



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

CITY MANAGER'S OFFICE
RECEIVED
FEB 6 1986

February 4, 1986

APPROVED
BY THE CITY COUNCIL

FEB 11 1986

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15315)
 2. Tentative Map (P86-017) (APN: 250-040-40, 41, 42, 43, 44, 45, 47) (FT)

LOCATION: Northwest corner of Harris Avenue and Taylor Street

SUMMARY

This is a request to subdivide 10+ acres located in the Light Industrial (M-1 PUD) zone into four 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 action can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

- North: Interstate 80
- South: Residential
- East: Vacant; M-1 PUD
- West: Vacant and furniture manufacturer (under construction); M-1 PUD

The subject site is a portion of Norwood 880 Business Park approved by the City Council on June 11, 1985 (P85-167). The current request is to resubdivide Parcels 3 and 6 of that approval. The applicant proposes to subdivide two parcels into four. Specific plans will be reviewed by the Planning Commission under the Special Permit process.

ENVIRONMENTAL DETERMINATION

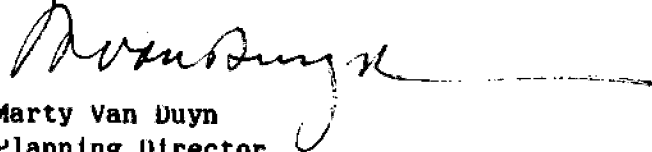
The project is exempt from environmental review pursuant to State EIR guidelines (CEQA, Section 15315).

RECOMMENDATION

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

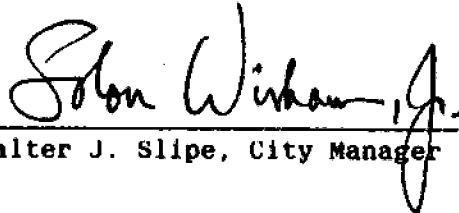
Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

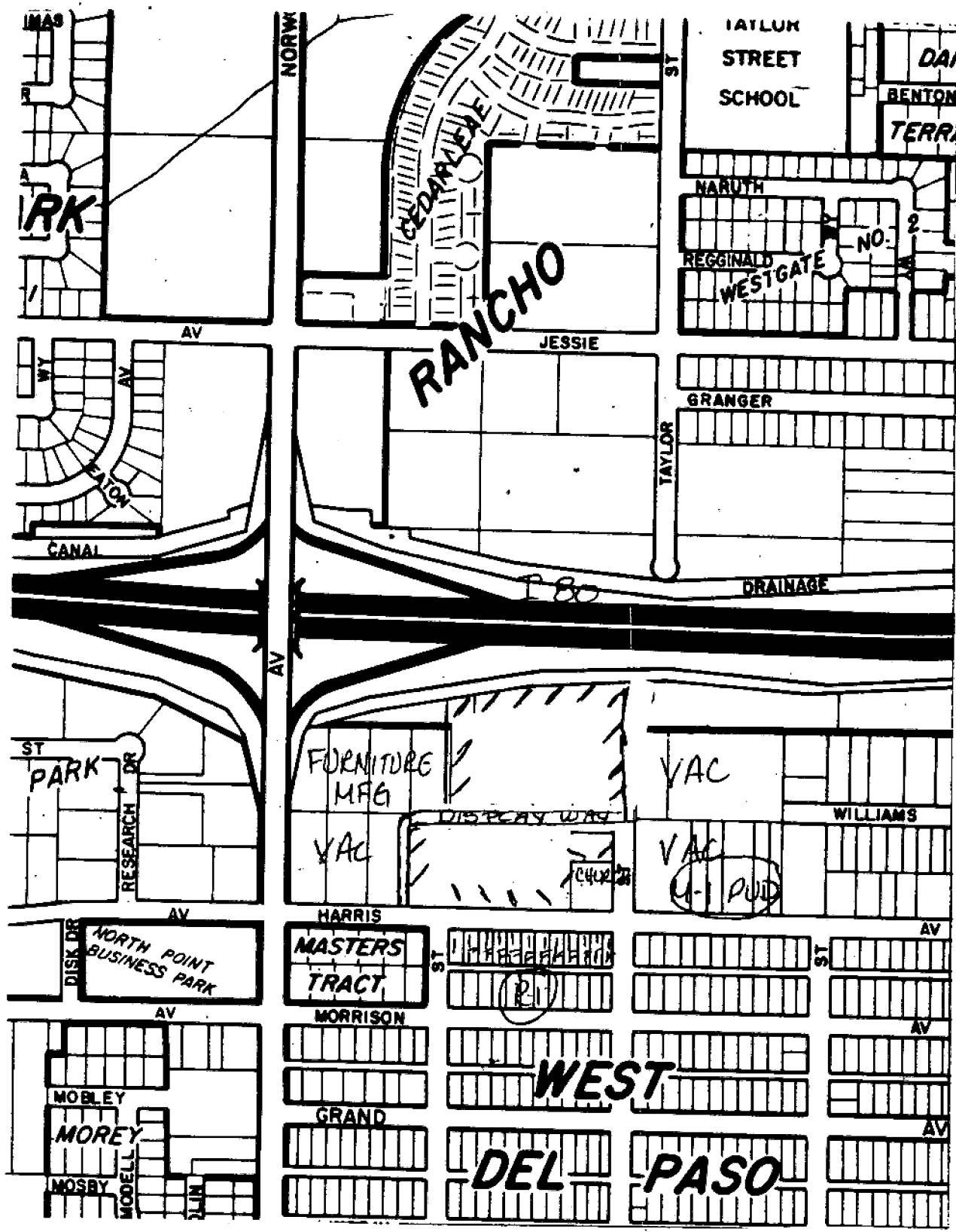
RECOMMENDATION APPROVED:



for: Walter J. Slipe, City Manager

SD:pkb
attachments
P86-017

February 11, 1986
District No. 2



VICINITY - LAND USE - ZONING

RESOLUTION No.

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
WEST CORNER OF HARRIS AVENUE AND TAYLOR STREET

APPROVED
BY THE CITY COUNCIL
FEB 11 1986

(P86-017) (APN: 250-040-40,41,42,43,44,45,47) OFFICE OF THE CITY CLERK

WHEREAS, the City Council, on February 11, 1986, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of Harris Avenue and Taylor 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 City Planning Commission 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, subsections (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 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 1984 North Sacramento Community Plan designate the subject site for industrial use(s).

- 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 the filing of the final map unless a different time for compliance is specifically noted:
 - a. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - b. Provide separate sewer and water services. Parcel A to be served by sewer off of Display Way; and
 - c. Rename map to identify lots being divided out of Norwood 80 Business Park.

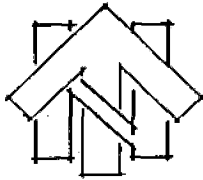
MAYOR

ATTEST:

CITY CLERK

P86-017

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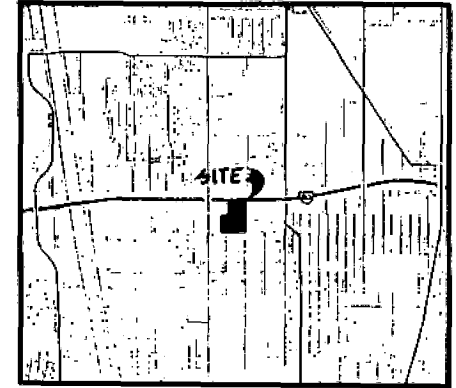


SCALE: 1"=100'

P86 017

TENTATIVE PARCEL MAP NORWOOD - 80 BUSINESS PARK

CITY OF SACRAMENTO
DECEMBER, 1985



VICINITY MAP
NO SCALE

OWNERS/DEVELOPERS

880 NORWOOD JOINT VENTURE
2707 K STREET
SACRAMENTO, CA 95816

MARGARET LIAL INC.
1095 VANDERBILT
SACRAMENTO, CA 95825

APPLICANT

MORTON & PITALO, INC.
1430 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NUMBERS

250-040-40, 41, 42, 43, 44, 45 & 47

AREA

10.1 ± ACRES

STORM DRAINAGE)

SEWER)

WATER)

SCHOOL DISTRICT) CITY OF SACRAMENTO

PARK & RECREATION)

FIRE PROTECTION)

