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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

Cont to 9-10-85
~~APPROVED~~
BY THE CITY COUNCIL

August 21, 1985

AUG 27 1985

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

SEP 10 1985

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination
2. Tentative Map (P85-284) (APN: 009-286-02,03,04,05,06 and a portion of 11) (PT)

LOCATION: Southwest corner of 1st Avenue and 5th Street

SUMMARY

This is a request to subdivide 2+ acres consisting of six parcels into seven parcels. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning 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: Warehouse; M-1
South: Warehouse; M-1
East: Commercial; M-1
West: Industrial; M-2

Southern Pacific Railroad is in the process of selling unneeded right-of-way to adjacent property owners. The purpose of this Tentative Map is to subdivide right-of-way and merge a portion of it with property to the north.

The privately held parcels (A thru E) are currently developed with a beverage warehouse and outdoor storage. The applicant indicates no change in uses. The entire site is zoned Light Industrial (M-1).

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City Council

-2-

August 21, 1985

ENVIRONMENTAL DETERMINATION

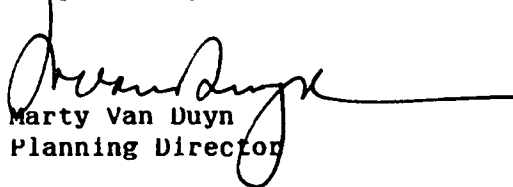
The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION

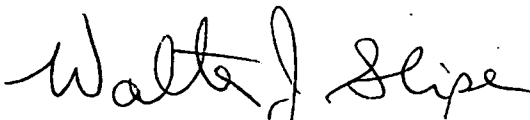
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee recommend:

1. Ratifying the Negative Declaration;
2. Adopting the Resolution, adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:



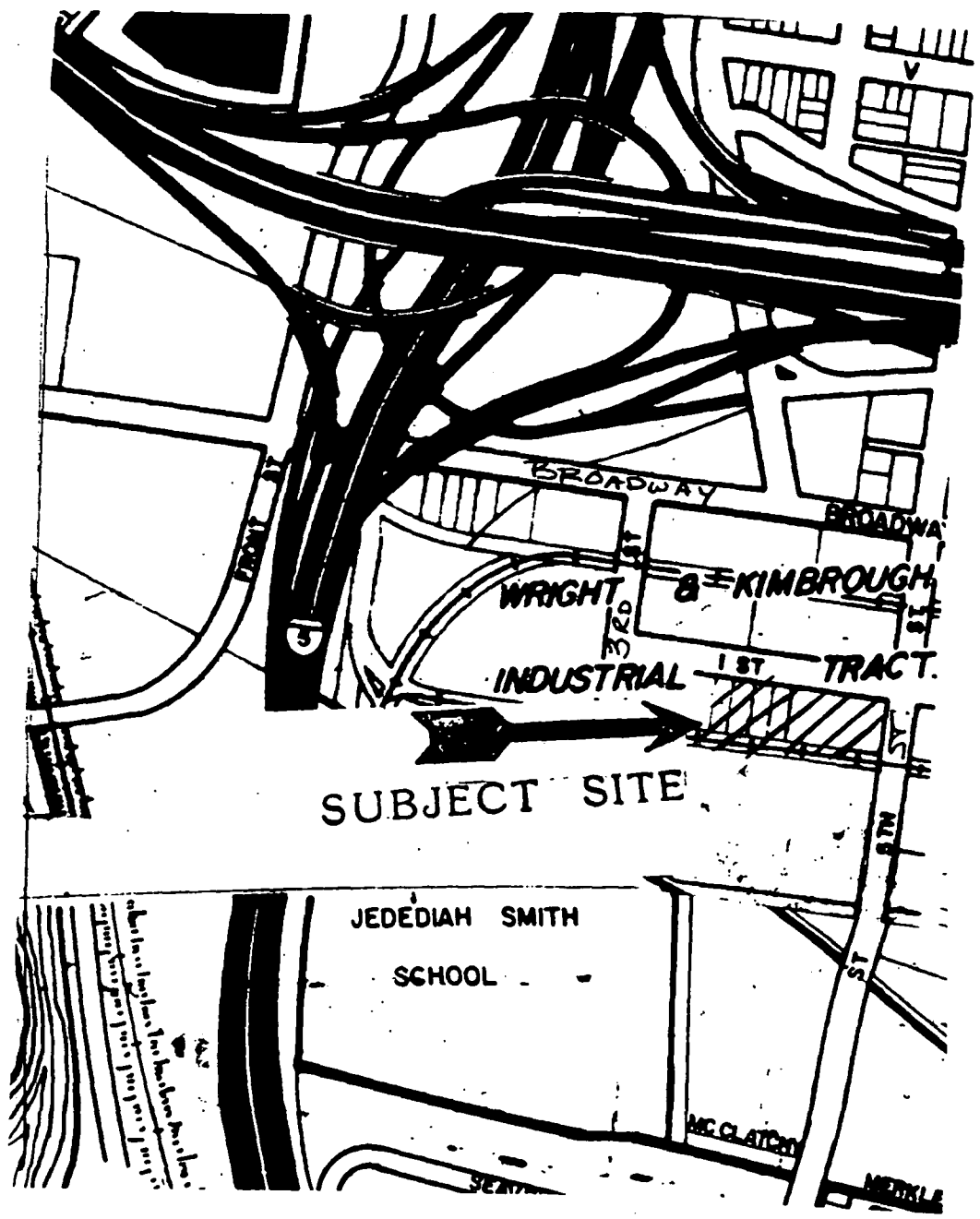
 Walter J. Slipe, City Manager

SD: pkb
 attachments
 P85-284

August 27, 1985
 District No. 1

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P85-284



VICINITY₃ MAP

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RESOLUTION No. 85-693

**Adopted by The Sacramento City Council on date of APPROVED
BY THE CITY COUNCIL**

SEP 10 1985

OFFICE OF THE
CITY CLERK

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTH-
WEST CORNER OF 1ST AVENUE AND 5TH STREET**

(P85-284.) (APN: 009-286-02,03,04,05,06,07 AND A PORTION
OF 11)

WHEREAS, the City Council, on August 27, 1985, held a public hearing on the request for approval of a tentative map for property located at the southwest corner of 1st Avenue and 5th 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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

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- 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1963 Riverside Land Park Community Plan designate the subject site for commercial or industrial use(s).
- 4. 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.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. The tentative map for the proposed subdivision is hereby approved, subject to the following condition which must be satisfied prior to the filing of the final:

Dedicate 5th Street right-of-way to the City.

MAYOR

ATTEST:

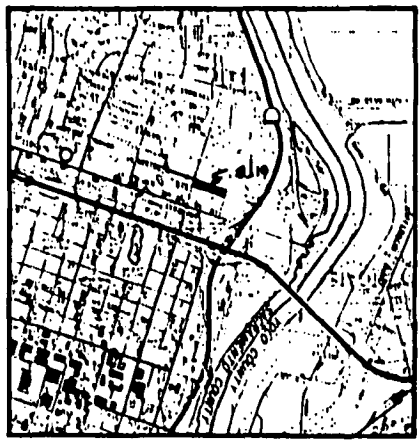
CITY CLERK

P85-284

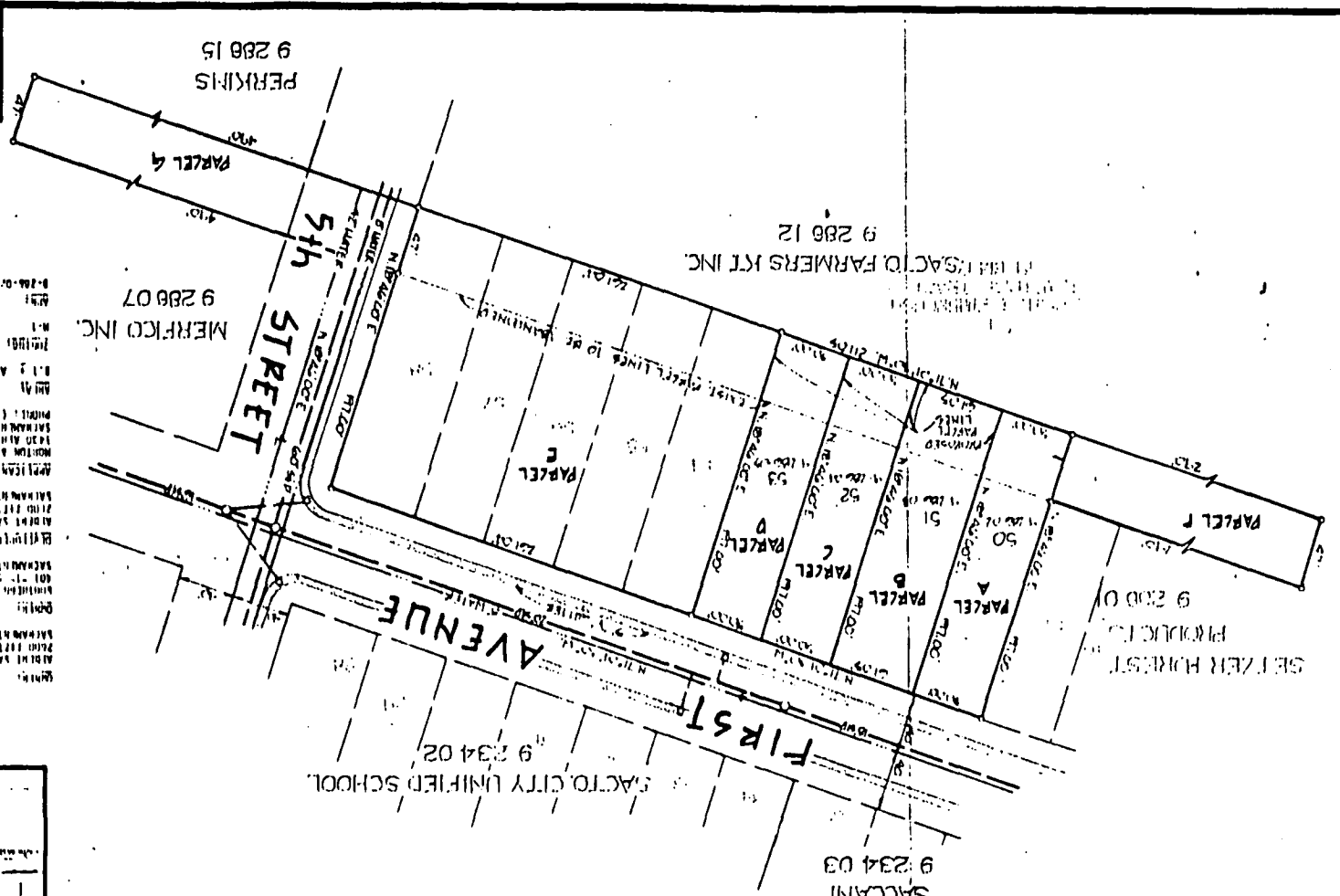
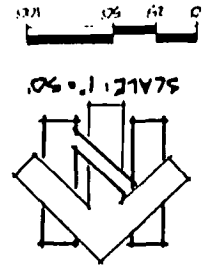
MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

985-284
 9 280 15 PERKINS
 9 280 12 SACTO FARMERS KI INC.
 9 280 07 MERRICO INC.
 9 200 03 SACTO CITY UNIFIED SCHOOL
 9 234 03 SACCANI

A TENTATIVE PARCEL MAP
 OF SACCANI PROPERTY
 CITY OF SACRAMENTO



SCALE 1" = 50'



050145

Handwritten notes and a signature.