

24



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**  
NOV 18 1981

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5804

MARTY VAN DUYN  
PLANNING DIRECTOR

November 18, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115)  
2. Tentative Map (P-9573)

LOCATION: West side of 9th Street between I and J Streets

SUMMARY

This is a request to establish an approved six-story office building as a condominium. The purpose of the division is to allow sale or leasing of individual airspace office units. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject request does not necessitate review by the Planning Commission because there are no concurrent applications that require review by the Commission.

Surrounding Land Use and Zoning:

- North: City Library; C-3
- South: Commercial; C-3
- East: City Park; C-3
- West: Offices/Commercial; C-3

**APPROVED**  
BY THE CITY COUNCIL

NOV 24 1981

OFFICE OF THE  
CITY CLERK

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.

On March 12, 1981 the Planning Commission approved a special permit to allow 17 parking spaces that will be used in conjunction with the proposed office building. The project has also been reviewed and approved by the Architectural Review Board.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee recommends approval of the tentative map subject to the following condition:

The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the City Code along 9th Street. Bonds, private contract and engineering shall be provided prior to filing of final map. This condition shall be satisfied prior to filing final map.

If the Council agrees with the recommendation, the proper action would be to adopt 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:bw  
Attachments  
P-9573

November 24, 1981  
District No. 1

RESOLUTION No. 81-872

Adopted by The Sacramento City Council on date of

NOVEMBER 24, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR OLD WORLD CENTER (APN: 006-036-06) (P-9573)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at west side of 9th Street between I and J Streets (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 November 24, 1981 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 Central City Community Plan in that the plans designate the subject site for Commercial.
- 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
- 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.

APPROVED BY THE CITY COUNCIL

NOV 24 1981

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OFFICE OF THE CITY CLERK

- 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 condition:

The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the City Code along 9th Street. Bonds, private contract and engineering shall be provided prior to filing of final map. This condition shall be satisfied prior to filing final map.

\_\_\_\_\_  
MAYOR

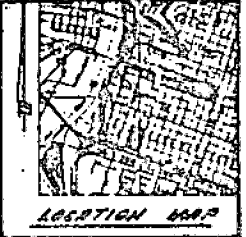
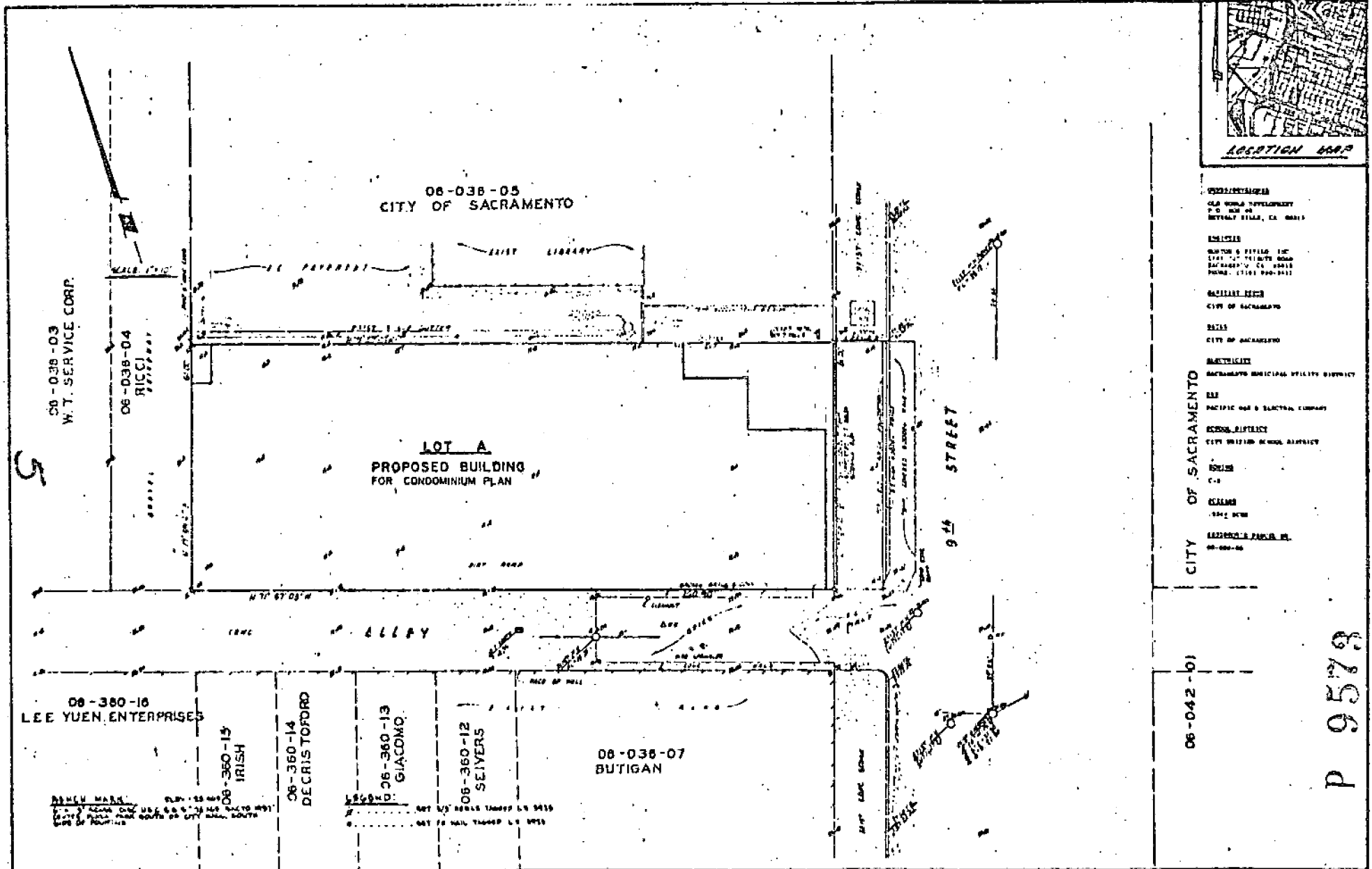
ATTEST:

