OWNER
SACRAMENTO DEVELOPMENT
CORPORATION
1000 F STREET, SUITE 100
SACRAMENTO, CA 95811

DESIGNER
JTS ENGINEERING CONSULTANTS, INC.
111 J STREET
SACRAMENTO, CA 95811

DATE
10-1987

PROJECT NO. OF SHEETS
10 OF 102 - NO. OF SHEETS - 1

PERMIT NO. PLACED USE
118-103-08-001

PROPERTY - 118-103-08

OWNER
JTS

DATE
10-1987

DESIGNER
JTS ENGINEERING CONSULTANTS, INC.
111 J STREET
SACRAMENTO, CA 95811

LEGAL DESCRIPTION
LOT 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN MAP NO. 118-103-08

PLAT IMPROVEMENTS
SEE PAGE TWO COMPASS MAP AND MAP OF LOT 3

JTS ENGINEERING CONSULTANTS, INC.
111 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-4700



3-16-82
29



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

February 23, 1982

South Pointe Associates
1451 River Park Drive
Sacramento, CA 95815

On February 17, 1982, the following matter was filed with my office to set a hearing date before the City Council:

Tentative Map to divide 11.78± acres with an existing shopping center into five parcels in the General Commercial, C-2 Zone for property located at northwest corner of La Mancha and Mack Road (P-82012)

This hearing has been set for March 16, 1982, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

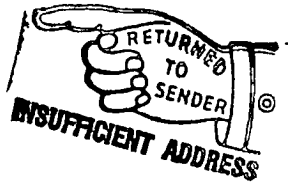
Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

LM/mm
cc: JTS Engineering
P-82012 Mailing List (14)



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



Valley Hi Properties
c/o I.H. Marols
555 Capitol Mall
Sacramento, CA 95814
APN: 117-012-14

PRESORTED
FIRST CLASS



RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
MAR 9 10 41 AM '82

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) 449-5428

LORRAINE MAGANA
CITY CLERK

March 17, 1982

South Pointe Associates
1451 River Park Drive
Sacramento, CA 95815

Dear Gentlemen:

On March 16, 1982, the Sacramento City Council took the following action(s) for property located at the northwest corner of La Mancha and Mack Road (P-82012):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 11.78 acres with an existing shopping center into five parcels in the General Commercial, C-2 Zone, subject to stated conditions.

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

Sincerely,


Lorraine Magana
City Clerk

LM/mm/29
Enclosure

cc: Planning Department
JTS Engineering