

25

APPROVED
BY THE CITY COUNCIL

OCT. 6 1987

OFFICE OF THE
CLERK

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

September 28, 1987

City Council
Sacramento, California

MANAGER'S OFFICE
RECEIVED
SEP 30 1987

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P87-368, FT, APN: 238-130-12)

LOCATION: Southwest corner of Bell Avenue and Astoria Street

SUMMARY

This is a request to subdivide 5+ vacant acres into two parcels located in the Light Industrial (M-1) zone. Staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Commission review can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding land uses and zoning are as follows:

- North: McClellan Air Force Base
- South: Residential: M-1
- East: Residential: M-1
- West: Residential: M-1

The subject site is located south of McClellan Air Force Base and is zoned for light industrial uses. There are no specific users for either parcel. The applicant is requesting parcels of sufficient size for future development of industrial uses.

ENVIRONMENTAL DETERMINATION

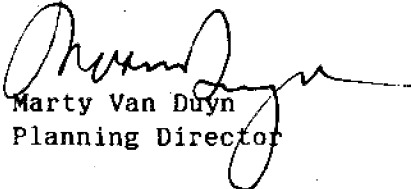
The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommends:

Approving the Tentative Map by adopting the attached Resolution and Findings of Fact.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe City Manager

MVD:SD:rt
attachments

P87-368

RESOLUTION No. 87-829

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHWEST
CORNER OF BELL AVENUE AND ASTORIA STREET

(P87-368) (APN: 238-130-12)

APPROVED
BY THE CITY COUNCIL

OCT. 6 1987

CLERK OF THE

WHEREAS, the City Council on October 6, 1987, held a public hearing on the request for approval of a tentative map for property located at the southwest corner of Bell Avenue and Astoria Street;

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.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Industrial use in the 1984 North Sacramento Community Plan and the proposed map conforms to the plan designation.

- 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; including eastern half cul-de-sac on Barbara Street.
 - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, if necessary.
 - c. Submit a soils test prepared by a registered engineer to be used in street design.
 - d. Dedicate Bell Avenue to a 40 foot halfsection and Astoria to a 30 foot halfsection. Provide 15 feet paved section on opposite lane for both streets.
 - e. Dedicate a standard 12.5 foot Public Utility Easement for overhead and underground electrical facilities and appurtenances adjacent to all public ways.
 - f. Remove all the following to an approved dump site; concrete, asphalt, furniture, to the satisfaction of the Planning Director and City/County Health. Locate and abandon under City/County Health permit any wells on-site.