\_\_\_\_\_  
CITY CLERK

P-9573

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**OWNER/DEVELOPER**  
 OLD WORLD DEVELOPMENT  
 P.O. BOX 48  
 BEVILHILL HILLS, CA 95815

**ENGINEER**  
 MORTON & PITALO, INC.  
 1100 "L" STREET SOUTH  
 SACRAMENTO, CA 95811  
 PHONE: (916) 940-5111

**UTILITY AGENCIES**  
 CITY OF SACRAMENTO

**TITLE**  
 CITY OF SACRAMENTO

**MUNICIPALITY**  
 SACRAMENTO MUNICIPAL UTILITY DISTRICT

**EM**  
 PACIFIC GAS & ELECTRIC COMPANY

**SCHEMATIC DISTRICT**  
 CITY UTILITIES DEPARTMENT

**PLANS**  
 C-1

**SCALE**  
 1/4" = 1'-0"

**DESIGNER'S PANEL NO.**  
 06-042-01

P 9573

SHEET NO. 06	SCALE: 1/4" = 1'-0"	PROJECT NO. 06-038-05	CLIENT NO. 06-038-05	DATE 11/15/88	DRAWN BY J.P.	CHECKED BY J.P.	PROJECT NO. 06-038-05	CLIENT NO. 06-038-05	DATE 11/15/88	DRAWN BY J.P.	CHECKED BY J.P.	<b>TENTATIVE MAP</b> <b>OLD WORLD CENTER</b> CITY OF SACRAMENTO, CALIFORNIA		SHEET NO. 06
												<b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING PLANNING SURVEYING		SHEET NO. 06



CITY OF SACRAMENTO  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

NOV 2 8 41 AM '81

P-9573

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CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 448-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 30, 1981

HRG: 11-24-81  
FCA DATE: 12-1-81

cc: Van Duyn  
Carstean  
Miller  
Jee

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Leslie Oldridge *LO*  
SUBJECT: Request to Set Public Hearings

Please schedule the following items for City Council hearings. All necessary support material is attached (including ads for Fast Track Tentative Maps).

1. P-9545 Various requests for property located at 817 14th Street. (D4) FT  
APN: 006-055-10
  - a. Subdivision Modification to waive street lights;
  - b. Tentative Map to divide .04+ vacant acre into one airspace condominium lot for future office development, located in C-2 zone.
  
2. P-9544 Various requests for property located at the northeast corner of Stockton Boulevard and Fowler Avenue. (D6) FT  
APN: 040-031-25
  - a. Subdivision Modification to waive water and sewer services;
  - b. Tentative Map to divide 5+ vacant acres located in C-2 zone into three parcels.
  
3. P-9573 Tentative Map to create a single lot (0.3+ acre) airspace office condominium in C-3 zone. Location: 9th Street between "I" and "J" Streets. (D-1) FT  
APN: 006-036-06

4. P-9381 Various requests for property located at 2400 Manning Street. (D1)\* FT  
APN: 277-042-50
- a. Subdivision Modification to waive street frontage improvements;
  - b. Tentative Map to divide 1+ acre into 2 parcels in M-1 Light Industrial zone.

10  
attachments

\* This district will change to D2 after November 17, 1981 meeting.

# SACRAMENTO CITY PLANNING DEPARTMENT 24

Application Information

Application taken by/date: \_\_\_\_\_

Project Location 9th Street between "I" and "J" Streets P N<sup>o</sup> 9573

Assessor Parcel No. 006-036-06

Owners Old World Development Company Phone No. (213) 477-1991

Address 10960 Wilshire Boulevard, Los Angeles, CA 90024

Applicant Morton & Pitalo, Inc. Phone No. 920-2411

Address 1767 "J" Tribute Road, Sacramento, CA 95815

Signature \_\_\_\_\_ C.P.C. Mtg. Date 11-12-81

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

**Filing Fees**

	Commission date	Council date		Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Exempt 15115</u>	_____	_____	\$	<u>25.00</u>
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$	_____
_____	_____	Res. _____		
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$	_____
( ) _____	_____	Res. _____		
<input type="checkbox"/> Rezone _____	_____	_____	\$	_____
_____	_____	Ord. _____		
<input checked="" type="checkbox"/> Tentative Map <u>to create a single lot (0.3+ ac.)</u> <u>airspace office condominium in C-3 zone</u>	_____	_____	\$	<u>135.00</u>
_____	_____	Res. _____		
<input type="checkbox"/> Special Permit _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Variances _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Plan Review _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> PUD _____	_____	_____	\$	_____
_____	_____	_____		
<input checked="" type="checkbox"/> Other <u>Posting &amp; Notification</u>	_____	_____	\$	<u>36.00</u>
_____	_____	_____		

