

# **RESOLUTION NO. 91-343**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**MAY 1 4 1991**

ON DATE OF \_\_\_\_\_

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING TENTATIVE MAP FOR PROPERTY LOCATED  
BETWEEN 88TH STREET AND SOUTH WATT AVENUE

(P90-437) (APN: 062-0060-62) (FT)

WHEREAS, the City Council on **MAY 1 4 1991**, 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 Environmental Coordinator has determined that the proposed project will not have the potential to have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission and/or Planning staff 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 herein, as follows:

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- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
  - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
- 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. The City General Plan designates the site Heavy Commercial/ Warehouse.
  - 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 filing of the final map unless a different time for compliance is specifically noted:
    - A. Pay off existing assessments, or file the necessary segregation request and fees to segregate existing assessments.
    - B. Meet all County Sanitation District requirements.
    - C. No access shall be allowed on South Watt Ave.
    - D. Elk Grove Florin Road shall be designated as South Watt Avenue.
    - E. Provide a separate metered water service to each parcel at time of Building Permit.
    - F. Prior to issuance of building permits, the elevations of all buildings and the landscape plan shall be reviewed and approved by the Design Review staff to ensure compatible and quality design in the area.

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7. A note shall be placed on the final map:

The applicant shall comply with the mandatory mitigation measures as required by the Environmental Services Manager and on file with the Planning Division Office (P90-437).

  
MAYOR

ATTEST:

  
CITY CLERK

P90-437.CC

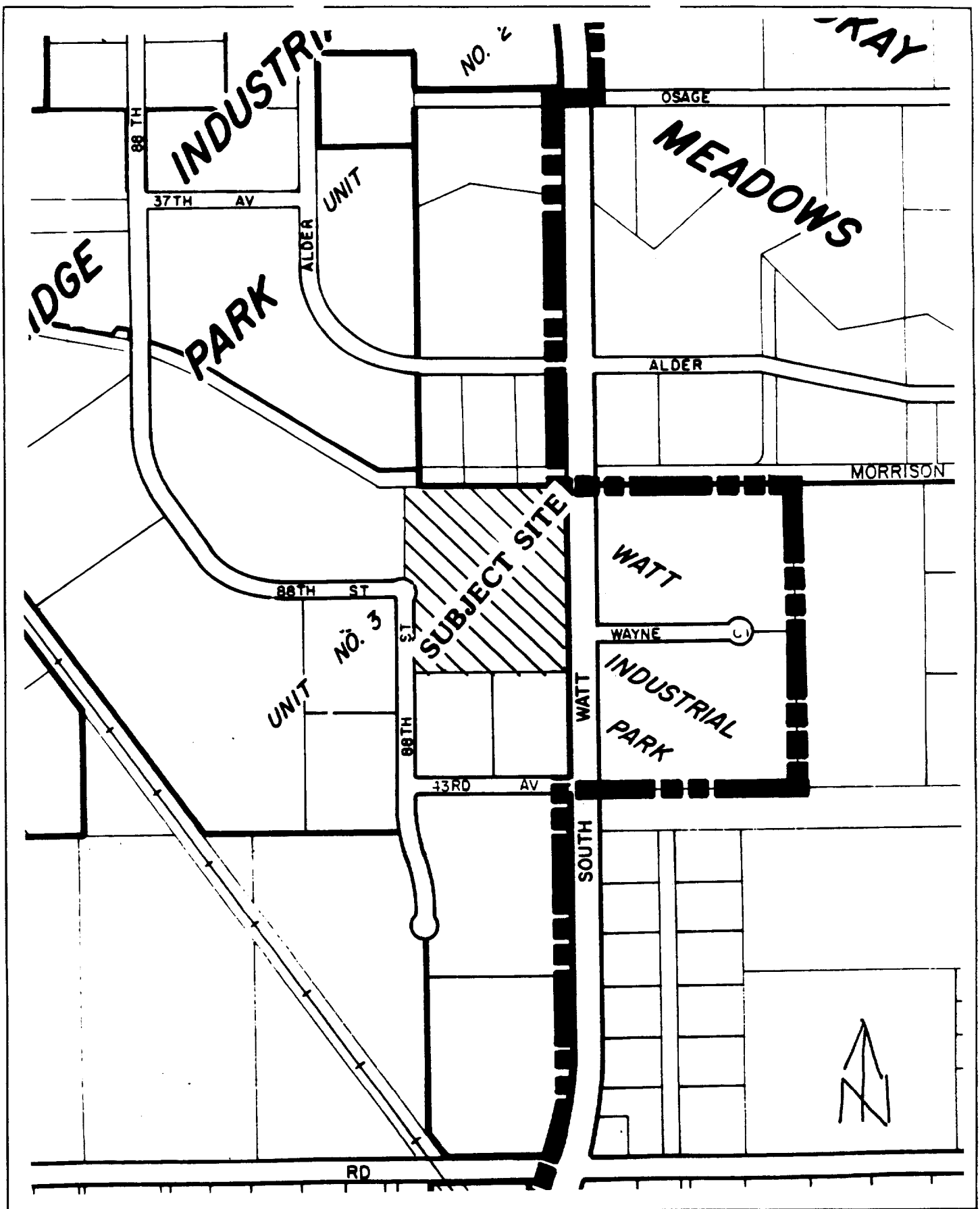
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VICINITY MAP

