



CITY OF SACRAMENTO

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9-1581

CITY MANAGER'S OFFICE
RECEIVED

SEP 10 1981

CITY PLANNING DEPARTMENT
927-19th Street
Suite 300

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 445-3604

MARTY VAN DUYN
PLANNING DIRECTOR

FILED
September 10, 1981
By the City Council
Office of the City Clerk

Cont 40
10-6-81

City Council
Sacramento, California

Honorable Members in Session **SEP 15 1981**

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive sewer and water connections
 3. Tentative Map (P-9470)

LOCATION: Northwest corner of I-80 Freeway and Arden Way

SUMMARY

This is a request for entitlements necessary to divide 35+ acres into two parcels for an office park development in the C-2, M-1 and M-2 zones. The division also includes the realignment of Harvard Street. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject tentative map does not necessitate review by the Planning Commission because there is no concurrent application that requires review by the Commission.

Surrounding Land Use and Zoning are as follows:

- North: Commercial; M-1
- South: Arden Way/Commercial; M-2
- East: I-80/Commercial; C-2
- West: Southern Pacific Railroad tracks; M-1

A Negative Declaration was filed by the Environmental Coordinator on September 4, 1981.

The site is located in an area that is zoned for commercial and industrial uses. It was the former site of the Starlite Drive-In Theatre. The applicant is proposing to realign Harvard Street and re-divide the 35+ acre property into two parcels in order to develop an office park complex. Staff has no objection to the request.

The City Water and Sewer Division recommends waiver of the water and sewer service connections between the main line and Parcels 1 and 2 until such time as the building permit is obtained. The division recommends the waiver as it prefers not to have inactive service lines to avoid deterioration of unused connections.

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 conditions:

1. The applicant shall provide standard subdivision improvements on Harvard Street pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. Drainage extension may be required. Sewer extension will be required by Sacramento County.
3. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels one and two. These services must be paid for and installed at the time of obtaining building permits.
4. Harvard Street shall be dedicated and improved to an 80-foot right-of-way prior to filing the final map.
5. The applicant shall dedicate and improve one-half of the cul-de-sac bulb for Silica Avenue prior to filing the final map.
6. The applicant shall provide offsite pavement taper on Harvard Street to the satisfaction of the City Traffic Engineer prior to filing the final map.
7. The applicant shall complete abandonment of Denton Way through the City Real Estate office prior to filing the final map.
8. The applicant shall provide a right-of-way study on Arden Way to the satisfaction of the City Traffic Engineer. Dedications and improvements as required by the study shall be completed prior to final map recordation.
9. Relocation of the existing fire alarm facilities from existing Harvard Street to proposed Harvard Street shall be completed prior to filing the final map.

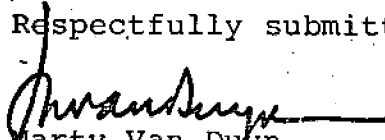
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- 10. Existing water mains on Harvard Street shall be relocated along new alignment.
- 11. Applicant shall provide a minimum 20-foot access easement from Harvard Street to the California Highway Patrol site to insure adequate access.

This can be accomplished by adopting the attached Tentative Map Resolution.

Respectfully submitted,


 Marty Van Duzyn
 Planning Director

RECOMMENDATION APPROVED:


 For: Walter J. Slipe, City
 Manager

MVD:WW:bw
Attachments
P-9470

September 15, 1981
District No. 1

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF
SEPTEMBER 15, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-80 FREEWAY AND ARDEN WAY (APN: 271-151-1, 2, 4, 11-15; and 277-153-4, 5) (P-9470)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for property located at the northwest corner of I-80 Freeway and Arden 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 September 15, 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 Arden-Arcade Community Plan in that the plans designate the subject site for 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 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.

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- 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 parcels are undeveloped and Harvard Street is proposed to be realigned, it is impossible 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 commercial and 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:
 - 1. The applicant shall provide standard subdivision improvements on Harvard Street pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. Drainage extension may be required. Sewer extension will be required by Sacramento County.
 - 3. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels one and two. These services must be paid for and installed at the time of obtaining building permits.
 - 4. Harvard Street shall be dedicated and improved to an 80-foot right-of-way prior to filing the final map.

