



10.9

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

November 5, 1991

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

NOV 05 1991

PLANNING
916-449-5604

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: TENTATIVE MAP TO DIVIDE 3.2 ACRES INTO TWO PARCELS (P91-154)

LOCATION: East of Beloit Drive, between Reynolds Way and Diesel Drive
(D2)

OWNER: I-80 Industrial Associates

APPLICANT: Johnson Wax Developments/ The Spink Corporation

SUMMARY

This is a request for a tentative map to divide one developed parcel consisting of 3.2± acres into two parcels in the Light Industrial- 25' Setback Review (M1-SR) zone. The purpose of the subdivision is to allow for separate financing/ownership of each of the two existing warehouse structures. Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request subject to the conditions of approval listed below.

VOTE OF THE SUBDIVISION REVIEW COMMITTEE

Land divisions of four or fewer lots not accompanied by other entitlements requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration. On August 7, 1991, the Subdivision Review Committee voted six ayes, three absent, to recommend approval of the request.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommends approval of the tentative map by adopting the attached Resolution.

BACKGROUND

The subject site is located on the east side of Beloit Drive near Raley Blvd. in the I-80 Industrial Park. The site is designated Heavy Commercial or Warehouse in the General Plan and Industrial in the North Sacramento Community Plan. The site is surrounded by vacant land to the north, west, and south, and a McClellan Air Force warehouse facility to the east. The property to be subdivided is zoned M1-SR which permits warehouse uses.

The applicant's request is consistent with the adopted General Plan and zoning. Staff recommends approval of the tentative map subject to the conditions of approval listed below.

The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15315).

FINANCIAL DATA

None.

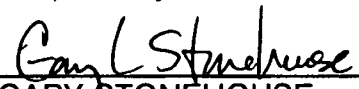
POLICY MATTERS

The proposal is consistent with the General Plan and Subdivision Ordinance.

MBE/WBE EFFORTS

None.

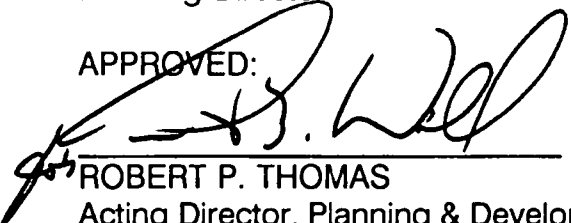
Respectfully submitted,



GARY STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

APPROVED:



ROBERT P. THOMAS
Acting Director, Planning & Development

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

November 5, 1991
District No. 2

RPT:GS:WW:vr
Attachments

RESOLUTION NO. 91-905

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
NOV 05 1991
OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
TENTATIVE MAP FOR PROPERTY LOCATED ON BELOIT DRIVE
BETWEEN REYNOLDS WAY AND DIESEL DRIVE

(P91-154) (APN: 238-0220-014) (FT)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Coordinator has determined that the proposed project is exempt from Environmental Review and has issued a categorical exemption (CEQA Sec. 15315- minor land division).

WHEREAS, the City Planning Commission and/or Planning staff 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. A Categorical Exemption has been issued in compliance with State and City Guidelines.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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. The City General Plan designates the site Heavy Commercial/Warehouse.
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 conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - A. Pay off existing assessments, or file the necessary segregation request and fees to segregate existing assessments.
 - B. Meet all County Sanitation District requirements.
 - C. Provide reciprocal easements for ingress, egress, parking, maneuvering and public utility easements.
 - D. Provide separate metered water services for each lot prior to filing final map;
 - E. Provide separate fire service to each lot prior to filing final map;
 - F. Provide separate sewer service to each lot prior to filing final map;
 - G. Show reciprocal ingress, egress and maneuvering easements on final map;
 - H. Each parcel shall be subject to the existing TSM plan for the entire I-80 Industrial Park to the satisfaction of the Traffic Engineer and Planning Director;

