(27)

CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

June 2, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115)

2. Tentative Map (P82-114)

LOCATION: East side of Pell Circle, approximately 100' north of Dubois Avenue

SUMMARY

This is a request to divide a 2.33 acre site into three industrial parcels. The purpose of the division is to allow the future construction of three separate buildings. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject tentative map does not require review by the Planning Commission because there are no concurrent requests for rezoning, special permit, or plan amendment. The project is, therefore, being transmitted directly to the City Council for consideration.

The surrounding land use and zoning are as follows:

North: Industrial; and M-1-S-R
South: Industrial; and M-1-S-R
East : Single Family; and R-1
West : Industrial; and M-1-S-R

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

Staff has no objection to the proposed parcel split because the sites are large enough to accommodate a building. However, the site is in the M-1-S-R zone which will require approval of building plans by the Planning Commission. Any building

will have to meet all zoning requirements such as parking, 50% shading, landscaping, etc. In addition, all building code requirements must be met.

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 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
P82-114

June 9, 1982
District No. 2

RESOLUTION No. 82-412

Adopted by The Sacramento City Council on date of

APPROVED BY THE CITY COUNCIL
JUN 9 1982
OFFICE OF THE CITY CLERK

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED ON EAST SIDE OF PELL CIRCLE, 100 FEET NORTH OF DUBOIS AVENUE (APN: 237-400-15)(P-82-114)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located on east side of Pell Circle, 100 feet north of Dubois Avenue,
(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 June 9, 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 North Norwood Community Plan in that the plans designate the subject site for heavy commercial or industrial uses.

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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section 15115.

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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. 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:

The Tentative Map be approved subject to the following conditions:

1. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments.

2. Indicate reciprocal sewer, drainage, water and access easements for parcel 3.

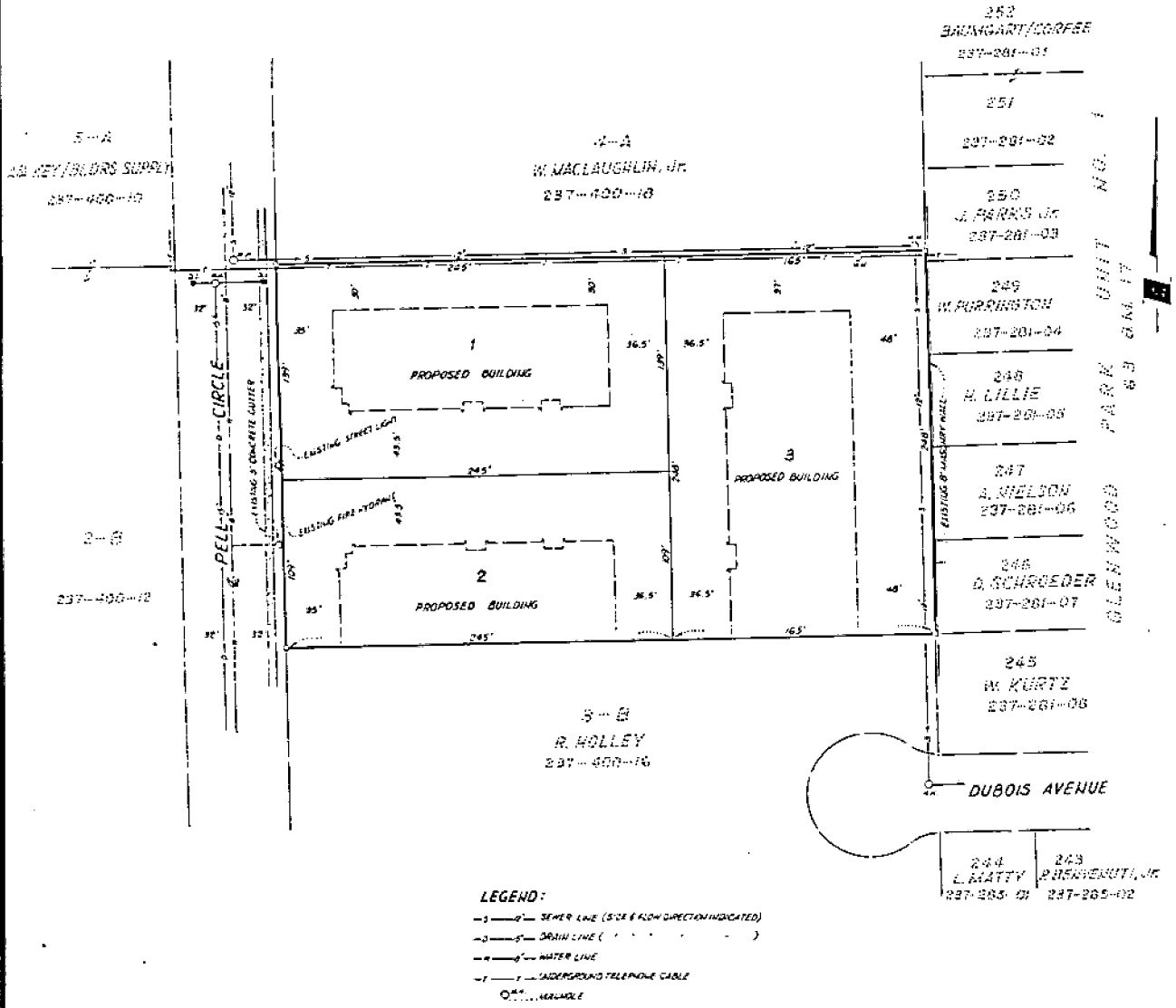
MAYOR

ATTEST:

CITY CLERK

P82-114

#27



TENTATIVE PARCEL MAP

PARCEL 3A OF 48 P.M. 36

(A POR. OF LOT 3, NORWOOD INDUSTRIAL PARK, 102 B.M. 17)

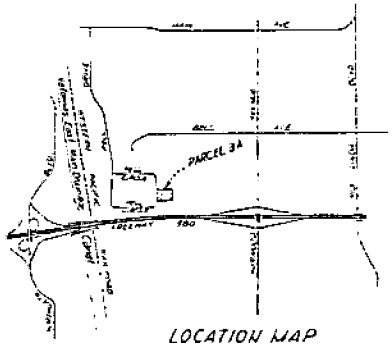
CITY OF SACRAMENTO, CALIFORNIA

MARCH 1982 SCALE: 1" = 50'

MURRAY SMITH AND ASSOCIATES

OWNER:	RON FOSTER 3626 SIESTA LANE FAIR OAKS, CA 95628 PHONE: 961-2272
SUBDIVIDER:	SAME AS ABOVE
ENGINEER:	MURRAY SMITH & ASSOCIATES ENGINEERING, INC. 3020 EXPLORER DRIVE SACRAMENTO, CA 95827 PHONE: 361-0444
IMPROVEMENTS:	AS REQUIRED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
EXISTING USE:	VACANT
PROPOSED USE:	THREE WAREHOUSE/ OFFICE BUILDINGS
EXISTING ZONING:	M-1-S-R
ASSESSOR'S PARCEL NO:	237-400-15
SEWAGE DISPOSAL:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	SACRAMENTO FIRE DEPARTMENT
ACREAGE:	2.33 ACRES NET
NO. OF LOTS:	THREE
LOT SIZE:	AS SHOWN

NOTE: THIS PROPERTY IS BASICALLY FLAT WITH NO UNUSUAL TOPOGRAPHIC FEATURES.



LOCATION MAP
NOT TO SCALE

P 82114

SACRAMENTO CITY
PLANNING DEPARTMENT
725 J STREET
SACRAMENTO, CA. 95814
TELEPHONE (916) 449-5604

PLANNING DEVELOPMENT PERMIT

P P 82113

Application date _____

Project Location East side of Pell Circle, approx. 100' north of Dubois
Assessor Parcel No. 237-400-15 Comm. Pln. North Norwood
Owner R/Foster Phone No. _____
Address 4626 Siesta Lane, Fair Oaks CA 95628
Applicant Murry Smith & Associates Phone No. 361-0444
Address 3020 Explorer Drive, Sacramento 95827
Signature _____ CPC Mtg. Date FT

REQUESTED ENTITLEMENTS	Commission Action/Date	Council Action/Date	Filing Fees
☒ Environ. Determination: Neg. Dec. ___, Exempt 15115			$
☐ General Plan Amend		Res.	$
☐ Community Plan Amend		Res.	$
☐ Rezone		Ord.	$
☒ Tentative Map to divide 2.3+ vacant acres into 3 parcels in the Light Industrial M-1(S)-R zone.		Res.	$
☐ Special Permit			$
☐ Variance			$
☐ Plan Review			$
☐ PUD		Res.	$
☐ Other			$
		NOTIFICATION AND POSTING	$
		FEE TOTAL	$
		Receipt No.	
		By/date	

Permit Sent to Applicant: _____ Date By: _____ Sec. to Planning Commission

Key to Actions

R - Ratified
Cd - Continued
A - Approved
AC - Approved w/Conditions
AA - Approved w/Amended Conditions
D - Denied
RD - Recommend Denial
RA - Recommend Approval
RAC - Recommend Approval w/Conditions
RAA - Recommend Approval w/Amended Conditions
IAF - Intent to Approve based on Findings of Fact
AFF - Approved based on Findings of Fact
RPC - Return to Planning Commission
CSR - Condition indicated on attached Staff Report

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Gold - applicant Receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P P 82114

June 16, 1982

R. Foster
4626 Siesta Lane
Fair Oaks CA 95628

Dear Mr. Foster:

On June 9, 1982, the Sacramento City Council took the following action(s) for property located on the eastside of Pell Circle, 100 feet north of Dubois (D2) (P82-114):

> Adopt Resolution No. 82-412 adopting Findings of Fact and approving a Tentative Map to divide 2.31 vacant acres into three parcels in the Light Industrial M-1(S)-R Zone with conditions.

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

Sincerely,

Anne Mason
Assistant City Clerk

LM/mlt/27
Enclosure

cc: Planning Department
Murry Smith & Associates, 3020 Explorer Drive, 95827