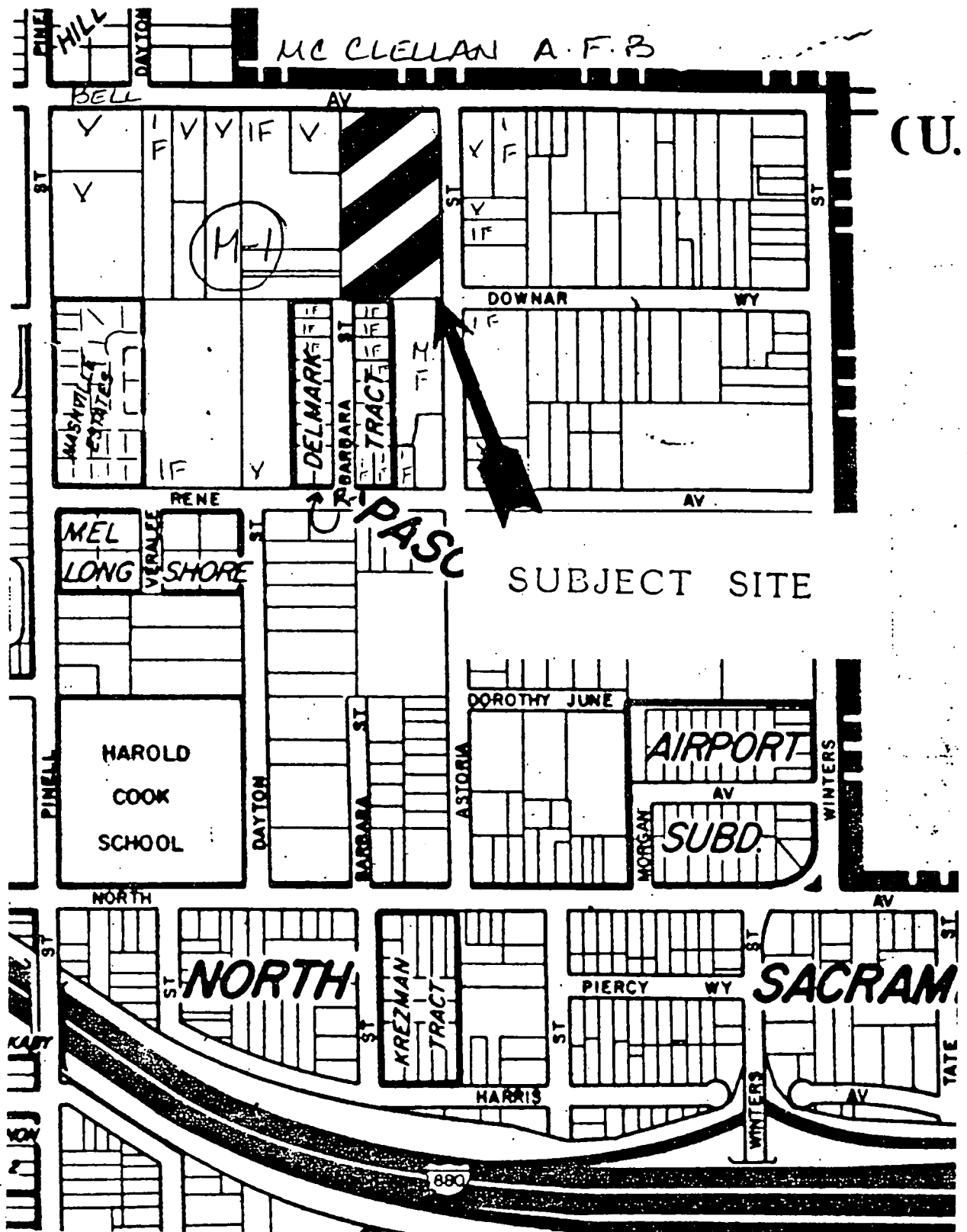
- g. Erect a six foot high chain link fence around the dripline of the cottonwood tree.
- h. Place a note on the map indicating that the cottonwood tree shall not be removed without written consent from the City Arborist.
- i. Place a note on the map that indicates no vehicular access is allowed onto Barbara Street from Parcel 2.

MAYOR

ATTEST:

CITY CLERK

P87-368



(U.)

SUBJECT SITE

NORTH

SACRAM

VICINITY - LAND USE - ZONING



US GOVERNMENT
215 290 09

BELL AVENUE

HUTCHINS
238 130 11

PARCEL 1
70: Acres

CAPPS
238 140 01

FUGLSANG
238 130 10

CAPPS
238 140 34

PARCEL 2
30: Acres

REINKING
238 140 35

PAYNE
238 130 13

ISRAEL CHURCH
OF GOD
238 130 14

SANDERS
238 130 03

ZAVALA
238 140 36

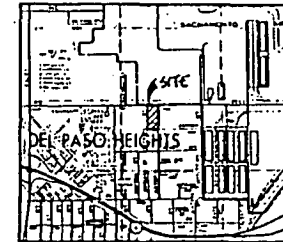
PALONE
238 150 21

CITY OF SAC
238 150 25
KENYON & WASKELL
238 150 24

DOWNAR WAY

BARGARA STREET

ASTORIA STREET



VICINITY MAP
NO SCALE

- | | |
|---|--|
| OWNER | ENGINEER |
| B. MORTENSON
1401 NORTH BROAD
1601 HERITAGE LANE
SUITE 100
SACRAMENTO, CA 95818 | W.H. (LIGHT INSURANCE)
MATHS
SHERB
TERRANCE
CITY OF SACRAMENTO |
| CLIENT | DATE |
| MORTON & PITALO, INC.
1100 ALHAMBRA BLVD/STE 300
SACRAMENTO, CA 95816 | 2-8-12 |
| PROJECT'S TITLE | DATE |
| ASTORIA / BELL | 2-8-12 |
| SCALE | CITY |
| 1" = 40' | SACRAMENTO |

REVISIONS	NO	DESCRIPTION	APPROVED BY	DATE
	1	CHANGE R/W METERS ADD 11' 10" TO CITY OF SAC	[Signature]	2/8/12
SCALE:	HORIZONTAL: 1" = 40'	VERTICAL: 1" = 40'	DRAWN BY K. TOPPER	
FIELD BOOK NO.			CHECKED BY E.J.J.	
SUBMITTED 2/7		C.S.S. NO. 11388		
MORTON & PITALO, INC.		CIVIL ENGINEERING		APPROVED:
PLANNING SURVEYING		DATE:		
A TENTATIVE PARCEL MAP				DATE: AUG. 1987
ASTORIA / BELL				SHEET 1
CITY OF SACRAMENTO				FILE NO. 870067

