

RESOLUTION NO. 91-547

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUL 16 1991

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE
SOUTHWEST CORNER OF MAIN AVENUE AND BELOIT DRIVE**

(P91-049) (APN: 238-0011-013)

WHEREAS, the City Council on JUL 16 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 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 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. Both the City General Plan and the 1984 North Sacramento Community Plan designate the subject site for industrial 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 filing of the final map unless a different time for compliance is specifically noted:
 - A. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - B. Meet all County Sanitation District requirements;
 - C. Place a note on the final map: Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office P91-049);
 - D. Place a note on final map: Sewer and metered water services to be purchased and installed at time of obtaining building permits;

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- E. Applicant may file a Certificate of Compliance and Parcel Map waiver in lieu of a Final Parcel Map.

Aune Budin
MAYOR

ATTEST:

Talvin A. Burrows
CITY CLERK

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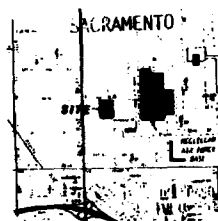
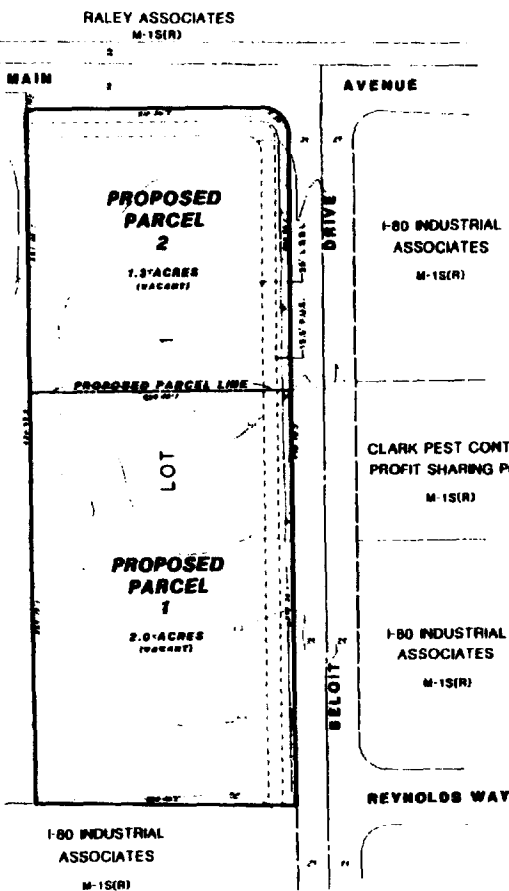
TENTATIVE PARCEL MAP for **LOT 1 OF I-80 INDUSTRIAL PARK** City of Sacramento, California

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THE BOUNDARY, EASEMENTS
 AND TOPOLANDS SHOWN ON
 THIS TENTATIVE MAP HAVE
 BEEN PREPARED BY AN LICENSED
 SURVEYOR OF THE STATE OF
 CALIFORNIA AND ARE INTENDED FOR
 TENTATIVE MAP PURPOSES ONLY

Harold A. Meyer
 HAROLD A. MEYER, L.S. 1011

COHEN
 M-15(R)



OWNER, LESSOR, AND ASSOCIATES:
 I-80 INDUSTRIAL ASSOCIATES
 2 NORTH SECOND STREET, SUITE 750
 SAN JOSE, CA 95131

DEVELOPER:
 THE SPINK CORPORATION
 2330 VENTURE GARDEN WAY
 SACRAMENTO, CA 95833

MANAGING PARCEL NUMBER:
 230-0011-013

EXISTING USE AND ZONE:
 VACANT INDUSTRIAL, M-15(R)

PROPOSED USE AND ZONE:
 FUTURE INDUSTRIAL, M-15(R)

ACRES: 3.5 ACRES (TOTAL)
 PROPOSED PARCEL 1: 2.0 AC.
 PROPOSED PARCEL 2: 1.5 AC.