FOR CITY CLERK USE ONLY

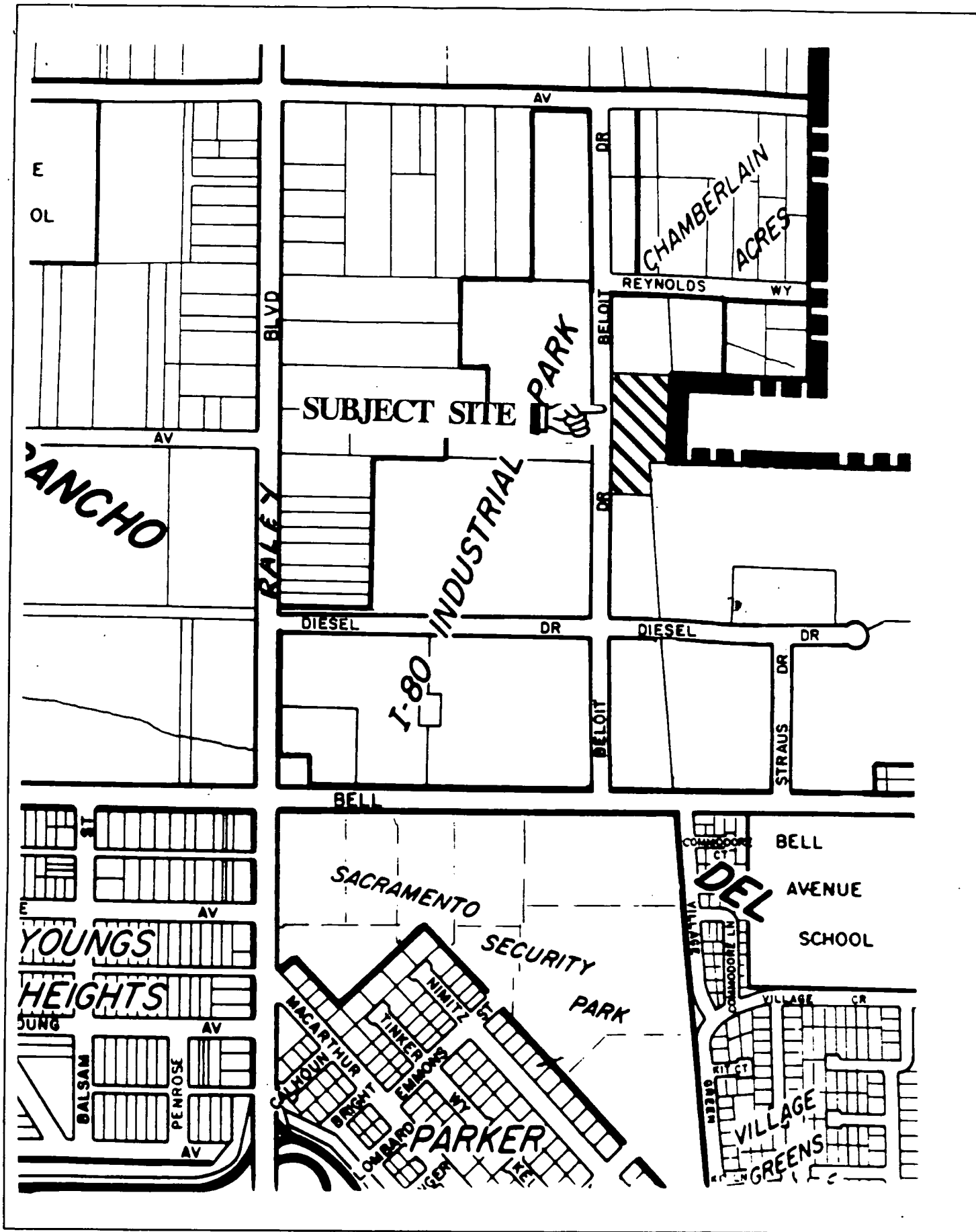
- I. Applicant may file a Certificate of Compliance in lieu of a final map to record this lot split.