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_ By: \_\_\_\_\_ Sec. to Planning Commission RECEIPT NO. \_\_\_\_\_ By/date \_\_\_\_\_

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

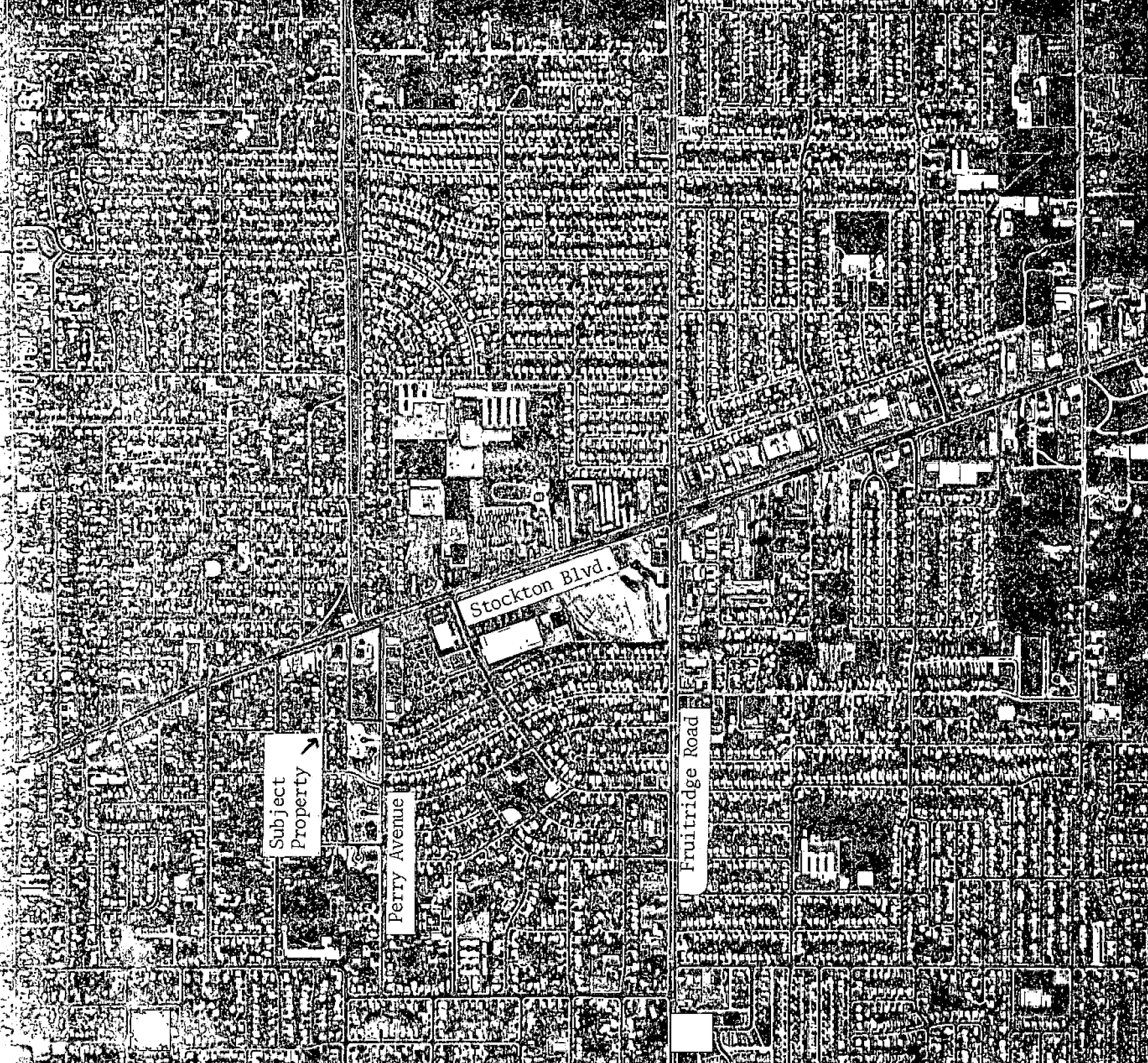
NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.



