



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

October 16, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Post Subdivision Modification to add six lots to a previously approved Tentative Map (APN: 035-091-10; 035-101-04) (P85-187) (FT)

LOCATION: North of Thiery Road, west of Belleau Wood Lane

SUMMARY

This is a request to subdivide 12+ acres into eight parcels located in the Light Industrial, M-1 zone. The site is also located in the Executive Airport Overlay Zone #4 (EA-4). Staff and the Subdivision Review Committee recommend approval of the Post Subdivision Modification of the Tentative Map subject to the previously approved conditions.

BACKGROUND INFORMATION

On June 25, 1985, the City Council approved a Tentative Map to subdivide the subject site into two parcels. The applicant has since found individual warehouse users for some of the site and is, therefore, requesting to modify the original approval by adding six lots, for a total of eight.

The City currently owns the right-of-way for Belleau Wood Lane from Blair Avenue to the southern property line which is unimproved. The applicant proposes to abandon a portion of this right-of-way (See Exhibit A). The proposed circulation pattern provides adequate access for the new lotting pattern. Staff and the Subdivision Review Committee recommend approval of the circulation pattern since it eliminates several hundred feet of unnecessary surfaced area.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed this project and determined that it will have a less than significant impact on the environment. A Negative Declaration with mitigation measures regarding the trees on Parcel 2 has been filed.

APPROVED
BY THE CITY COUNCIL

OCT 22 1985

OFFICE OF THE
CITY CLERK

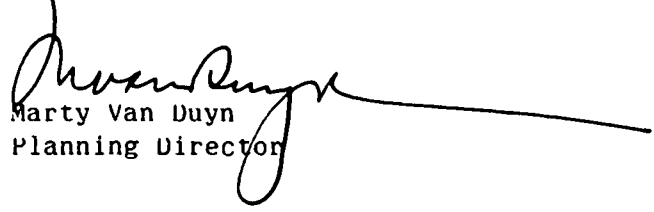
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RECOMMENDATION

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

1. Ratification of the Negative Declaration;
2. Approval of the attached Resolution adopting Findings of Fact and approving the attached Resolution modifying Resolution #85-481 subject to conditions as previously approved.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:


 Walter J. Slipe, City Manager

SD:pkb
 attachments
 P85-187

October 22, 1985
 District No. 4



VICINITY - LAND USE - ZONING

RESOLUTION No. 85-809

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A POST SUBDIVISION MODIFICATION FOR A TENTATIVE MAP
FOR PROPERTY LOCATED NORTH OF THIERY ROAD, WEST OF
BELLEAU WOOD LANE

(P85-187) (APN: 035-091-10; 035-101-04)

WHEREAS, the City Council, on October 22, 1985, held a public hearing on the request for approval of a post subdivision modification for property located north of Thiery Road, west of Belleau Wood Lane;

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.

- 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 1984 Airport-Meadowview Community Plan designate the subject site for 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 conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including knuckles along 47th and 48th Avenues.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - c. Submit a soils test prepared by a registered civil engineer to be used in street design.
 - d. Extend drain line on west side of property as per Freeport Manor Drainage Project plan on file with the City.
 - e. If off site right-of-way is required, the City will condemn at the developer's expense, if necessary.
 - f. Existing Belleau Wood Lane and Thiery Road shall be improved to a 58-foot one-half section plus a traffic lane on opposite side.
 - g. Thiery Road and 48th Avenue require construction of two 12-1/2 foot traffic lanes to Freeport Boulevard.
 - h. Bulbs shall be designed to the satisfaction of the City Traffic Engineer.
 - i. Initiate abandonment proceedings for street right-of-ways.

j. Place the following notes on the final map:

- The four Oak trees indicated by the City Arborist on the site plan as significant shall be protected and retained by ensuring that the following measures are met to the satisfaction of the City Planning Director and City Arborist prior to issuance of a building permit:
 1. Temporary six foot high chain-link fences shall be placed around the dripline of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment, and vehicles. These fences shall remain in place until landscaping commences.
 2. Grading, trenching, cutting and/or filling within the dripline of the trees designated for preservation shall not occur, except filling of the pit behind the 52" Oak.
 3. Roadways and building foundations shall not extend into the trees' dripline.
 4. Irrigation systems within the trees' dripline shall be prohibited.
 5. Pruning or cutting of trees, except for clearing of dead wood, shall be prohibited.
- Future development plans shall be designed to preserve as many of the existing onsite trees as possible.
- The applicant shall submit the site plan to the City Planning Division for environmental staff review of tree preservation, prior to issuance of building permit.
- Ensure that watering is employed to reduce fugitive dust during all phases of development.

MAYOR

ATTEST:

CITY CLERK

P85-187

October 24, 1985

Charles Massie
c/o Morton & Pitalo Inc.
1430 Alhambra Blvd
Sacramento CA 95816

Dear Sir:

On October 22, 1985, the Sacramento City Council took the following action(s) for property located north of Thiery Road, west of Belleau Wood Lane (P-85187):

Adopted a Resolution adopting Findings of Fact and approving Post Subdivision Modification to add six lots to a previously approved tentative map to subdivide 12± vacant acres located in the Light Industrial - Review, M-1-R zone.

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

Sincerely,

LORRAINE MAGANA, CITY CLERK

Deputy City Clerk

LM/mls/21

Enclosure

cc: Planning Department

Morton & Pitalo Inc.

