



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 30, 1981

CITY MANAGER'S OFFICE  
**RECEIVED**  
SEP 30 1981

City Council  
Sacramento, California

Honorable Members in Session:

**APPROVED**  
BY THE CITY COUNCIL

- SUBJECT:
1. Environmental Determination (Exempt 15115)
  2. Subdivision Modification to waive water and sewer service connections.
  3. Tentative Map (P-9514)

OCT -6 1981

OFFICE OF THE  
CITY CLERK

LOCATION: Northwest corner of Main Avenue and Kelton Way

SUMMARY

This is a request to create a one lot subdivision for a vacant 33+ site located in the M-1(S) PUD Zone. The purpose of the division is to allow the dedication and construction of a cul-de-sac street to serve the rear portion of the site. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject request does not require review by the Planning Commission because there are no concurrent requests that necessitate review by the Commission. Therefore, the project was transmitted directly to the City Council.

Surrounding land use and zoning are as follows:

- North: Vacant; A
- South: Vacant and Industrial; M-1 and M-1(S)
- East: Vacant; A
- West: Industrial; M-1(S) PUD

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.

The subject site is vacant and intended for future industrial development. The applicant is proposing to create the one lot subdivision to allow the dedication and improvement of a cul-de-sac street which would allow access to the rear portion of the property. The applicant indicated that the site may be further subdivided in the future.

In reference to the Subdivision Modification to waive service connections, the services are merely being deferred until building permits are obtained. The Water and Sewer Division prefers not to have inactive connections to avoid deterioration and illegal hookups.

#### 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 and Subdivision Modification subject to the following 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 along Main Avenue and cul-de-sac pursuant to Section 40.811 of the Subdivision Ordinance;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; Will require offsite extensions and oversizing and annexation to Regional Sanitation District;
3. Place the following note on the final map: Water and sewer service connections do not exist between main lines and the proposed parcel; These services must be paid for and installed at the time of obtaining building permits;
4. Dedicate the necessary slope easements along Kelton Way;
5. Dedicate sufficient right-of-way along Main Avenue for a 120-foot street section;
6. Extend sewer and drain lines westerly to the Western Pacific Railroad as per previous agreement;
7. Dedicate Kelton Way to a 45-foot halfsection on the east side and dedicate access rights to Kelton Way to the City;
8. Reduce the length of the cul-de-sac from 600 feet to 500 feet;
9. Right-of-way study and offsite pavement taper required for the northeast corner of Kelton Way and Main Avenue.

It is recommended that the City Council adopt the attached Subdivision Modification/Tentative Map Resolution that includes conditions and findings of fact.

Respectfully submitted,

*Howard yu*  
for Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

*Walter J. Slipe*  
Walter J. Slipe, City Manager

MVD:HY:jm  
Attachments  
P-9514

October 6, 1981  
District No. 2

# RESOLUTION NO. 81-736

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCTOBER 6, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,  
APPROVING A REQUEST FOR SUBDIVISION  
MODIFICATION AND TENTATIVE MAP FOR  
HANSEN INDUSTRIAL PARK (APN: 226-050-25)  
(P-9514)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for Hansen Industrial Park; located at the northwest corner of Main Avenue and Kelton Way (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 October 6, 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 Robla Community Plan in that the plans designate the subject site for 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 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

OCT -6 1981

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.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that the parcel is undeveloped, it is impossible at this time to determine the required size of the connections and undesirable to have inactive service lines.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The City prefers not to have inactive service connections.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to public health, safety, or welfare.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for industrial uses and the proposed land division is consistent with this designation.

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 and Subdivision Modification be approved subject to the following 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 along Main Avenue and cul-de-sac pursuant to Section 40.811 of the Subdivision Ordinance;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require offsite extensions and oversizing and annexation to Regional Sanitation District;
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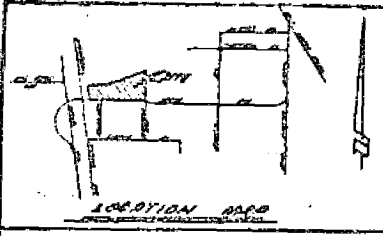
MAYOR

ATTEST:

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CITY CLERK

P-9514



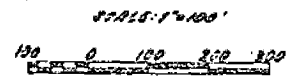
DATE: 10/15/83  
 SHEET NO: 1  
 PROJECT: HANSEN INDUSTRIAL PARK  
 CITY OF SACRAMENTO, CA 95822

ENCLOSURE  
 SECTION 1 PLATS, THE  
 CITY OF SACRAMENTO  
 COUNTY OF SACRAMENTO, CA 95822  
 PLAT NO. 120-201

SCALE: 1" = 100'

WESTERN PACIFIC R.R.  
 EAST LEVEL & CANAL R/W

237-021-01 RECLAMATION DISTRICT 1000



226-050-23  
 CITY OF SACRAMENTO

PRELIMINARY SITE PLAN, HANSEN INDUSTRIAL PARK

226-05-24  
 WORTHINGTON PUMP

226-05-23  
 FLOYD

PARCEL 1

226-070-56  
 HOBB

226-070-24  
 HOBB

KELTON WAY

237-022-62  
 LYNN

237-022-61  
 LYNN

237-022-63  
 B/B/SONS ENTERISES

237-022-4  
 DESANTIS

237-02-5  
 DESANTIS

237-022-45  
 CENTURY

237-022-48  
 ASSOCIATES

237-022-7  
 HOFMANN  
 CONST CO INC

FIELD BOOK NO.	SCALE:	DATE:	BY:
DESCRIPTION			

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

TENTATIVE PARCEL MAP  
**HANSEN INDUSTRIAL PARK**  
 CITY OF SACRAMENTO CALIFORNIA





RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

SEP 28 8 08 AM '81

September 25, 1981

OFFICE OF THE CITY CLERK  
915 "I" Street, Room 203  
Sacramento, Ca. 95814

RE: 2720 Capitol Avenue, APN: 007-172-05; City P9525

Dear Sirs,

This letter serves as a request to withdraw our application for a tentative map on the above referenced project, as we have decided not to purchase this property.

Sincerely,

DAVID BUTLER COMPANY

A handwritten signature in cursive script, reading "Mark S. Disbrow".

Mark S. Disbrow  
Development Coordinator

MSD/lb