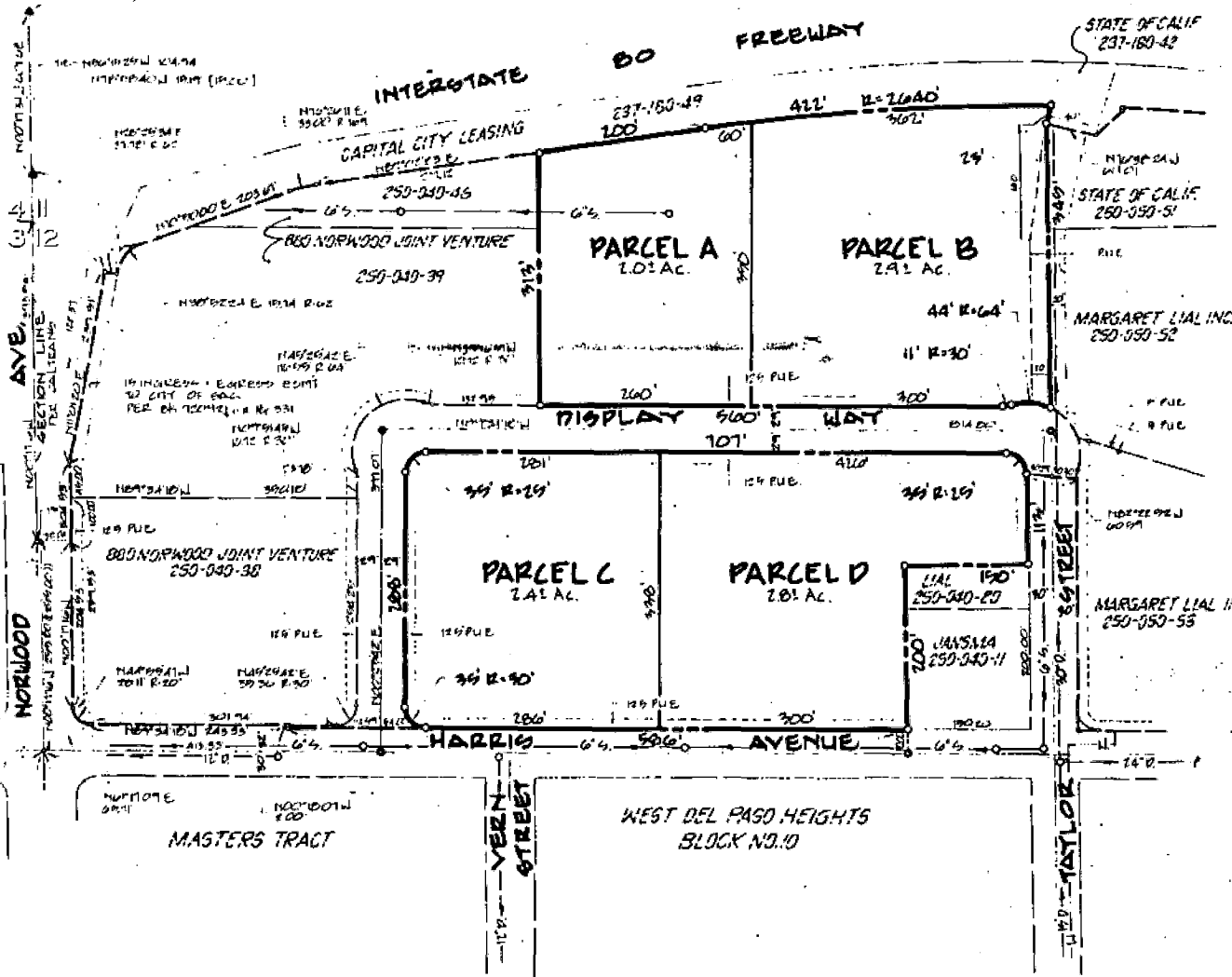
POLICE PROTECTION)

ELECTRICITY

S.M.U.D.

GAS

P.G. & E.