25

US GOVERNMENT
215 290 09



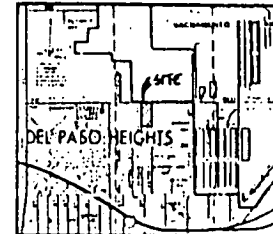
SCALE: 1"=40'

HUTCHINS
238 130 11

BELL AVENUE

PARCEL 1
20 Acres

CAPPS
238 140 01



VICINITY MAP
NO SCALE

FUGLSANG
238 130 10

4 OF
DRAIN DITCH

CAPPS
238 140 34

GRAVEL
DRIVEWAY
(15'x15')

PARCEL 2
30 Acres



REINKING
238 140 35

PAYNE
238 130 13

EAST.
AC. PAVEMENT

ISRAEL CHURCH
OF GOD
238 130 14

SANDER'S
238 130 00

ZAVALA
238 140 38

BARBARA
STREET

PALONE
238 150 21

CITY OF SAC.
238 150 25
KENYON & WASKELL
238 150 24

DOWNAR WAY

DATE: 9-9-87
BY: MORTON & PITALO, INC.
CHECKED BY: J. J. JENSEN
DATE: 9-9-87
PROJECT: ASTORIA / BELL
SCALE: 1"=40'
SHEET: 1 OF 1

REVISED 9-9-87

NO.	DESCRIPTION	APPROVED BY	DATE

FIELD BOOK NO.	SCALE: 1"=40'	DRAWN BY: K. TOPFER	CHECKED BY: J. J. JENSEN

mp MORTON & PITALO, INC.
CIVIL ENGINEERING
PLANNING SURVEYING

APPROVED: _____
DATE: _____

A TENTATIVE PARCEL MAP
ASTORIA / BELL

CITY OF SACRAMENTO

DATE: AUG. 1987
SHEET: 1
FILE NO. 170067

SUBDIVISION REVIEW COMMITTEE

P# 87-368 Item # 1

Bill E Astoria

Meeting Date 9/9/87

- Variance/Subdivision Modification:
- ___ to waive water and sewer services;
- ___ to create lots substandard in depth, width and area;
- ___ to waive standard subdivision improvements.

	Yes	No	Abstain	Motion	2nd	Absent
Planning	✓					
Engineering	✓					
Traffic	✓			✓		
Fire						
Water/Sewer	✓					
Comm. Services						
Police						
County Health	✓					✓
Attorney						

The Subdivision Review Committee recommends X approval denial of the 5 ayes ___ noes 4 absent ___ abstention(s) Tentative Map.

RECOMMENDED CONDITIONS. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- ① ✓ Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; *including easement Kelly Cul-de-sac on Barbara St.*
- ___ Prepare a sewer and drainage study for the review and approval of the City Engineer;
- ___ Name the streets to the satisfaction of the Planning Director;
- ___ Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels/lots _____. These services must be paid for and installed at the time of obtaining building permits.
- ___ Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement.
- ② ✓ Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments; *if necessary*
- ___ Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- ___ Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- ___ The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- ___ If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- ___ Meet all County Sanitation District requirements;
- ③ ✓ Submit a soils test prepared by a registered engineer to be used in street design;
- ④ ✓ *dedicate right of way at Bill Ave to a 40' half section and Astoria to a 30' full section. Provide 15' paved section on opposite side for other street*



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

SEP 14 2 58 PM '87

25
P-87368

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

September 10, 1987

BUILDING INSPECTIONS
916-449-5716

MEMORANDUM

PLANNING
916-449-5604

TO: Lorraine Magana, City Clerk
FROM: Roxanne Twilling
SUBJECT: Request to Set Public Hearing

PPF DATE: none
HEARING DATE: 10-6-87
FINAL COUNCIL ACTION DATE: 10-13-87

P87-368

Parcel Map to subdivide 5+ vacant acres into two parcels in the M-1 zone, located at the southwest corner of Bell Avenue and Astoria Street (APN: 238-130-12) (FT)

P87-369

Resubdivide lot 49 of University Park (141 BM 37) and the common property to add area to Lot 49, located at University Park (APN: 295-480-38, 66) (FT)

SACRAMENTO CITY PLANNING DEPARTMENT

25

Application Information

Application taken by/date: _____

Project Location southwest corner of Bell Avenue & Astoria Street

P87368

Assessor Parcel No. 238-130-12

Owners N. Montgomery c/o Irv Rios

Phone No. _____

Address 1851 Heritage Lane, Suite 150 Sacramento, CA 95815

Applicant Morton & Pitalo, Inc.