EXHIBITS TO PRESENTATION ON  
PROPERTY LOCATED IN THE  
NORTHWEST CORNER OF PERRY AVENUE  
AND STOCKTON BOULEVARD

T A B L E O F C O N T E N T S

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
"A"	Aerial view of property located in the northwest corner of Perry Avenue and Stockton Blvd
"B"	Site Plan
"C"	1979 Planning Commission report staff evaluation and city council resolution
"D"	Fruitridge Oaks Business Park
"E"	June 4, 1981 newspaper article



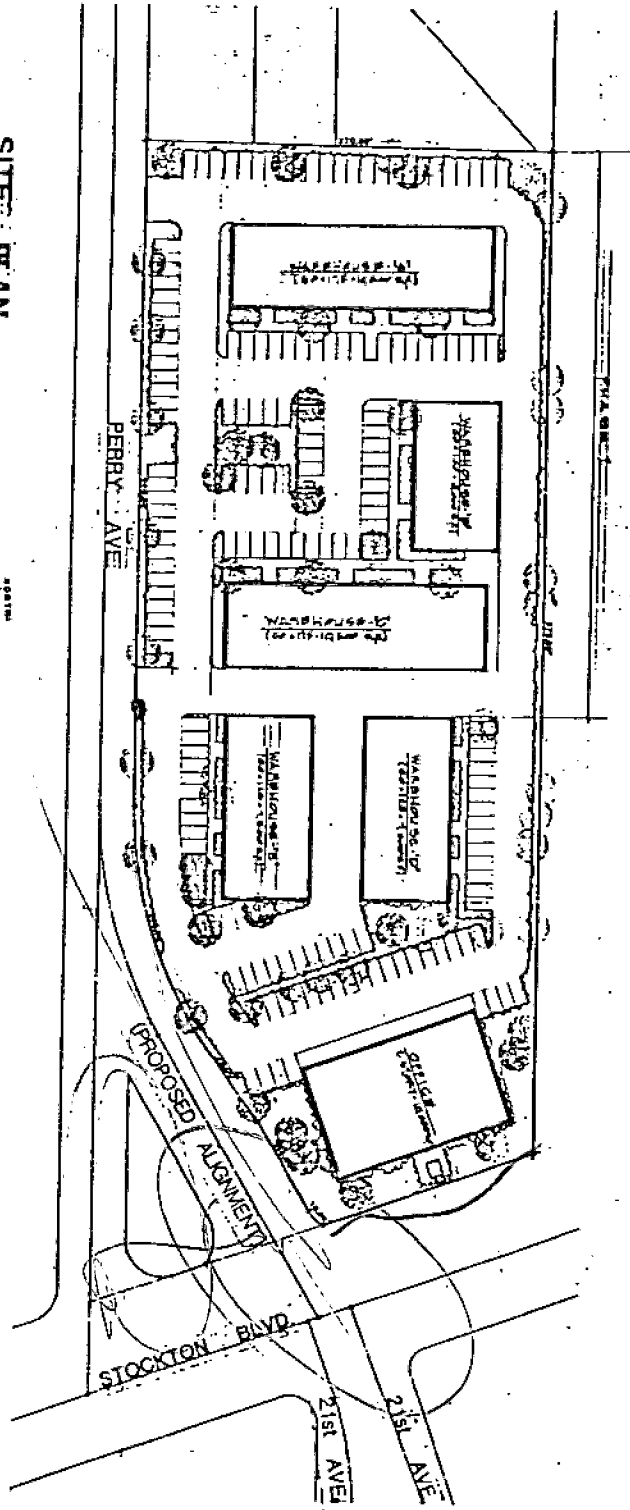
76



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# SITE PLAN

Scale: 1" = 40'



**LEGEND**

Site Area	1/8" = 1' = 10'
Building Area	1/8" = 1' = 10'
Warehouse #1	1/8" = 1' = 10'
Warehouse #2	1/8" = 1' = 10'
Warehouse #3	1/8" = 1' = 10'
Warehouse #4	1/8" = 1' = 10'
Warehouse #5	1/8" = 1' = 10'
Warehouse #6	1/8" = 1' = 10'
Warehouse #7	1/8" = 1' = 10'
Warehouse #8	1/8" = 1' = 10'
Warehouse #9	1/8" = 1' = 10'
Warehouse #10	1/8" = 1' = 10'
Warehouse #11	1/8" = 1' = 10'
Warehouse #12	1/8" = 1' = 10'
Warehouse #13	1/8" = 1' = 10'
Warehouse #14	1/8" = 1' = 10'
Warehouse #15	1/8" = 1' = 10'
Warehouse #16	1/8" = 1' = 10'
Warehouse #17	1/8" = 1' = 10'
Warehouse #18	1/8" = 1' = 10'
Warehouse #19	1/8" = 1' = 10'
Warehouse #20	1/8" = 1' = 10'
Warehouse #21	1/8" = 1' = 10'
Warehouse #22	1/8" = 1' = 10'
Warehouse #23	1/8" = 1' = 10'
Warehouse #24	1/8" = 1' = 10'
Warehouse #25	1/8" = 1' = 10'
Warehouse #26	1/8" = 1' = 10'
Warehouse #27	1/8" = 1' = 10'
Warehouse #28	1/8" = 1' = 10'
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Warehouse #32	1/8" = 1' = 10'
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Warehouse #36	1/8" = 1' = 10'
Warehouse #37	1/8" = 1' = 10'
Warehouse #38	1/8" = 1' = 10'
Warehouse #39	1/8" = 1' = 10'
Warehouse #40	1/8" = 1' = 10'
Warehouse #41	1/8" = 1' = 10'
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Warehouse #47	1/8" = 1' = 10'
Warehouse #48	1/8" = 1' = 10'
Warehouse #49	1/8" = 1' = 10'
Warehouse #50	1/8" = 1' = 10'
Warehouse #51	1/8" = 1' = 10'
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Warehouse #65	1/8" = 1' = 10'
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Warehouse #82	1/8" = 1' = 10'
Warehouse #83	1/8" = 1' = 10'
Warehouse #84	1/8" = 1' = 10'
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Warehouse #88	1/8" = 1' = 10'
Warehouse #89	1/8" = 1' = 10'
Warehouse #90	1/8" = 1' = 10'
Warehouse #91	1/8" = 1' = 10'
Warehouse #92	1/8" = 1' = 10'
Warehouse #93	1/8" = 1' = 10'
Warehouse #94	1/8" = 1' = 10'
Warehouse #95	1/8" = 1' = 10'
Warehouse #96	1/8" = 1' = 10'
Warehouse #97	1/8" = 1' = 10'
Warehouse #98	1/8" = 1' = 10'
Warehouse #99	1/8" = 1' = 10'
Warehouse #100	1/8" = 1' = 10'

