

APPROVED
BY THE CITY COUNCIL

OCT. 1 1991

OFFICE OF THE
CITY CLERK

10.4
10.5

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 1, 1991

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: TENTATIVE MAP TO SUBDIVIDE 15.5± ACRES INTO FIVE PARCELS
(P91-175)**

**LOCATION: Northwest Corner of Center Parkway and Bruceville Road
DISTRICT 7**

**OWNER: Pan Pacific Development, 225 Broadway, Suite 1822, San Diego, CA
92101**

**APPLICANT: Vail Engineering Corporation, 2033 Howe Avenue, Suite 220,
Sacramento, CA 95825**

SUMMARY

This is a request to subdivide 15.5± vacant acres into five parcels in the Shopping Center (Laguna Meadows Planned Unit Development) (SC{PUD} zone. The request is for a tentative map only. Special Permits will be required from the Planning Commission prior to the development of the shopping center. Staff and the Subdivision Review Committee recommended approval of the request subject to conditions.

VOTE OF THE SUBDIVISION REVIEW COMMITTEE

On August 7, 1991, the Subdivision Review Committee voted six ayes and three absent to recommend approval of the request.

STAFF RECOMMENDATION

Staff and the Subdivision Review Committee recommend the City Council adopt the attached resolution approving the Tentative Map to subdivide 15.5± acres into five lots.

BACKGROUND

The subject site consists of one vacant parcel containing 15.5± acres. The subdivision will create five smaller parcels for the future development of a shopping center. The site is located within the Laguna Meadows Planned Unit Development. As the site develops, either as individual parcels or as a whole, Special Permit(s) will be required to be reviewed by the Planning Commission. The purpose of the map is to allow for the purchase of individual parcels for prospective commercial buildings.

The surrounding land use and zoning are as follows:

North:	Vacant; R-2B(PUD) & OB(PUD)
South:	Vacant; County
East:	Vacant; County
West:	Vacant; OB(PUD)

The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061[b](3)).

FINANCIAL CONSIDERATIONS

None.

POLICY CONSIDERATIONS

The proposal is consistent with the General Plan and the South Sacramento Community Plan which designate the site Community/Neighborhood Commercial & Offices and General Commercial, respectively.

MBE/WBE EFFORTS

None.

Respectfully submitted,


GARY STONEHOUSE
GARY STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

Approved:


ROBERT P. THOMAS
ROBERT P. THOMAS
Acting Director, Planning & Development

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

District No. 7
October 1, 1991

RT:WW:CG
P91-175.FT
Attachments

APPROVED
BY THE CITY COUNCIL

RESOLUTION NO.

91-772

807 1 1991

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

A RESOLUTION APPROVING TENTATIVE MAP FOR PROPERTY LOCATED AT NORTHWEST CORNER OF CENTER PARKWAY AND BRUCEVILLE ROAD

(P91-175) (APN: 117-0211-025)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 is exempt from environmental determination pursuant to CEQA, Section 15315.

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. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ **5**

- 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.

MAYOR

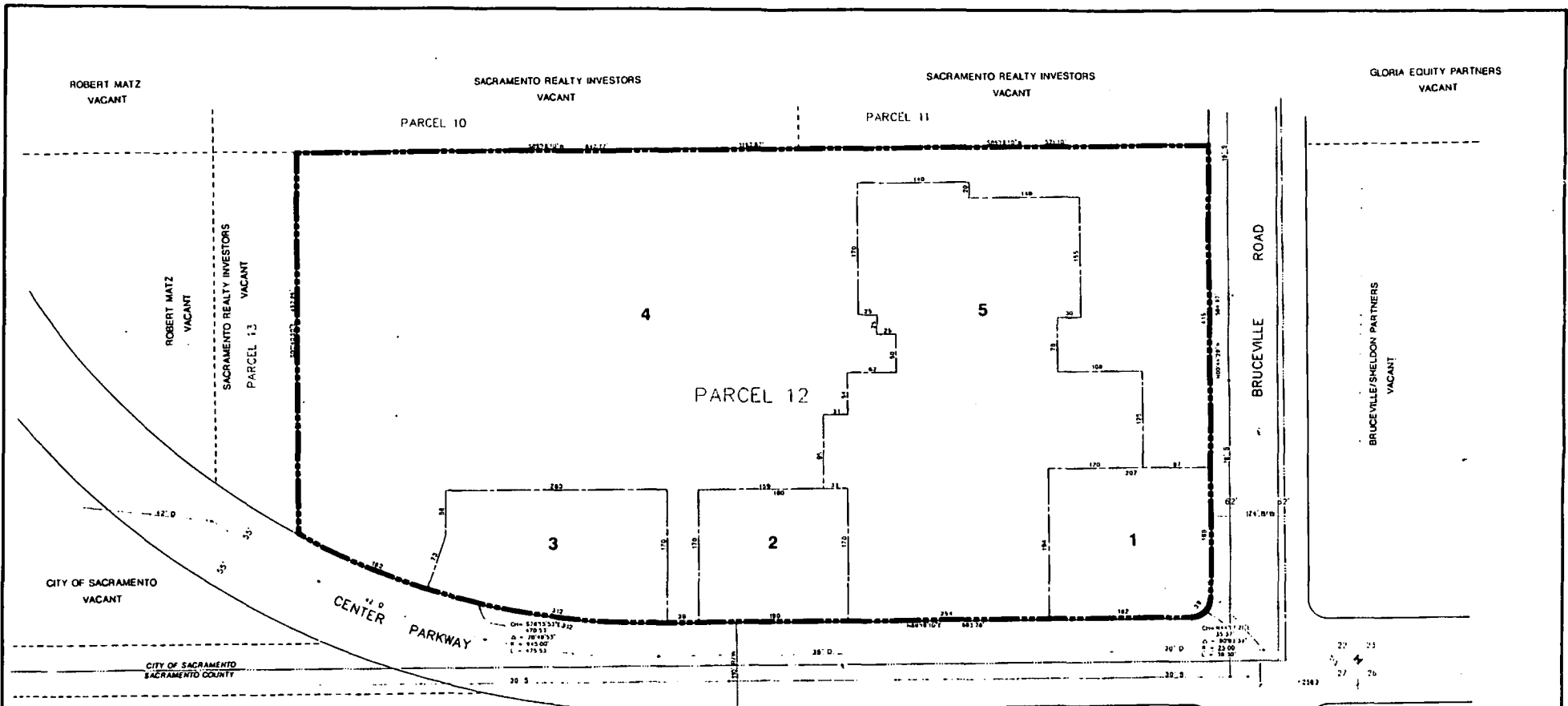
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ **6**