Phone No. _____

Address 1430 Alhambra Boulevard

Signature _____

C.P.C. Mtg. Date _____

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

- Environ. Determination EX 15315
- General Plan Amend _____
- Community Plan Amend _____
- Rezone _____
- Tentative Map to subdivide 5+ vacant acres located in the Light Industrial (M-1) zone into 2 parcels
- Special Permit _____
- Variances _____
- Plan Review _____
- PUD _____
- Other _____

Commission date	Council date	Filing Fees
_____	_____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	Ord. _____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

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.

P87368

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location southwest corner of Bell Avenue & Astoria Street

PP87368

Assessor Parcel No. 238-130-12

Owners N. Montgomery c/o Irv Rios

Phone No. _____

Address 1851 Heritage Lane, Suite 150 Sacramento, CA 95815

Applicant Morton & Pitalo, Inc.

Phone No. _____

Address 1430 Alhambra Boulevard

Signature _____

C.P.C. Mtg. Date _____

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>EX 15315</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 subdivide 5+ vacant acres located in the Light Industrial (M-1) zone into 2 parcels</u>	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

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 |
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Gold - applicant receipt White - applicant permit

Yellow - department file

Pink - permit book

P87368

Submit a soils test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems;

Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;

Dedicate right-of-way along Pocket Road to a 55-foot halfsection;

Pay Pocket Bridge fees;

Cannot file final map until improvements in Pocket Road Sewer A/D No. 2 are complete and operating to the satisfaction of the Public Works Director;

⑤ ✓ Dedicate a standard 12.5-foot Public Utility Easement for ^{overhead and} underground electrical facilities and appurtenances adjacent to all public ways;

Dedicate a 12.5-foot Public Utility Easement for underground and over-head electrical facilities and appurtenances adjacent to

⑥ ✓ Remove all the following to an approved dump site: Concrete, asphalt, furniture; ~~to~~ to the satisfaction of the Planning Director and City/County Health. Load and abandon with OTHER CONDITIONS City/County Health permit any walls on site.

⑦ ✓ erect a 6 ft. high chain link fence around the dripline of the Cottonwood tree.

⑧ ✓ place a note on the map indicating that the Cottonwood tree shall not be removed without written consent from the City Arborist.

✓ dedicate the proposed 22-ft. Irrevocable Easement of dedication and 5 ft. adjacent thereto as a public utility easement for overhead and underground electrical facilities and appurtenances.

✓ dedicate and improve right of way along Barbara St. extension as per study on file with the City

Note: All or a portion of the property lies in Zone X of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)



SMUD

SACRAMENTO MUNICIPAL UTILITY DISTRICT □ P. O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

SEPTEMBER 3 1987

FILE: 87-368

CITY OF SACRAMENTO
PLANNING
1231 I ST RM 200
SACRAMENTO CA 95814

We have reviewed the Tentative ParcelMAP (87-368) located South of Bell Avenue.

We request that the following be made conditions of approval of the subject map.

1. Dedicate a 12.5-foot public utility easement for overhead and underground electrical facilities and appurtenances adjacent to all public ways.
2. Dedicate the proposed 22-foot Irrevocable Offer of Dedication and 5 feet adjacent thereto as a public utility easement for overhead and underground electrical facilities and appurtenances.

