

CITY OF SACRAMENTO



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

MARTY VAN DUYN
PLANNING DIRECTOR

July 9, 1984

City Council
Sacramento, California

Honorable Members In Session:

APPROVED
BY THE CITY COUNCIL

JUL 17 1984

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P84-202) (APN 250-010-56)

LOCATION: Northwest corner of San Juan Road and Northgate Boulevard

SUMMARY

The applicant is requesting tentative map approval to divide 16+ vacant acres into two parcels. The request is made for financing purposes. The staff and the Subdivision Review Commission recommend approval of the tentative map subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council. Surrounding Land uses and zoning are as follows

- North: Vacant: R-3 (PUD)
- South: Single Family and Convenience Market: R-1, C-2
- East: Single Family: C-2, R-1
- West: Vacant: R-1A (PUD)

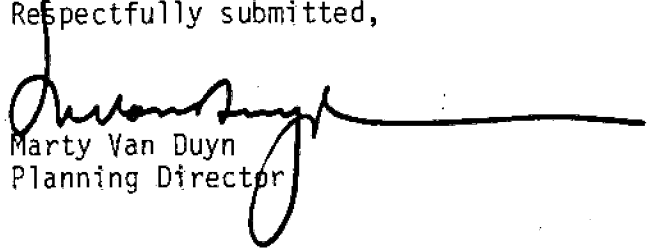
The subject site is zoned OB (PUD) Office Building and SC (PUD) Shopping Center. The site was designated as a Planned Unit Development by the City Council on November 9, 1978 (P 8383). Parcel 'A' is designated for 100,000 square feet of offices and Parcel B is designated for a 130,000 square foot shopping center. The land division is for financing purposes. Specific development plan will be reviewed by the Planning Commission at a future date.

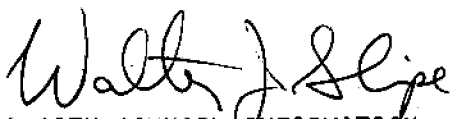
The project is exempt from environmental review pursuant to State EIR guidelines (CEQA, Section 15315).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee recommends the Council adopt the attached Resolution, adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