**SITE PLAN**  
**FRUITRIDGE OAKS BUSINESS PARK**

DATE	1/1/2017
SCALE	1" = 40'
PROJECT	FRUITRIDGE OAKS BUSINESS PARK
CLIENT	FRUITRIDGE OAKS BUSINESS PARK
DESIGNER	Ogren, Juarez and Givas
PROJECT NO.	17-001
DATE	1/1/2017
SCALE	1" = 40'
PROJECT	FRUITRIDGE OAKS BUSINESS PARK
CLIENT	FRUITRIDGE OAKS BUSINESS PARK
DESIGNER	Ogren, Juarez and Givas
PROJECT NO.	17-001

**Ogren, Juarez and Givas**  
 ARCHITECTS AND PLANNERS  
 2017 "A" Design Excellence in YUMA, AZ  
 9700 W. GILBERT AVENUE, SUITE 100, GILBERT, AZ 85225  
 480.499.1540

24

CITY PLANNING COMMISSION

915 "I" STREET . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corp., P.O. Box 2511, Sacramento, CA	95811
OWNER	Capital Freight Lines, P.O. Box 105, Manteca, CA	95336
PLANS BY	Spink Corp., P.O. Box 2511, Sacramento, CA	95811
FILING DATE	4-20-79	50 DAY CPC ACTION DATE
REPORT BY	BH:lc	
NEGATIVE DEC.	6-4-79	EIR
ASSESSOR'S PCL. NO.	022-280-07	

APPLICATION: 1. Environmental Determination  
2. Tentative Map

LOCATION: Northwest corner of Stockton Blvd. and Perry Avenue

PROPOSAL: The applicant proposes to divide 12.3+ acres into 38 single family lots and one commercial lot (4.4+ acres)

PROJECT INFORMATION:

General Plan Designation (1974):	Residential & Commercial Offices
Fruitridge Community Plan (1965):	Light density residential, shopping or commercial
Existing Zoning of Site:	R-1 and C-4
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-1
South:	Residential; R-1
East:	Commercial; C-2
West:	Residential; R-1
Property Dimensions:	Irregular Shaped Area: 12.3+ acres
Density of Development:	4.8 units/gross acre
Average Lot Size:	58' x 105' (interior lots) 75' x 105' (corner lots)
Topography:	Flat
Street Improvements:	To be provided
Existing Utilities:	Available to the site
School Districts:	Sacramento City School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1979 the Committee recommended approval of the tentative map by a vote of 8 ayes and 1 abstaining, subject to the following conditions:

1. Applicant shall dedicate a 58 ft. right-of-way for the realignment of Perry Avenue, subject to the review and approval of the Traffic Engineer.
2. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer (may require off-site extensions).
3. Applicant shall provide the standard subdivision improvements as per the requirements of the Subdivision Ordinance (Section 40.811).
4. Applicant shall provide street lights as per the requirements of the Subdivision Ordinance (Section 40.811).

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5. Applicant shall name all streets to the satisfaction of the Planning Director.
6. Minimum radius of street centerline: 44' R.O.W. = 200' R, 50' R.O.W. = 250' R, 58' R.O.W. = 300' R, 54' R.O.W. = 400' R, 80' R.O.W. = 600' R, 90' R.O.W. = 1000' R, 110' R.O.W. = 1000' R, 124' R.O.W. = 1500 R.
7. Minimum radius of property lines at corners = 20' R.
8. Minimum R.O.W. radius for cul-de-sac bulb = 40' R.
9. For knuckles (sharp turns in the street) a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the R.O.W. line.
10. All street intersections shall be perpendicular.
11. Minimum offset of intersections = 120'

STAFF EVALUATION: The staff has the following comments regarding the proposal:

1. The Traffic Engineer is recommending that the applicant dedicate a 58 ft. right-of-way for the realignment of Perry Avenue (Exhibit C). The applicant is willing to provide the City with an irrevocable offer of dedication (I.O.D.) for the 58 ft. right-of-way. When the City decides to build the proposed realignment, there will be a small island left over between the future street and the existing Perry Avenue. The Traffic Engineer has indicated that when the realignment is started, that a portion of Perry Avenue will be abandoned and the land will be reverted back to the adjacent owners.