WAYNE A LUNDSTRUM
LAND AGENT
LAND DEPARTMENT
732-5332

cc: Morton & Pitalo

NAME OF MAP Parcel Map

LOCATION slw cor. Bell & Astoria

SRC MEETING 9/9/87 CPC MEETING FT

MAP	PLANS	SENT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PUBLIC WORKS DEPT., (All Maps)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Transportation Division, Ed Williams
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Flood Control & Sewer Division, Al Henrickson
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Water Division, Harry Behrens
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Engineering Division Development Section, Glenn Marshall
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical Division, Don Sall
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sewer & Water mapping, Larry Kronquest
CITY DEPARTMENTS			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	City Fire Marshall, Elaine Hubbard (all maps)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Inspections, Dean Tieman (maps with existing structures)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police Dept., Jim Barclay (all subdivisions)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Community Services, (all maps) Bill Rutherford
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste Removal, Paul Smilenich
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Real Estate, Irv Moreas
COUNTY DEPARTMENTS			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	County Planning, Dave Pevney
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public Works, Water Quality Division, Marcia Arrant (if in service area)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	County Health, Dan Jacobs (all Maps)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	County Health, Harry Sen (noise problems)
UTILITIES			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pacific Bell Telephone, Wayne Pannell (all maps)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	SMUD, Land Department MS-45, John Hughes (all maps)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PG & E. Land Development Div. Mide Gundy (all maps)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reclamation District 1000, Tom Betts (all major projects in Natomas area)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Natomas Central Mutual Water, Gene Stoltenberg (all major projects in Natomas Area)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Regional Transit Authority, Ken Decrescenzo, (all major projects & residential with 100+ units)
STATE AGENCIES			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CalTrans District 3, Marysville, Brian Smith (if adjacent to State highway)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	California State Reclamation Board, Melvin Schwartz (if adjacent to river or levee)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Calif. Regional Water Quality Control Board, Wm.H. Crooks (all major projects.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CADA, Paul Schmidt
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U. S. Corp of Engineers, Robert Kelly (if adjacent to river or levee)

MAPS PLANS SENT

ADVISORY GROUPS

---	---	---	Del Paso Heights PAC, Tom Lee
---	---	---	Oak Park PAC, Tom Lee
---	---	---	Alkali Flat PAC, Tom Lee
---	---	---	Central City Redevelopment Areas, Tom Lee
---	---	---	South Sacramento Area Community Planning Advisory Council, George Murphy (County)
---	---	---	Valley Hi Community Association, Dianne Smith (south of Florin)
---	---	---	South Natomas Advisory Committee, Heather Fargo (South Natomas projects)
---	---	---	East Sacramento Improvement Association, Rick McWilliam
---	---	---	Sacramento Old City Association, Dave Mogavero
---	---	---	Midtown Business Association, Shiela Verrips
---	---	---	Meadowview Improvements Committee, Ed Elmore
---	---	---	_____ School District

CITY OF SACRAMENTO, PLANNING
1231 'I' Street, Room 200
Sacramento, CA 95814

DATE 8/21/87

APPLC. NO. P87-368

TENTATIVE MAP REVIEW

TO _____

FROM J. Demeris CITY PLANNING DEPARTMENT

MAP NAME Parcel Map (Same as P85-176 approved 6/5/85)

LOCATION s/w cor. Bell Ave. and Astoria

PROJECT DESCRIPTION to subdivide 5th ave. ac into 2 parcels in the M-1 zone

SUBDIVISION REVIEW COMMITTEE MEETING ON THIS MAP 9/9/87
(Meeting held in Planning Department Conference Room)

NOTE: In reviewing the subject proposal, please make appropriate comments as to the effect this subdivision will have on your particular product or service or your estimate of this subdivision's general impact or requirements. For school district review, please include the estimates of student enrollment and the impact it will have on the district.

This site is located within the Elk Grove Unified School District which is an impacted school district.

RESPONSE:

DATE _____

BY _____

WE HAVE REVIEWED THIS PROPOSED MAP, AND HAVE NO COMMENTS OR REQUIREMENTS THEREON.

WE REQUEST THAT THE FOLLOWING CONDITIONS AND COMMENTS BE MADE A CONDITION OF APPROVAL OF THIS MAP.

WE RECOMMEND THAT THIS MAP BE DENIED FOR THE FOLLOWING REASON(S):

2 CITY OF SACRAMENTO, PLANNING
1231 'I' Street, Room 200
Sacramento, CA 95814

DATE 8/21/87

NO. 911
1987 9 2 90V

APPLC. NO. P87-368

TENTATIVE MAP REVIEW

TO Eng. Development Dept. - Glenn Marshall

FROM S. Demeris CITY PLANNING DEPARTMENT

MAP NAME Parcel Map (same as P85-176 approved 6/5/85)

LOCATION s/w cor. Bell Ave. and Astoria

PROJECT DESCRIPTION to subdivide 5th ave. ac into 2 parcels in the M-1 zone

SUBDIVISION REVIEW COMMITTEE MEETING ON THIS MAP 9/9/87
(Meeting held in Planning Department Conference Room)

NOTE: In reviewing the subject proposal, please make appropriate comments as to the effect this subdivision will have on your particular product or service or your estimate of this subdivision's general impact or requirements. For school district review, please include the estimates of student enrollment and the impact it will have on the district.

This site is located within the Elk Grove Unified School District which is an impacted school district.