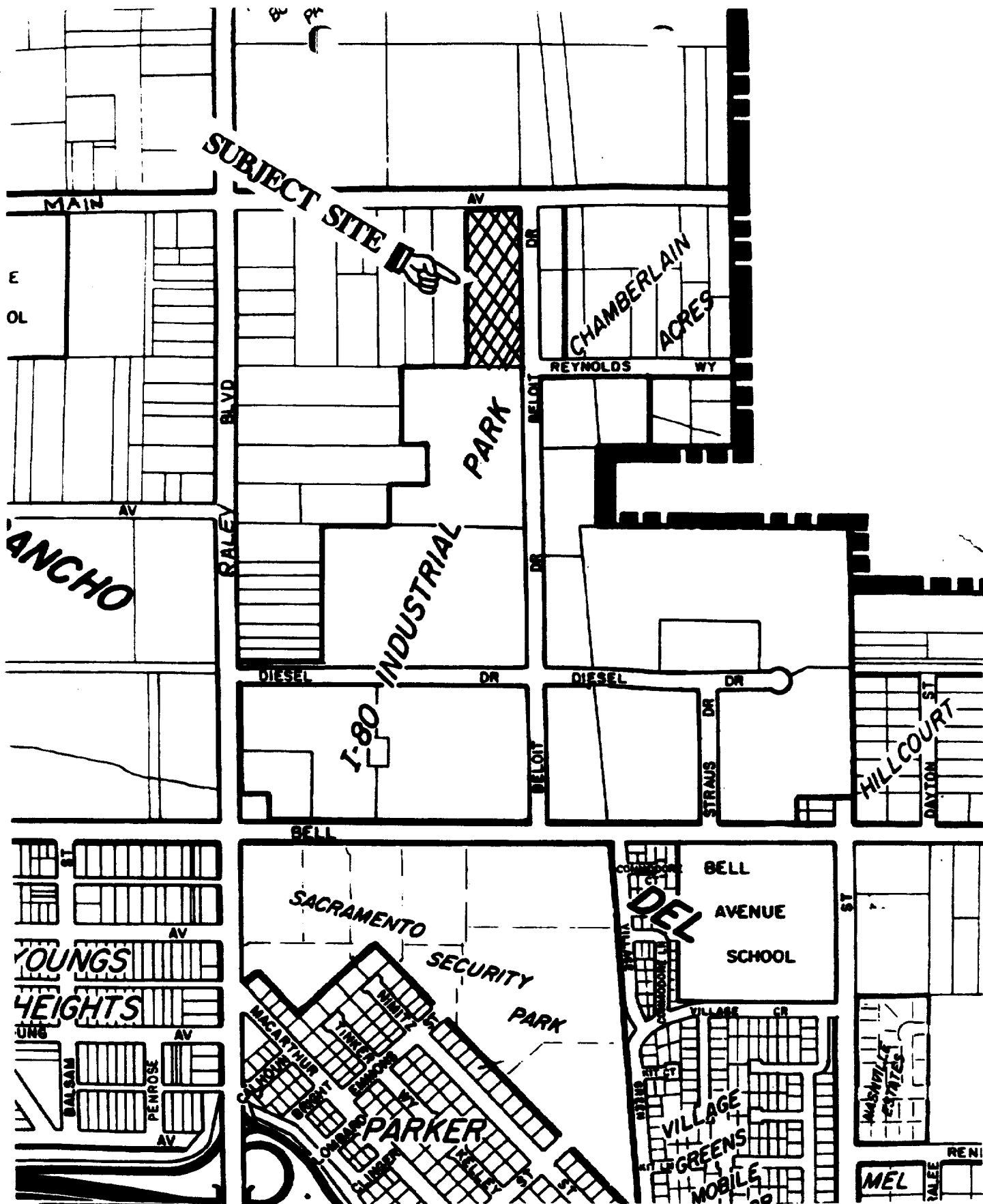
UTILITIES:
 IMPROVEMENTS: CITY OF SACRAMENTO
 WATER: CITY OF SACRAMENTO
 SEWER: CITY OF SACRAMENTO
 DRAINAGE: CITY OF SACRAMENTO
 ELECTRICITY: S.W.M.D.
 GAS: PACIFIC GAS & ELECTRIC
 TELEPHONE: PACIFIC BELL
 FLOOD DISTRICT: ARNOLD
 FIRE DISTRICT: SACRAMENTO
 PARK DISTRICT: CITY OF SACRAMENTO

FEBRUARY, 1991



THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

Exhibit A



VICINITY MAP RESOLUTION 91-547