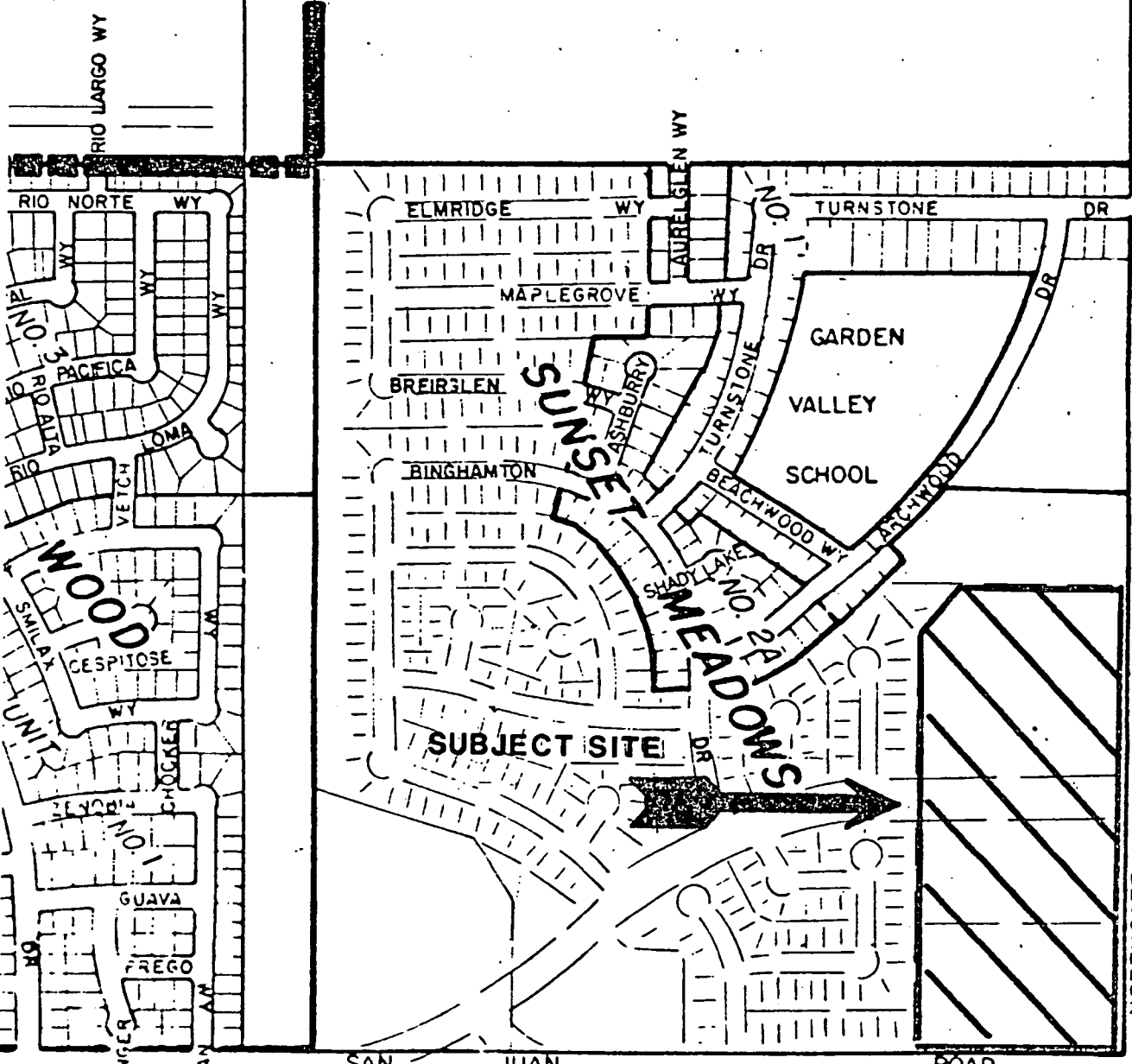

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:pkb
attachments
P84202

July 17, 1984
District No.1

32

LOCATION MAP



WILEY ESTATES

OAK

PATIO

JOHN

WEST SILVER EAG

HOMELAN

RIMMER

ACRES

WINTERHAVEN

NORTHGA

NORTHGATE

AMENDED . .

RESOLUTION NO. 84-621

Adopted by The Sacramento City Council on date of

JUL 17 1984

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF SAN JUAN ROAD AND NORTHGATE BOULEVARD

(P-84-202) (APN: 250-010-56)

WHEREAS, the City Council, on July 17, 1984, held a public hearing on the request for approval of a tentative map for property located on the Northwest corner of San Juan Road and Northgate Boulevard;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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. Both the City General Plan and the South Natomas Community Plan designate the subject site for commercial/shopping center and office use(s).

4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements for existing San Juan Road, Northgate Boulevard and future San Juan Road pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site extensions and over-sizing (City will condemn easements at owner's expense if necessary);
- c. File the necessary segregation requests and fees to segregate existing assessments;
- d. Prepare a right-of-way study for existing San Juan Road;
- e. Final map cannot be filed until Sunset Meadows pump station is operational (currently under construction) or to the satisfaction of the Public Works Director.

DAVID SHORE

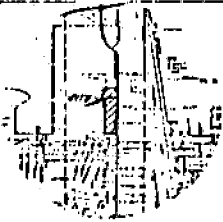
ATTEST:

VICE MAYOR

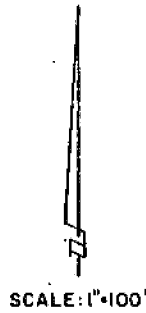
LORRAINE MAGANA

CITY CLERK

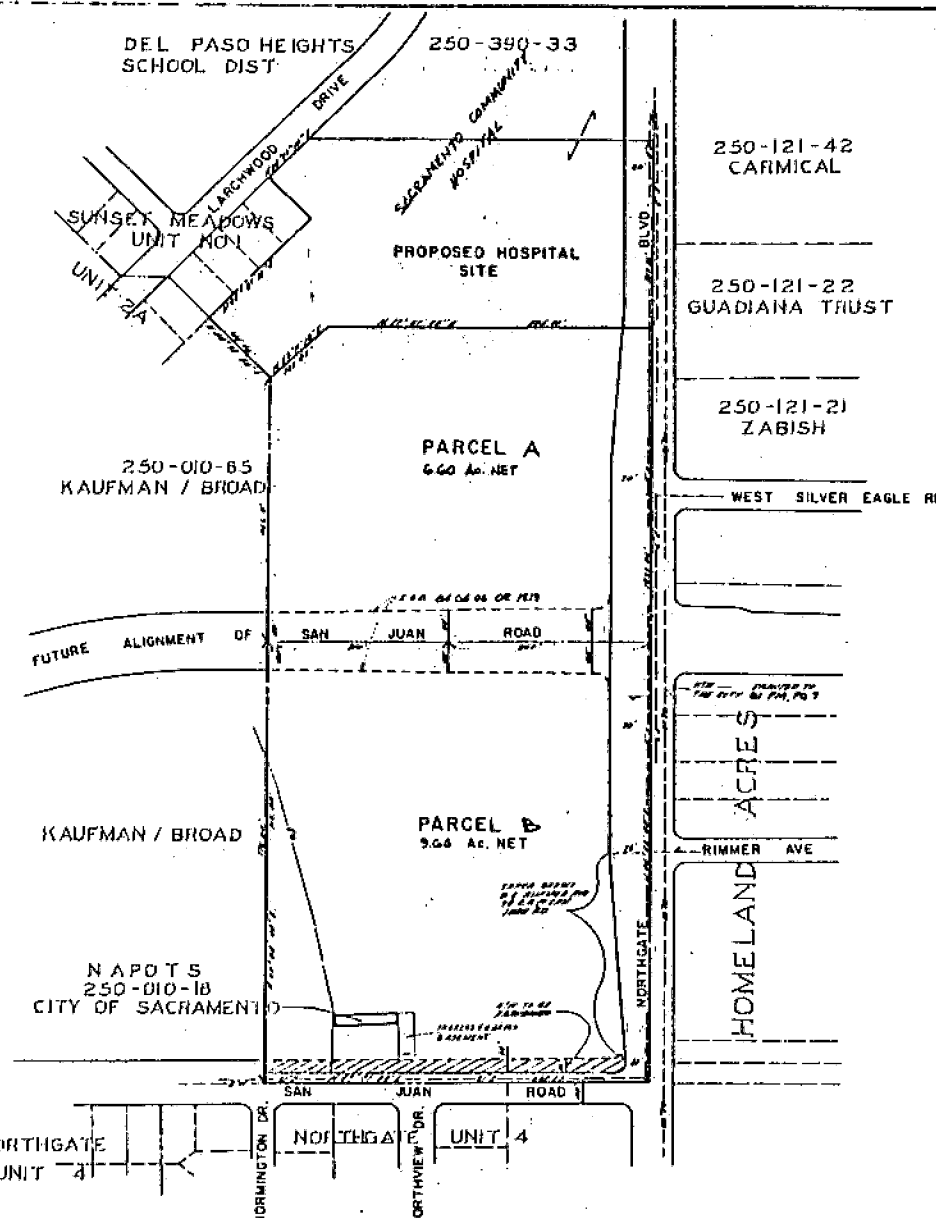
P84202



LOCATION MAP



SCALE: 1"=100'



DATE: 11/11/04
 DRAWN BY: MORTON & PITALO, INC.
 CHECKED BY: MORTON & PITALO, INC.
 APPROVED BY: MORTON & PITALO, INC.
 CITY OF SACRAMENTO
 ENGINEER
 PLANNING
 SURVEYING
 2000 S. ST. JAMES ST.
 SACRAMENTO, CA 95811
 (916) 486-1111

DESCRIPTION
 PARCEL 2 & 31 PARCEL MAPS, PAGE 7

NO.	DESCRIPTION	APPROVED BY	FILE NO.	SCALE:	PROJECT NO.	DATE	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	TENTATIVE PARCEL MAP GATEWAY SHOPPING CENTER CITY OF SACRAMENTO CALIFORNIA	DATE
			SCALE:	HORIZONTAL	VERTICAL				

RESOLUTION NO. 84-621

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF SAN JUAN ROAD AND NORTHGATE BOULEVARD

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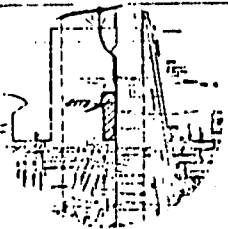
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ATTEST:

MAYOR

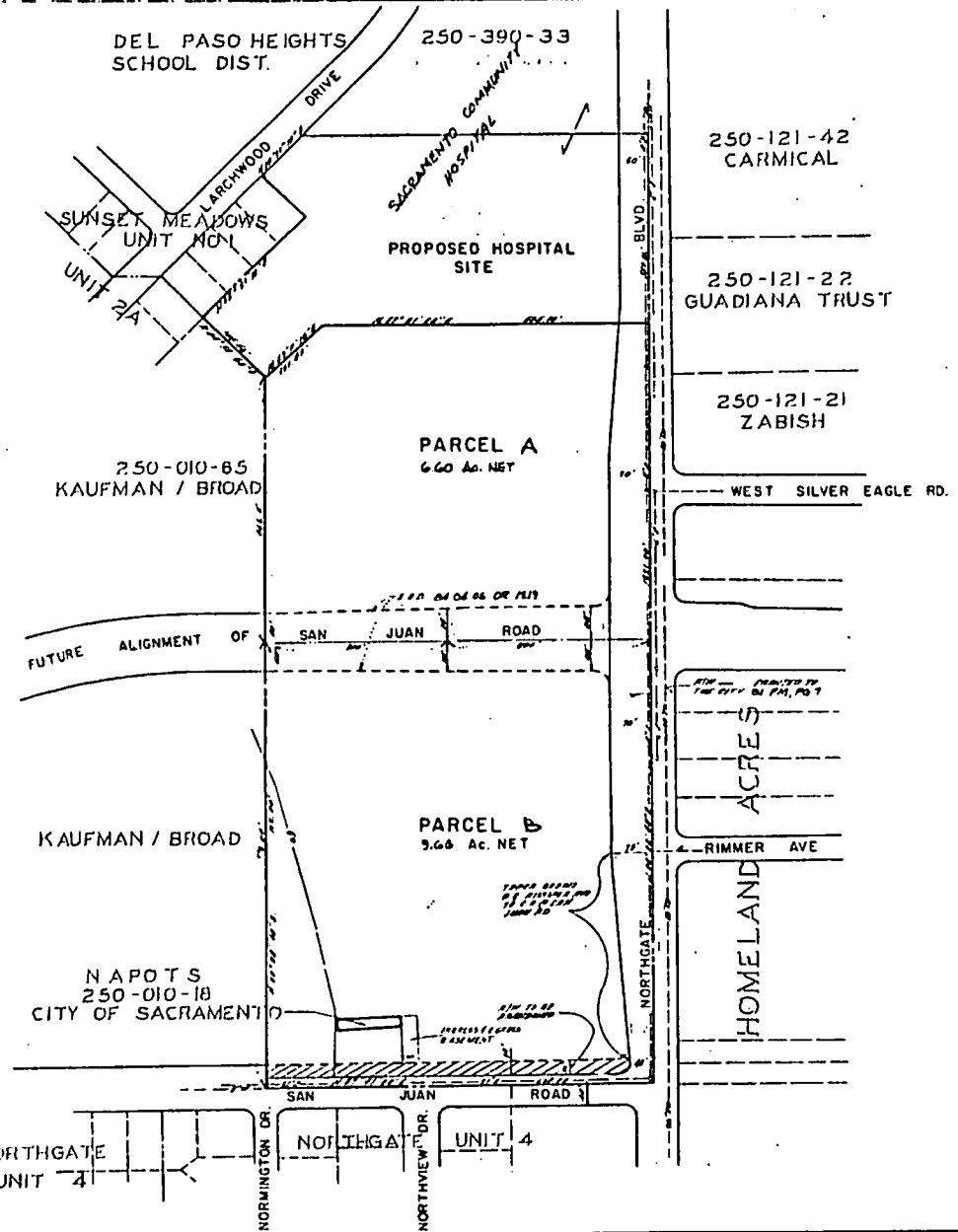
CITY CLERK

P84202



LOCATION MAP

SCALE: 1"=100'



DEVELOPER
 DEVELOPMENT PROJECT NO.
 P.O. BOX 226
 SACRAMENTO, CA 95834

OWNER
 PLAN NO. AND DATE OF APPROVAL
 P.O. BOX 226
 SACRAMENTO, CA 95834

ENGINEER
 MORTON B. PITALO, INC.
 1187 27TH STREET, ROOM
 SACRAMENTO, CA 95818
 (916) 438-1111

REGISTERED PROFESSIONAL
 CIVIL ENGINEER
 CITY OF SACRAMENTO LICENSE NO.
 52777-000
 EXPIRES 12/31/99
 INCAL #
 LICENSE # 00000000000000000000
 CITY OF SACRAMENTO LICENSE NO.
 52777-000
 EXPIRES 12/31/99
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 INCAL #

DESCRIPTION
 PARCEL 2 & 31 PARCEL MAPS, PAGE 7

NO.	DESCRIPTION	APPROVED BY	DATE	FILE NO.	SCALE	DRAWN BY		CHECKED BY		DATE	APPROVED BY	DATE	TENTATIVE PARCEL MAP GATEWAY SHOPPING CENTER CITY OF SACRAMENTO, CALIFORNIA	DATE MAY 1999
						HORIZONTAL	VERTICAL	SUBMITTED	BY E. NO.					

MORTON B. PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

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