RESPONSE: DEPARTMENT OF PUBLIC WORKS
CITY OF SACRAMENTO

DATE _____ REVIEWED BY Glenn Marshall
DATE SEP 3 1987

BY _____

WE HAVE REVIEWED THIS PROPOSED MAP, AND HAVE NO COMMENTS OR REQUIREMENTS THEREON.

WE REQUEST THAT THE FOLLOWING CONDITIONS AND COMMENTS BE MADE A CONDITION OF APPROVAL OF THIS MAP.

WE RECOMMEND THAT THIS MAP BE DENIED FOR THE FOLLOWING REASON(S):

See Attached

TENTATIVE MAP REVIEW

ENGINEERING DIVISION COMMENTS

DATE: SEP 3 1987 P- 87-368

MAP NAME: PARCEL MAP S.W. CORNER OF BELL AVE. & ASTORIA

- We have reviewed the map and have no comment or requirements thereon.
- We recommend that this map be denied - See Comments
- We request that the following conditions and comments be made a condition of approval of this map:

- 1. File Certificate of Compliance - Waive parcel map.
- 2. Sewer and Drain Study required.
- 3. Locate existing sewer and water services.
- 4. Provide separate services for each unit and install hook up as required prior to filing final map.
- 5. Place note on final map: Sewer and drain services to be purchased and installed at time of obtaining building permits.
- 6. Coordinate with County Sanitation District.
- 7. No public sewer available.
- 8. Must annex to Regional Sanitation District and pay necessary fees.
- 9. Standard improvements required. *pursuant to section 40.811 of the city code.*
- 10. Construct pump (lift) station(s) _____
- 11. Construct bridge(s) _____
- 12. Minimum lot pad grade = 4.0 feet, and minimum gutter grade = +2.5 feet.
- 13. Soils testing for street design will be required.
- 14. Private streets shall meet the City standards.
- 15. Recommend waive street improvements _____

Applicant to sign agreement with the City to participate in future assessment district proceedings to construct street improvements.

- 16. *old cond.* ~~R/W study required. Dedicate R/W as indicated.~~ *AT THE CORNER OF BELL & ASTORIA ST. PER STANDARD IMPROVEMENT REQUIREMENTS*

- old cond.* *DEDICATE & IMPROVE BELL AVE. TO A 40- FEET 1/2 SECTION; ASTORIA ST. TO A 30- FEET 1/2 SECTION BOTH STREETS SHALL PROVIDE A 15' PAVED SECTION IN OPPOSITE DIRECTION.*

- 17. A seepage study will be required by a registered engineer. The study shall identify and recommend solutions or groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.
- 18. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
- 19. Drain study required. (May require offsite extensions and oversizing.)
- 20. Grade lots to drain to street.
- 21. Extend offsite _____
 - a. _____ Drain line
 - b. _____ Sewer line
 - c. _____ Water line
 - d. _____ Provide easement for _____ line extension

- 22. Right-of-way study required for existing canal. Possible dedication required. Dedicate R/W for and construct access ramp at _____

Construct chain link fence along canal R/W.

- 23. A portion of the property lies in a ^{ALL OR} ~~Federal Flood Hazard Area~~. ^{(ZONE "X" OF FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA))} ~~No development can be approved until appropriate measures are taken to remove the area from the flood zone.~~

- 24. If the proposed project is to be build in phases, the following items are required as conditions of the initial phase.

- 1.
- 2.
- 3.
- 4.

- 25. The lake shall be privately maintained and the design shall meet the requirements of the Public Health Department. A Homeowners Association shall be formed to maintain the lake and the CC & R's shall be approved by the City Attorney and recorded prior to filing the final map. A drainage and access easement shall be dedicated to the City of Sacramento for the Lake Area (if local streets are to drain into the lake).

- 26. Must obtain approval of Reclamation District No. 1000 and pay necessary fees.

- 27. Check on street lights with Electrical Section of the Engineering Division.