NORWOOD 80
BUSINESS PARK

21

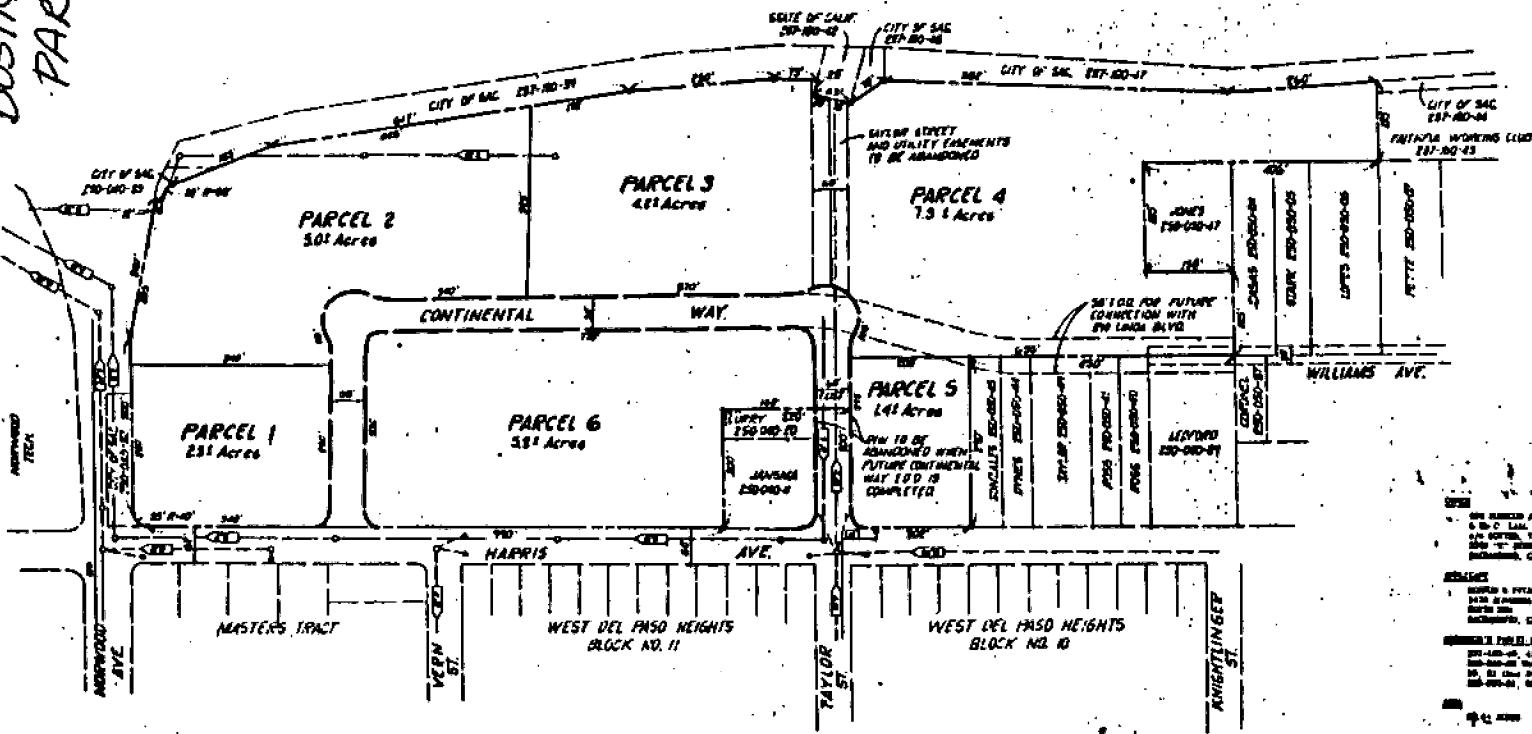
P 86-017



INTERSTATE 80



VICINITY MAP
NO SCALE



- NOTES**
- 1. SEE RECORD CITY MAPS...
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NO.	DESCRIPTION	RECORDED IN	FILE NO.	SCALE	DATE	BY	CHKD.	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	PROJECT	SHEET	DATE
				SCALE	DATE	BY	CHKD.				
				SCALE: 1" = 100'	DATE: 11/11/86	BY: JEP	CHKD: JEP	MORTON & PITALO, INC.	A TENTATIVE PARCEL MAP NORWOOD / 80 BUSINESS PARK	1	11/11/86



A TENTATIVE PARCEL MAP
NORWOOD / 80
BUSINESS PARK

FILE NO. 86-017

February 14, 1986

880 Norwood Joint Venture
2707 K Street
Sacramento, CA 95816

Dear Gentlemen:

On February 11, 1986, the Sacramento City Council took the following action(s) for property located at the northwest corner of Harris Avenue and Taylor Street:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide 10.1± vacant acres in the Light Industrial (Planned Unit Development), M-1 (PUD) zone into four parcels. (D2) (P-86017) (FT)

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

Sincerely,

Lorraine Magana
City Clerk

LM/lh/#21

Enclosure

cc: Planning Department
Morton and Pitalo, Inc., 1430 Alhambra Blvd., Sacramento, CA 95816