RESOLUTION

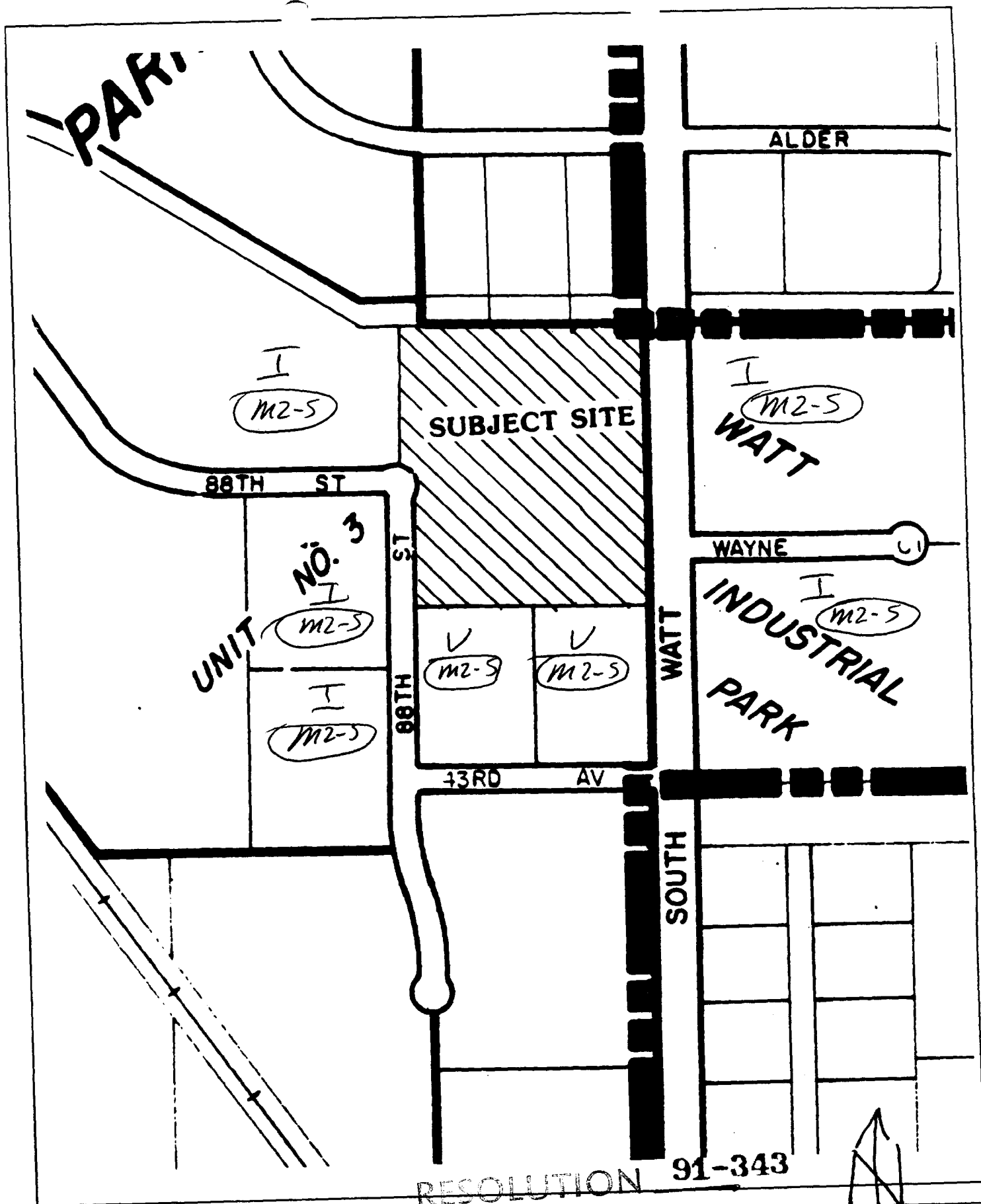
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January 24, 1991