- 28. Dedicate R/W along extension of Barbara Street for cul-de-sac as per study on file with the City. - See P8

FLOOD INSURANCE RATE MAP (FIRM)

INFORMATION

29. May require offsite dedication along _____
_____. If so, City will condemn at developer's
expense if necessary.

30. Dedicate ~~10~~ ^{110.0} feet along FOR BARBARA ST. ON THE WEST SIDE
OF THE SITE

31. ~~Show reciprocal~~ ^{DEDICATE} access easements on final map. ^{AS NECESSARY} TO SERVE ANY LANDLOCKED PARCELS
WEST OF THE SITE

32. Show reciprocal sewer, water and drainage easements on final map.

33. Show maintenance easement and the toe of the levee (levee R/W).

34. Show all existing easements.

35. Cannot file final map until _____
is under construction and map filed.

36. Cannot file final map until _____
is complete and operating.

37. Cannot file final map until abandonment proceedings are complete.

38. If offsite R/W is required, City will condemn at developer's
expense if necessary.

39. Pay off existing assessments.

100 old cond, ✓ 40. Pay off existing assessments or file necessary segregation request
and pay fees. *if any*

41. Pay Parkland Dedication fees.

42. Pay Pocket Bridge fees.

43. Add not to plans concerning possible significant archeological
finds.

44. Abandon existing water well to Sacramento County Health Department
standards.

45. Meet all conditions of the existing Development Agreement.

46. Need reimbursement agreement.

47. Record C, C & R

✓ 48. MAINTAIN APPROPRIATE EASEMENT OVER EXISTING
UTILITIES OR RELOCATE AT OWNERS EXPENSE

CONDO CONVERSIONS (AIRSPACE)

49. Conform to the requirements of the Condo Conversion Ordinance.

50. Conform to Building Code requirements (check with the Building
Division).

AIS:vr
FRM1-09.F
6/9/87

CITY OF SACRAMENTO, PLANNING
1231 'I' Street, Room 200
Sacramento, CA 95814

DATE 8/21/87

APPLC. NO. P87-368

TENTATIVE MAP REVIEW

TO Comm. Dev.

FROM S. Desmarais CITY PLANNING DEPARTMENT

MAP NAME Parcel Map (same as P85-176 approved 6/5/85)

LOCATION s/w cor. Bell Ave. and Astoria

PROJECT DESCRIPTION to subdivide 5th Ave. ac into 2 parcels
in the M-1 zone

SUBDIVISION REVIEW COMMITTEE MEETING ON THIS MAP 9/9/87
(Meeting held in Planning Department Conference Room)

NOTE: In reviewing the subject proposal, please make appropriate comments as to the effect this subdivision will have on your particular product or service or your estimate of this subdivision's general impact or requirements. For school district review, please include the estimates of student enrollment and the impact it will have on the district.

This site is located within the Elk Grove Unified School District which is an impacted school district.

CITY PLANNING DIVISION

RESPONSE:

DATE 8-24-87

AUG 31 1987

BY R. U. Fattis, P.S.

RECEIVED

WE HAVE REVIEWED THIS PROPOSED MAP, AND HAVE NO COMMENTS OR REQUIREMENTS THEREON.

WE REQUEST THAT THE FOLLOWING CONDITIONS AND COMMENTS BE MADE A CONDITION OF APPROVAL OF THIS MAP.

WE RECOMMEND THAT THIS MAP BE DENIED FOR THE FOLLOWING REASON(S):

Erect construction fence, 6' chain link
fence around driveway of Cottonwood
maintain throughout duration of
site development.

CITY OF SACRAMENTO, PLANNING
1231 'I' Street, Room 200
Sacramento, CA 95814

DATE 8/21/87

APPLC. NO. P87-368

TENTATIVE MAP REVIEW

TO Fire - Elaine Hubbard

FROM S. Demeris CITY PLANNING DEPARTMENT

MAP NAME Parcel Map Same as P85-176 approved 6/5/85

LOCATION s/w cor. Bell Ave. and Astoria

PROJECT DESCRIPTION to subdivide 5th ave. ac into 2 parcels
in the M-1 zone

SUBDIVISION REVIEW COMMITTEE MEETING ON THIS MAP 9/9/87
(Meeting held in Planning Department Conference Room)

NOTE: In reviewing the subject proposal, please make appropriate comments as to the effect this subdivision will have on your particular product or service or your estimate of this subdivision's general impact or requirements. For school district review, please include the estimates of student enrollment and the impact it will have on the district.

This site is located within the Elk Grove Unified School District which is an impacted school district.

RESPONSE:

DATE _____

BY _____

WE HAVE REVIEWED THIS PROPOSED MAP, AND HAVE NO COMMENTS OR REQUIREMENTS THEREON.

WE REQUEST THAT THE FOLLOWING CONDITIONS AND COMMENTS BE MADE A CONDITION OF APPROVAL OF THIS MAP.

WE RECOMMEND THAT THIS MAP BE DENIED FOR THE FOLLOWING REASON(S):

1. Should check with Water Dept (#47-5372) for water flow since only 8" lateral pipe. This could affect fire requirements if there is inadequate flow.