To insure that no buildings are built on the corner piece (island area), staff recommends that a note be placed on the final map that indicates the following:

No building permits shall be issued for the southeast corner (island area) of the C-4 parcel, until the City initiates construction of the proposed 21st Street realignment and the lower portion Perry Avenue right-of-way is abandoned. Parking and landscaping will be allowed on an interim basis, until the street realignment is initiated.

2. The single family portion of the proposal is consistent with the lot size in the surrounding neighborhoods.
3. The proposal is consistent with the General Plan and Community Plan in that they both indicate the site for residential and commercial uses.

STAFF RECOMMENDATION:

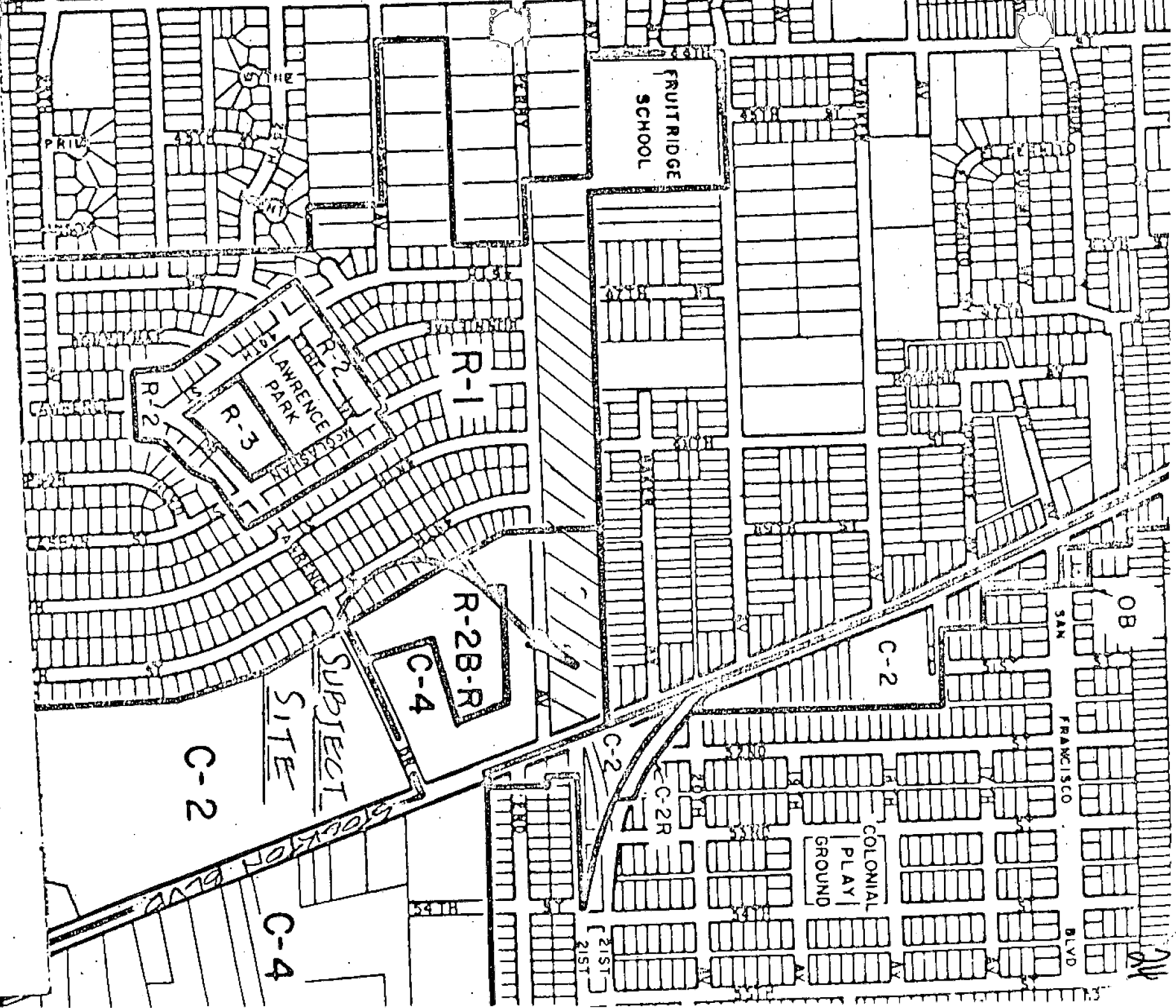
1. The Negative Declaration be ratified.
2. The tentative map be approved subject to the following conditions:
  - a. Applicant shall provide the City of Sacramento an I.O.D. for a 58 ft. right-of-way for the realignment of Perry Avenue subject to the review and approval of the City Traffic Engineer.
  - b. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer (may require off-site extensions).
  - c. Applicant shall provide the standard subdivision improvements as per the requirements of the Subdivision Ordinance (Section 40.811).
  - d. Applicant shall provide street lights as per the requirements of the Subdivision Ordinance (Section 40.811).
  - e. Applicant shall name all streets to the satisfaction of the Planning Director.
  - f. Minimum radius of street centerline: 44' R.O.W. = 200' R, 50' R.O.W. = 250' R, 58' R.O.W. = 300' R, 54' R.O.W. = 400' R, 80' R.O.W. = 600' R, 90' R.O.W. = 1000' R, 110' R.O.W. = 1000' R, 124' R.O.W. = 1500' R.
  - g. Minimum radius of property lines at corners = 20' R
  - h. Minimum R.O.W. radius for cul-de-sac bulb = 40' R
  - i. For knuckles (sharp turns in the street) a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the R.O.W. line.
  - j. All street intersections shall be perpendicular.
  - k. Minimum offset of intersections = 120'
  - \* 1. No building permit shall be issued for the southeast corner (island area) of the C-4 parcel, until the City initiates construction of the proposed 21st Street realignment and the lower portion of Perry Avenue right-of-way is abandoned. Parking and landscaping will be allowed on an interim basis, until the street realignment is initiated.