MAY 14 1991

Item No.



LAND USE & ZONING MAP

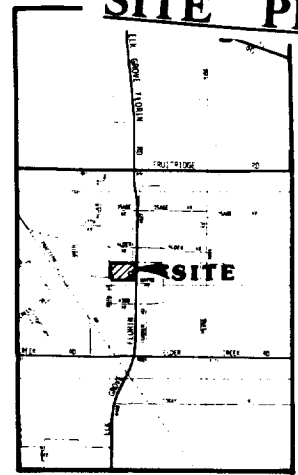
MAY 14 1991



SCALE: 1"=100'

## TENTATIVE PARCEL MA LOT 5 FRUITRIDGE INDUSTRIAL PARK UNIT NO. 3 CITY OF SACRAMENTO OCTOBER 1990

**mp** MORTON & PITALO, INC.  
CIVIL ENGINEERING PLANNING SURVEYING



**VICINITY MAP**  
NO SCALE

**OWNER/DEVELOPER**

FRUITRIDGE JOINT VENTURE ACREAGE !!!  
C/O BUZZ CATES ENTERPRISES  
8401 JACKSON ROAD  
SACRAMENTO, CA 95825

**APPLICANT**

MORTON & PITALO  
1430 ALHAMBRA BLVD.  
SACRAMENTO, CA 95816

**APN**

062-060-602

**AREA**

10.2 ± AC

**ZONING**

M2-S

**GAS**

PG&E

**ELECTRICITY**

SMUD

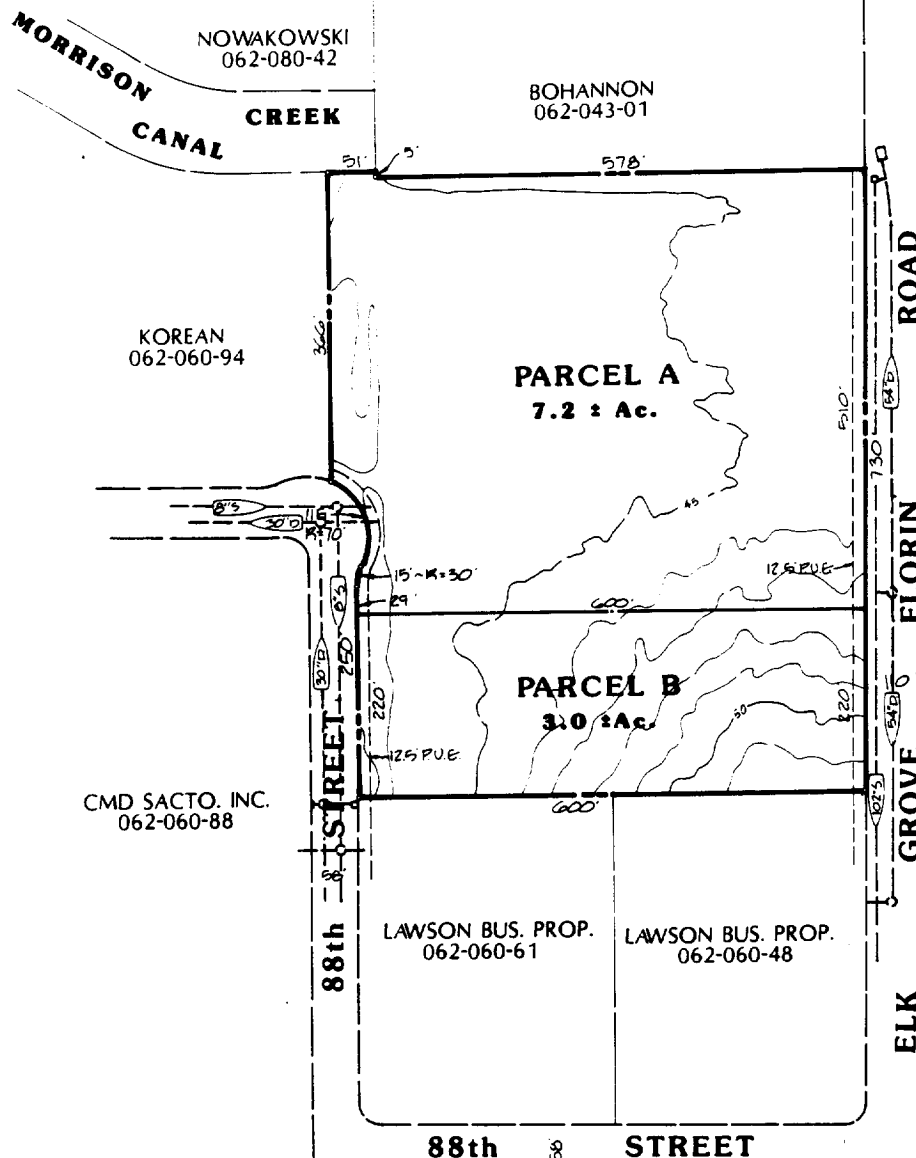
**TELEPHONE**

PACIFIC BELL

**WATER  
SANITARY SEWER  
STORM DRAINAGE**

FIRE  
POLICE  
SCHOOLS  
PARKS & RECREATION

CITY OF  
SACRAMENTO



062-041-27

CITY OF SACTO.  
062-060-83

062-060-85  
CITY OF SACTO.

MASSIE  
062-060-86

PARTINGTON  
062-060-89

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900222

All that certain real property situate in the County of Sacramento, State of California, described as follows:

All of Lot 5 as shown on the plat of Fruitridge Industrial Park Unit No. 3, the official map of which is recorded in the Office of the Recorder of Sacramento County in Book 149 of Maps, Page No. 2 .  
Containing 10.24 acres feet more or less.

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**EXHIBIT "A"**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

A portion of Lots 3 and 4, in Tract 16, a portion of Tract 33, and a portion of Lots 65 and 66 in Tract 32, together with a portion of 16th Avenue (formerly Laurel Avenue) lying east from Franklin Boulevard (formerly Lower Stockton Road), as shown on the "Supplemental Plat Showing Louisiana Tract", filed June 21, 1892, in Book 3 of Maps, Map No. 5, Sacramento County Records, and particularly described as follows:

BEGINNING at a point in the line common to said Lots 3 and 4 at the southwest corner of that certain parcel of land conveyed to the State of California by deed dated April 2, 1959, and recorded in Book 3773 at Page 425, Official Records of Sacramento County; thence, FROM SAID POINT OF BEGINNING, along the westerly line of said parcel of land, North 09°06'55"West 83.62 feet to the northwest corner thereof; thence, along the westerly prolongation of the north line of said parcel of land, South 89°43'00"West 199.97 feet to the easterly line of Franklin Boulevard (formerly Lower Stockton Road); thence, along said last-named line, South 11°31'43"East 516.80 feet to the southwest corner of that certain parcel of land described as Parcel 4 in the Deed to BOKAN EQUIPMENT, dated May 10, 1960, and recorded June 29, 1960, in Volume 4077 at Page 929, Official Records of Sacramento County; thence, along the southerly line of said parcel of land, North 82°37'47"East 186.77 feet to the southwest corner of that certain parcel of land conveyed to the State of California by deed recorded November 19, 1958, in Book 3637 at Page 282, Official Records of Sacramento County; thence, along the westerly line of the last-named parcel, North 10°55'36"West 180.00 feet to the northwest corner thereof, a point in the south line of 16th Avenue (formerly Laurel Avenue); thence, continuing North 10°55'36"West, along the westerly line of the property of the State of California, a distance of 163.21 feet to an angle point therein; thence, continuing along the aforesaid westerly line, North 09°06'55"West 64.66 feet TO THE POINT OF BEGINNING, and containing 2.197 acres of land, more or less.

All distances are geodetic (ground) distances and all bearings are referred to the California Coordinate System, Zone 2.

Prepared by:

*Timothy S. Train*  
Timothy S. Train

Licensed Surveyor No. 2457  
November 6, 1990



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