2. some of the 8" lateral pipes connected with 4" lateral pipe, however only 6" of pipe is shown.

CITY OF SACRAMENTO, PLANNING
1231 'I' Street, Room 200
Sacramento, CA 95814

DATE 8/21/87
APPLC. NO. P87-368

TENTATIVE MAP REVIEW

TO Electrical Division - DonSall

FROM S. Desnois CITY PLANNING DEPARTMENT

MAP NAME Parcel Map (same as P85-176 approved 6/5/85)

LOCATION s/w cor. Bell Ave. and Astoria

PROJECT DESCRIPTION to subdivide 5¹/₂ vac. ac into 2 parcels
in the M-1 zone

SUBDIVISION REVIEW COMMITTEE MEETING ON THIS MAP 9/9/87
(Meeting held in Planning Department Conference Room)

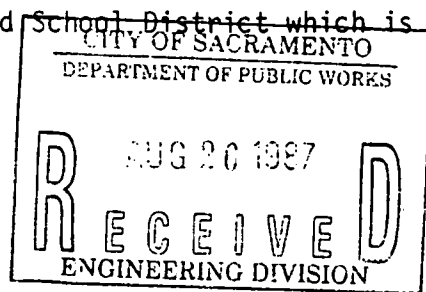
NOTE: In reviewing the subject proposal, please make appropriate comments as to the effect this subdivision will have on your particular product or service or your estimate of this subdivision's general impact or requirements. For school district review, please include the estimates of student enrollment and the impact it will have on the district.

This site is located within the Elk Grove Unified School District which is an impacted school district.

RESPONSE:

DATE 8-27-87

BY Donald Sall



WE HAVE REVIEWED THIS PROPOSED MAP, AND HAVE NO COMMENTS OR REQUIREMENTS THEREON.

WE REQUEST THAT THE FOLLOWING CONDITIONS AND COMMENTS BE MADE A CONDITION OF APPROVAL OF THIS MAP.

WE RECOMMEND THAT THIS MAP BE DENIED FOR THE FOLLOWING REASON(S):

STREET LIGHTS WILL BE REQUIRED

CITY PLANNING DIVISION

AUG 28 1987

RECEIVED



OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 203
915 I STREET
SACRAMENTO, CA
95814-2671

September 21, 1987

916-449-5426

Morton & Pitalo, Inc.
1430 Alhambra Boulevard
Sacramento CA

On September 14, 1987, the following matter was filed with my office to set a hearing date before the City Council:

P-87368 - Parcel Map to subdivide 5± vacant acres into two parcels in the M-1 zone, located at the southwest corner of Bell Avenue and Astoria Street. (APN: 238-130-12) (FT)

This hearing has been set for October 6, 1987, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 1231 I Street, Sacramento, California, phone 449-5604.

Sincerely,

Lorraine Magana

LORRAINE MAGANA
CITY CLERK

cc: N. Montgomery, 1851 Heritage Lane, Suite 150, Sacramento, CA, 95815

AFFIDAVIT OF MAILING

ON Sept. 25, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE PUBLICLY POSTED AND MAILED ON THE FOLLOWING PROJECT:

P-87368 - Parcel Map to subdivide 5± vacant acres into two parcels in the M-1 zone, located at the southwest corner of Bell Avenue and Astoria Street. (APN: 238-130-12) (FT)

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- OWNER OF PROPERTY: **N. Montgomery**
- APPLICANT: **Morton & Pitalo, Inc.**
- APPELLANT (IF APPLICABLE):
- MAILING LIST FOR P-NUMBER **87368 - 21**
- SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 25th DAY OF **SEPTEMBER**, 1987.


SIGNATURE OF PERSON MAILING NOTICE

October 8, 1987

Morton & Pitalo, Inc.
1430 Alhambra Boulevard
Sacramento, CA 95816

Dear Gentlemen:

On October 6, 1987, the Sacramento City Council took the following action(s) for property located at the southwest corner of Bell Avenue and Astoria Street (P-87368):

Adopted Resolution #87-829 adopting Findings of Fact and approving a Tentative Map to subdivide 5± vacant acres into two parcels in the M-1 zone

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

Sincerely,

LORRAINE MAGANA, CITY CLERK

JANICE BEAMAN
Deputy City Clerk

JB/cc/#25

Enclosure

cc: Planning Department
N. Montgomery % Irv Rios, 1851 Heritage Lane, Ste 150, SAC, CA 95815