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5. The applicant shall dedicate and improve one-half of the cul-de-sac bulb for Silica Avenue prior to filing the final map.
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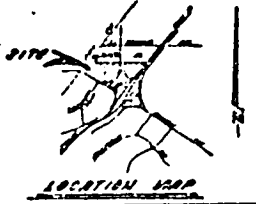
MAYOR

ATTEST:

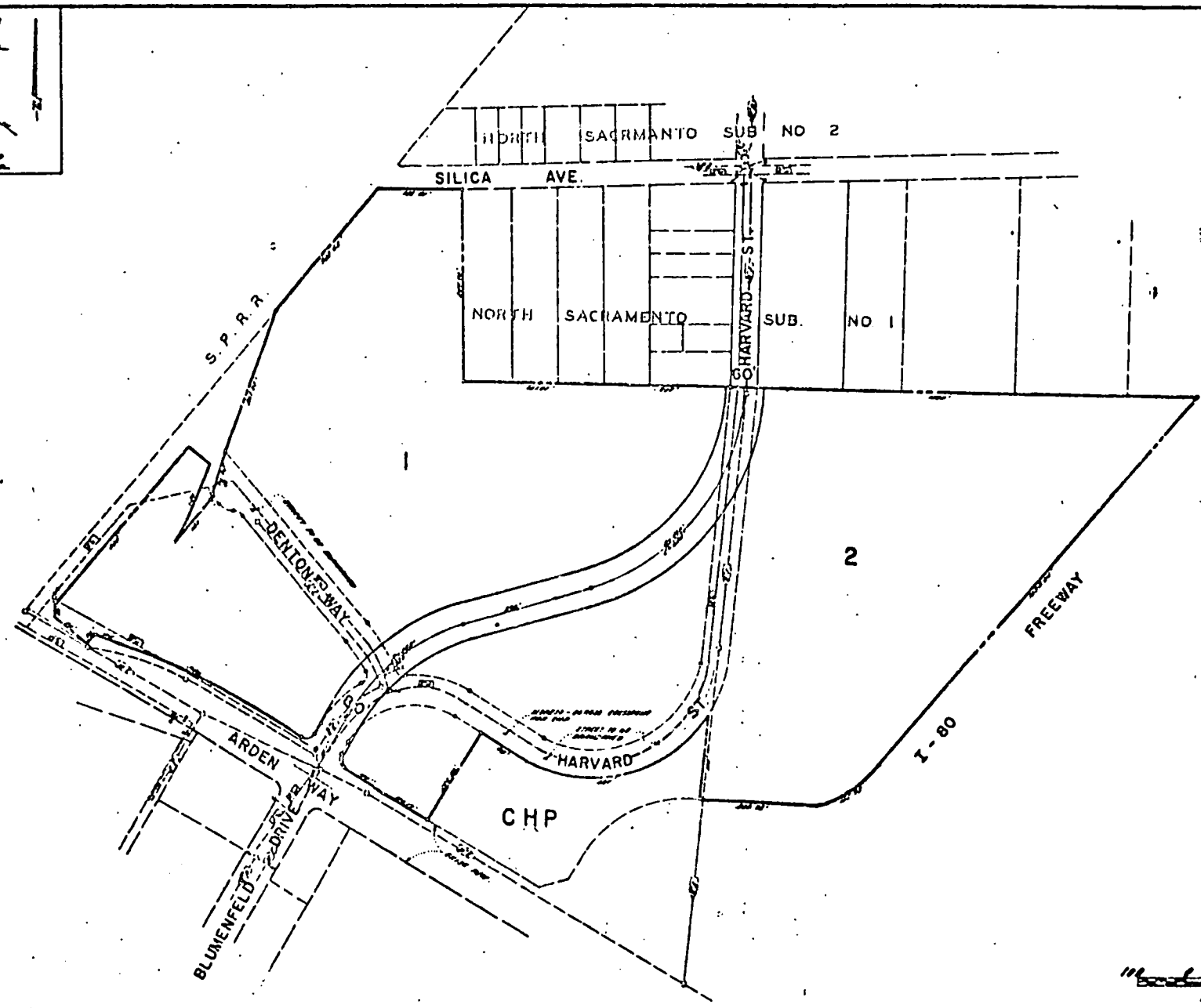
CITY CLERK

P-9470

P 9470

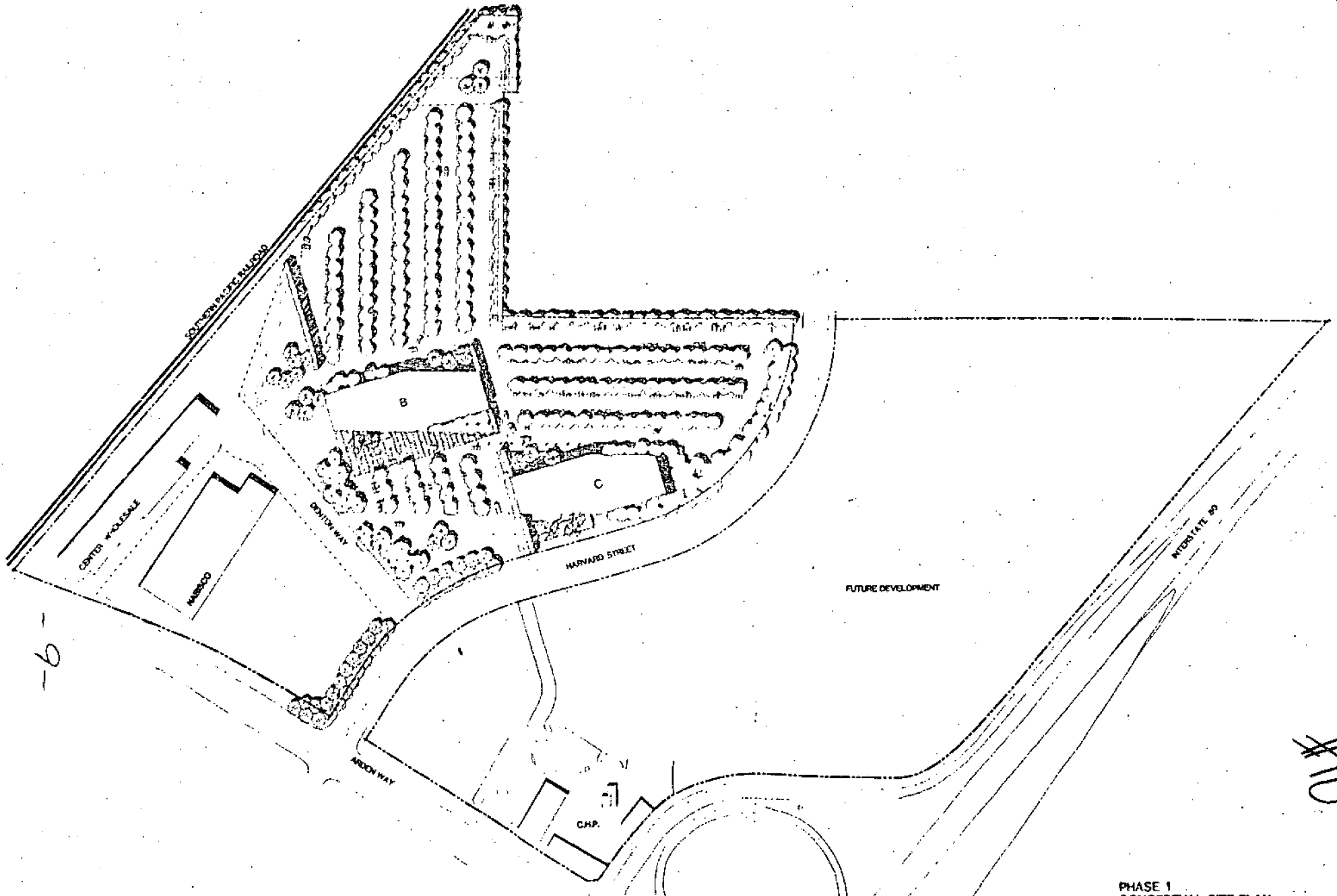


- OWNER & DEVELOPER**
 ARDEN DEVELOPMENT
 2515 ARDEN BLVD., SUITE 210
 SACRAMENTO, CA 95825
- ENGINEER**
 MORTON & PITALO, INC.
 1747 "D" TRIMBLE BLVD.
 SACRAMENTO, CA 95811
- RECORDS**
 C-2, D-2 AND D-1
 RECORDS
 IN 23 WAGES
 SUPERVISOR'S EMBLEM PLATE
- STREETS**
 2011-2012-11
 2011-2012-11
 2011-2012-11
- RAILROAD**
 CITY OF SACRAMENTO
- STATE**
 CITY OF SACRAMENTO
- MUNICIPALITY**
 SACRAMENTO MUNICIPAL UTILITY DISTRICT
- USE**
 CITY OF SACRAMENTO
- PACIFIC GAS & ELECTRIC COMPANY**
 NORTH DIVISION
 CITY UTILITIES BOARD, UTILITY
 NUMBER OF LOTS



1"=100'

DATE	SCALE	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	TENTATIVE PARCEL MAP & ST. DEDICATION MAP PARK ARDEN CITY OF SACRAMENTO CALIFORNIA	SHEET NO.
11/11/88	1"=100'	J. E. Allen	J. E. Allen	MORTON & PITALO, INC.	J. E. Allen		1



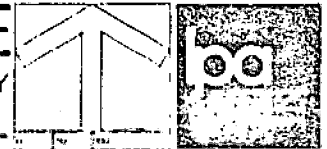
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SACRAMENTO OFFICE SITE

INTERLAND CORPORATION R.J.B. COMPANY

PHASE 1
CONCEPTUAL SITE PLAN



SCALE: 1/8" = 1'-0"