BB008

June 28, 1979

Item No. 3

LOCATION PLAN  
NOT TO SCALE





P 8608

June 28, 1979

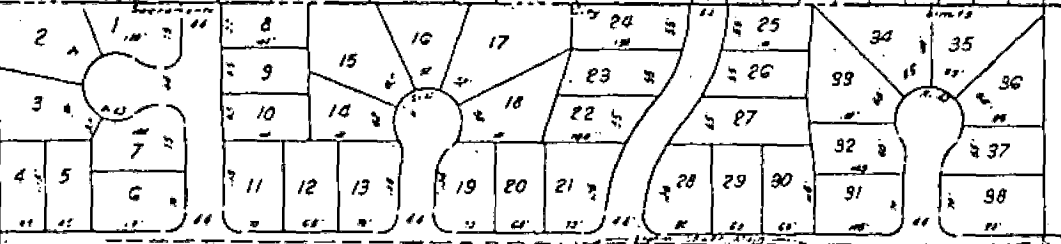
Item No. 3

ROOSEVELT AVE.

BAKER AVE.

PERRY AVE.

SACKETT BLVD.



LOT A  
Existing Commercial  
421 ac. (net)

**NOTE:**

\_\_\_\_\_ 2' Right of Way  
 \_\_\_\_\_ 4' Right of Way  
 \_\_\_\_\_ 6' Right of Way  
 \_\_\_\_\_ City Limit Line

**RECORD OWNER:**

2000 1/2 1st St  
 Sacramento, CA 95811

**SUBDIVIDER:**

2000 1/2 1st St  
 Sacramento, CA 95811

**PROPOSED USE & ZONE:**

R-1.5  
 1st A.C. 1st Class

**EXISTING USE & ZONE:**

Vacant R-1  
 1st A.C.

**WATER SUPPLY:**

A.C. 1st Class

**SEWAGE DISPOSAL:**

Public Sewers

**AVERAGE LOT SIZE:**

11,607 sq. ft. (average)  
 78-80 x 100-105 (corner)

**A.P.N.:**

302-181-01

**ACREAGE:**

12.31 ac.

**PHASING:**

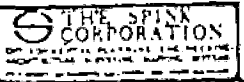
Phasing will be from 1 to 8 Phases

TENTATIVE MAP

**FRUITRIDGE OAKS UNIT 8**

Being a Part of the 6th of Section 24, T4N, R12E, W08W  
 City of Sacramento  
 City Code  
 Section 17.00  
 April 1979

Revised as per S.R.C meeting May 9, 1979



RESOLUTION NO.

Adopted by The Sacramento City Council on date of

JUL 31 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR FRUITRIDGE OAKS UNIT NO. 8 (APN: 27-280-07) (P-8608)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the northwest corner of Stockton Boulevard and Perry Avenue. (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 31, 1979 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 Fruitridge Community Plan in that both plans designate the subject site for residential/commercial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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 or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- 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.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  1. Applicant shall provide the City of Sacramento an I.O.D. for a 58-foot right-of-way for the realignment of Perry Avenue subject to the review and approval of the City Traffic Engineer.
  2. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer (may require off-site extensions).
  3. Applicant shall provide the standard subdivision improvements as per the requirements of the Subdivision Ordinance (Section 40.811).
  4. Applicant shall provide street lights as per the requirements of the Subdivision Ordinance (Section 40.811).
  5. Applicant shall name all streets to the satisfaction of the Planning Director.
  6. Minimum radius of street centerline: 44' R.O.W. = 200' R, 50' R.O.W. = 250' R, 58' R.O.W. = 300' R, 54' R.O.W. = 400' R, 80' R.O.W. = 600' R, 90' R.O.W. = 1,000' R, 110' R.O.W. = 1,000' R, 124' R.O.W. = 1,500' R.
  7. Minimum radius of property lines at corners = 20' R.
  8. Minimum R.O.W. radius for cul-de-sac bulb = 40' R.
  9. For knuckles (sharp turns in the street) a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the R.O.W. line.
  10. All street intersections shall be perpendicular.
  11. Minimum offset of intersections = 120'.
  12. No building permit shall be issued for the southeast corner (island area) of the C-4 parcel, until the City initiates construction of the proposed 21st Street realignment and the lower portion of Perry Avenue right-of-way is abandoned. Parking and landscaping will be allowed on an interim basis, until the street realignment is initiated.