MAYOR

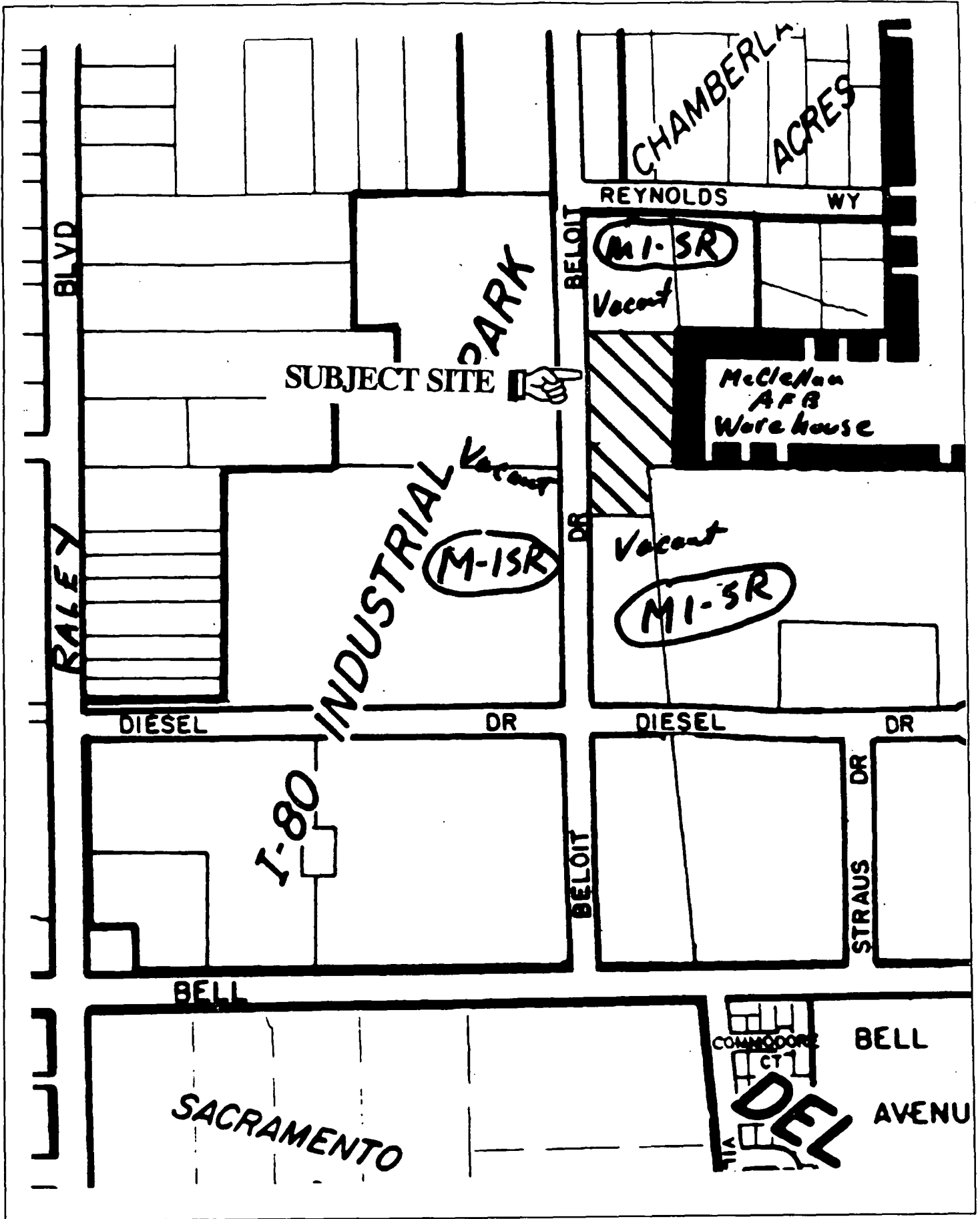
ATTEST:

CITY CLERK

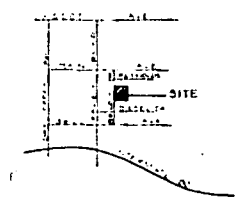
FOR CITY CLERK USE ONLY



VICINITY MAP



LAND USE & ZONING MAP

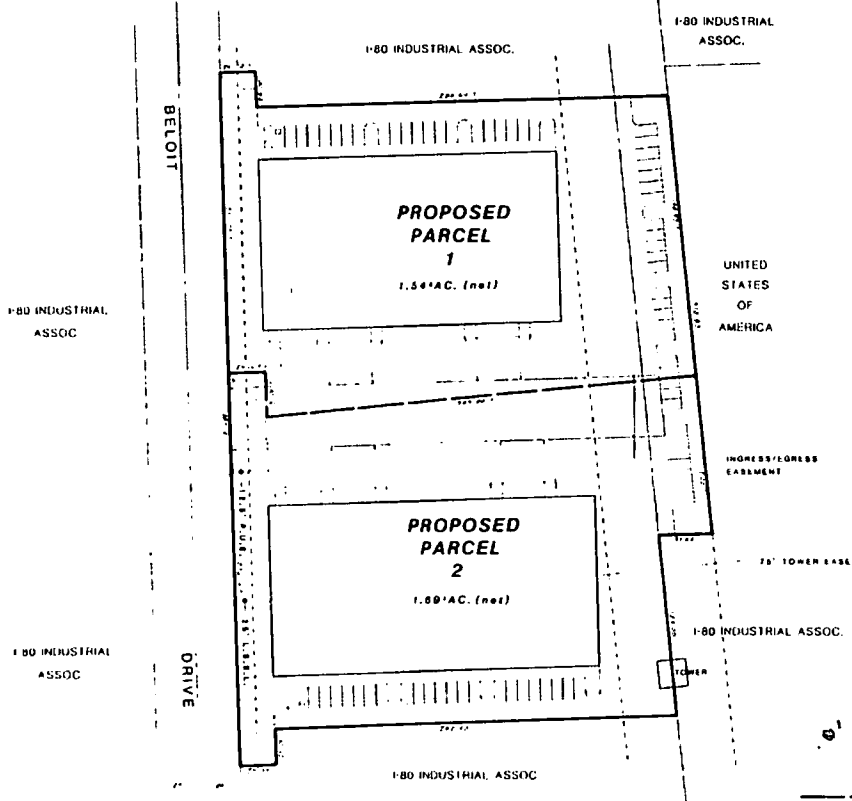


VICINITY MAP (NOT TO SCALE)

TENTATIVE PARCEL MAP for **LOT 12 OF I-80 INDUSTRIAL PARK**

City of Sacramento,

California



PARKING REQUIREMENTS

EXISTING PARCEL	PROPOSED PARCEL
SITE AREA	1.54 AC (net)
BUILDING AREA	115,000 sq ft
APPROXIMATE	2,000 sq ft
OFFICES	3,000 sq ft
PARKING REQUIREMENTS	11 SPACES
APPROXIMATE	2,000 sq ft
OFFICE USE ONLY	2,000 sq ft
PROPOSED USE	3,000 sq ft
TOTAL	10 SPACES

RECORD, COVER AND SUBDIVIDER:

I-80 INDUSTRIAL ASSOCIATED
121 WASHINGTON AVENUE
SACRAMENTO, CA 95834

ESTIMATE:

THE SPIN CORPORATION
2501 NORTON ROAD
SACRAMENTO, CA 95834

ADDRESS, PARCEL NUMBER:

121 WASHINGTON AVENUE

EXISTING USE AND COVER:

THE CURRENT USE IS TO BE DETERMINED BY THE

PROPOSED USE AND COVER:

TO BE DETERMINED BY THE

ACRES:

1.54 AC (net)

DETAILED:

EXISTING	PROPOSED
USE	INDUSTRIAL
AREA	115,000 sq ft
COPY	1:1
DATE	6/1/91
BY	SPIN
CHECKED	SPIN
DATE	6/1/91
BY	SPIN
CHECKED	SPIN
DATE	6/1/91
BY	SPIN

I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

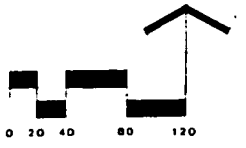
Charles R. Spink
Charles R. Spink, Inc. 1991