CITY OF SACRAMENTO
SACRAMENTO COUNTY

UTILITIES
 WATER - CITY OF SACRAMENTO
 SEWER - SACRAMENTO COUNTY
 STORM DRAIN - CITY OF SACRAMENTO
 ELECTRICITY - S&U
 FIRE DISTRICT - CITY OF SACRAMENTO
 GAS - PG & E
 TELEPHONE - PACIFIC BELL

NOTES

- APN 117-0711-023
- NET ACREAGE - 1.155 AC
- EXISTING LAND USE - VACANT
- PROPOSED LAND USE - 1 COMMERCIAL PARCELS

PARCEL #	ACRES
1	1.8
2	1.7
3	1.1
4	1.0
5	2.32
TOTAL ACRES	1.155

- ENTITLEMENT REQUESTED - TENTATIVE PARCEL MAP FOR LAND DIVISION PURPOSES ONLY
- EXISTING AND PROPOSED ZONING - AC
- EXISTING AND PROPOSED SOUTH SACRAMENTO COMMUNITY PLAN DESIGNATION - GENERAL COMMERCIAL
- EXISTING AND PROPOSED SACRAMENTO GENERAL PLAN DESIGNATION - COMMUNITY EMPLOYMENT COMMERCIAL OFFICE
- BOUNDARY SOURCE: LAGUNA MEADOWS, BOOK 184 OF MAPS MAP NO. 6
- NO EXISTING TREES ON SITE



VICINITY MAP

TENTATIVE PARCEL MAP
LAGUNA VILLAGE
 SACRAMENTO, CALIFORNIA

OWNER:
 PAN PACIFIC DEVELOPMENT
 228 BROADWAY, SUITE 1032
 SAN DIEGO, CA 92101

LEGAL DESCRIPTION:
 'LOT 12 AS SHOWN ON THE 'PLAN OF LAGUNA MEADOWS' RECORDED IN BOOK 184 OF MAPS, MAP NO. 6, IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.

REVISIONS	DATE
ADDED PARCEL #3	7/1/81

VAIL
 ENGINEERING
 CONSULTATION
 1000 N. STREET
 SACRAMENTO, CA 95811
 (916) 441-1111

JUNE 28, 1981
 W.D. # 2481028
 N.B.S.T.M.

LA



Formerly Raymond Vail & Associates • 30 Years of Service

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

SEP 9 1 40 PM '91

P 91-175
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10.5

September 6, 1991
2481.02B

City Clerk
City of Sacramento
915 I Street, Room 304
Sacramento, CA

RE: Continuance Request for Case #91-175

Dear City Clerk's Office:

On behalf of Pan Pacific, Vail Engineering is formally asking the City Clerk Office for a two (2) week continuance for Case #91-175 to City Council. Currently, the case is scheduled to go to City Council on September 17, 1991 and the continuance request is seeking an October 1, 1991 City Council hearing date. Your attention to this matter is extremely appreciated and if there are any questions, please do not hesitate to call me at (916) 929-3323.

PRINCIPALS

- Edward R. Baird, P.E.
- Jack Lonergan, P.E.
- Jerry L. Slinkard, P.E.
- Duane T. Thompson, P.E.
- Alan R. Vail, M.B.A.

ASSOCIATES

- Walter R. Auerbach, P.E.
- Michael R. Conrad, P.E.
- Michael R. Dequine, L.S.
- Michael J. Peloquin


PROJECT MANAGERS

- Brian D. Bouma, P.E.
- Gary Davis, P.E.
- Mark D. Filsinger, L.S.
- Darrell R. Reynolds, P.E.
- Jeffrey D. Thompson, P.E.
- J. Jeffery Potter
- Kyle Masters

BUSINESS OPERATIONS

- John J. Balestrini

Sincerely,


J. Jeffery Potter
Project Manager

cc: Cindy Gnos, City Planning
Rob Tomlinson, Pan Pacific
Jeff Thompson

JJP/pjb/wp0267/clerk.ltr

CONTINUED
FROM 9-17-91
TO 10-1-91

✓