PHILLIP L. ISENBERG

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

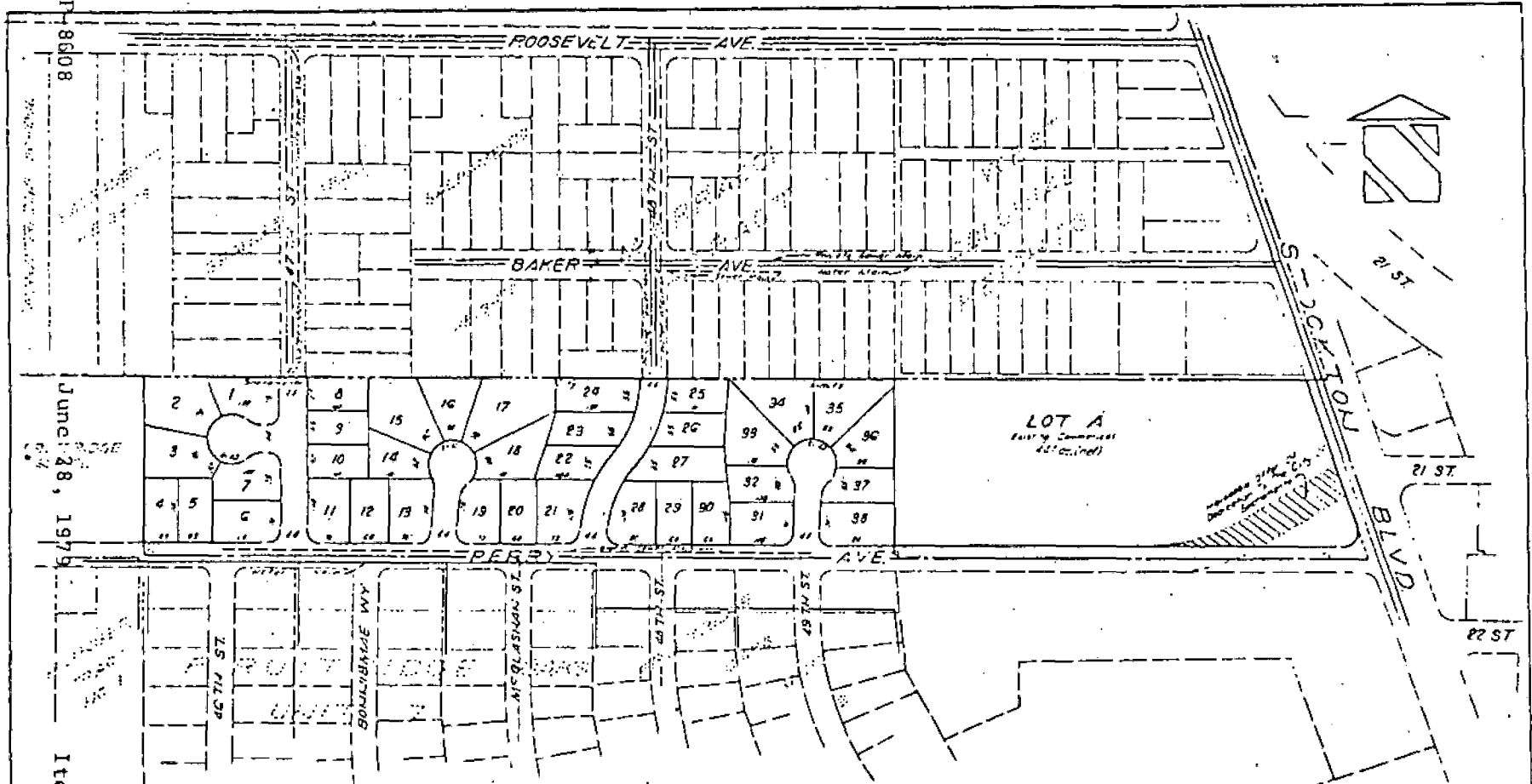
bw

P-8608

CERTIFIED AS TRUE COPY  
of Resolution No. 79-515

4116 1 1979

Deputy City Clerk  
*Lorraine Magana*



8608

June 28, 1979

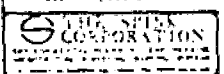
Item No. 3

**NOTE:**  
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**RECORD OWNER:**  
\_\_\_\_\_  
**SUBDIVIDER:**  
\_\_\_\_\_  
**PROPOSED USE & ZONE:**  
\_\_\_\_\_  
**EXISTING USE & ZONE:**  
\_\_\_\_\_  
**WATER SUPPLY:**  
\_\_\_\_\_

**SEWAGE DISPOSAL:**  
\_\_\_\_\_  
**AVERAGE LOT SIZE:**  
\_\_\_\_\_  
**A.P.N.:**  
\_\_\_\_\_  
**ACREAGE:**  
\_\_\_\_\_  
**PHASING:**  
\_\_\_\_\_

TENTATIVE MAP  
**FRUITRIDGE OAKS UNIT 8**  
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 Revised as per S.P.C. meeting May 9, 1979



*Handwritten initials*