— — — — — PROPOSED PARCEL LINE
————— EXISTING PARCEL LINE

JUNE, 1991

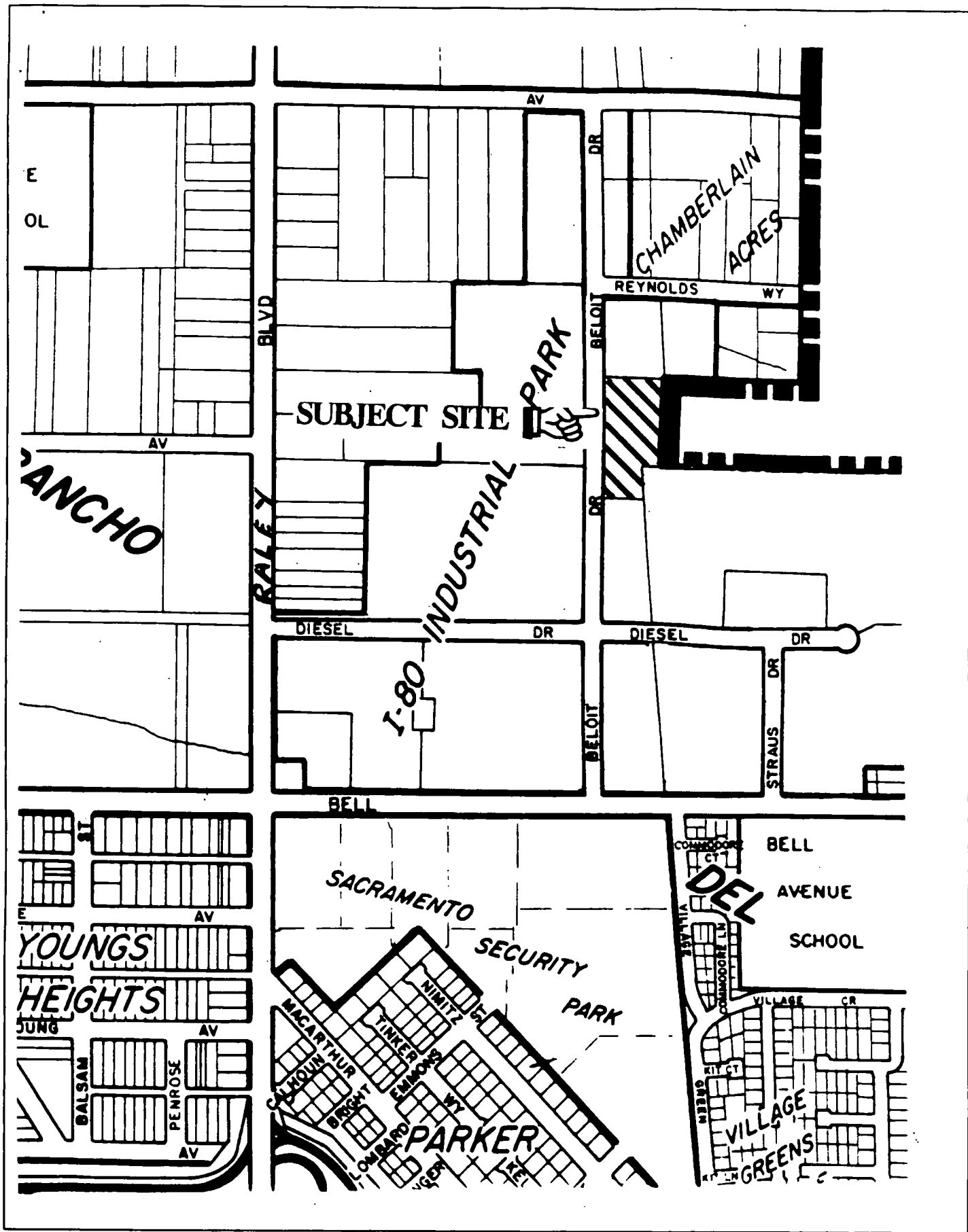


NOTES: THIS IS AN UNREGISTERED PRELIMINARY PLAN.



(9)

EXHIBIT - A
TENTATIVE MAP



VICINITY MAP