



# CITY OF SACRAMENTO FILED

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" Street Sacramento, Ca. 95814

SEP 9 1986  
*Cont to 9-16-86*  
By the  
Office of the City Clerk

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

**FILED**  
SEP 16 1986  
*Cont to 9-30-86*  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

**FILED**  
SEP 30 1986  
*Cont to 10-14-86*  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

September 4, 1986

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)  
2. Tentative Map (P86-272) (APN: 237-400-17; 237-220-17)  
(FT)

LOCATION: Northeast corner of Pell Drive and Pell Circle

### SUMMARY

This is a request to resubdivide two parcels consisting of 15+ acres into three 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: Office/Warehousing and Single Family; M-1SR, R-1
- South: Office/Warehousing; M-1
- East: Single Family; R-1
- West: Single Family; M-1SR

The subject site is located in the Light Industrial (M-1SR) zone. Parcel 2 and the remainder parcel are developed with warehouse/office structures. A similar structure is proposed for Parcel 1. Street improvements are existing.

**APPROVED**  
BY THE CITY COUNCIL  
*(As Amended)*  
OCT 14 1986

OFFICE OF THE  
CITY CLERK

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ENVIRONMENTAL DETERMINATION

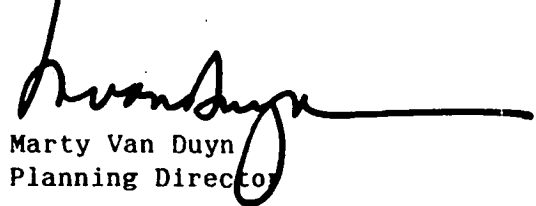
The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

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

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

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

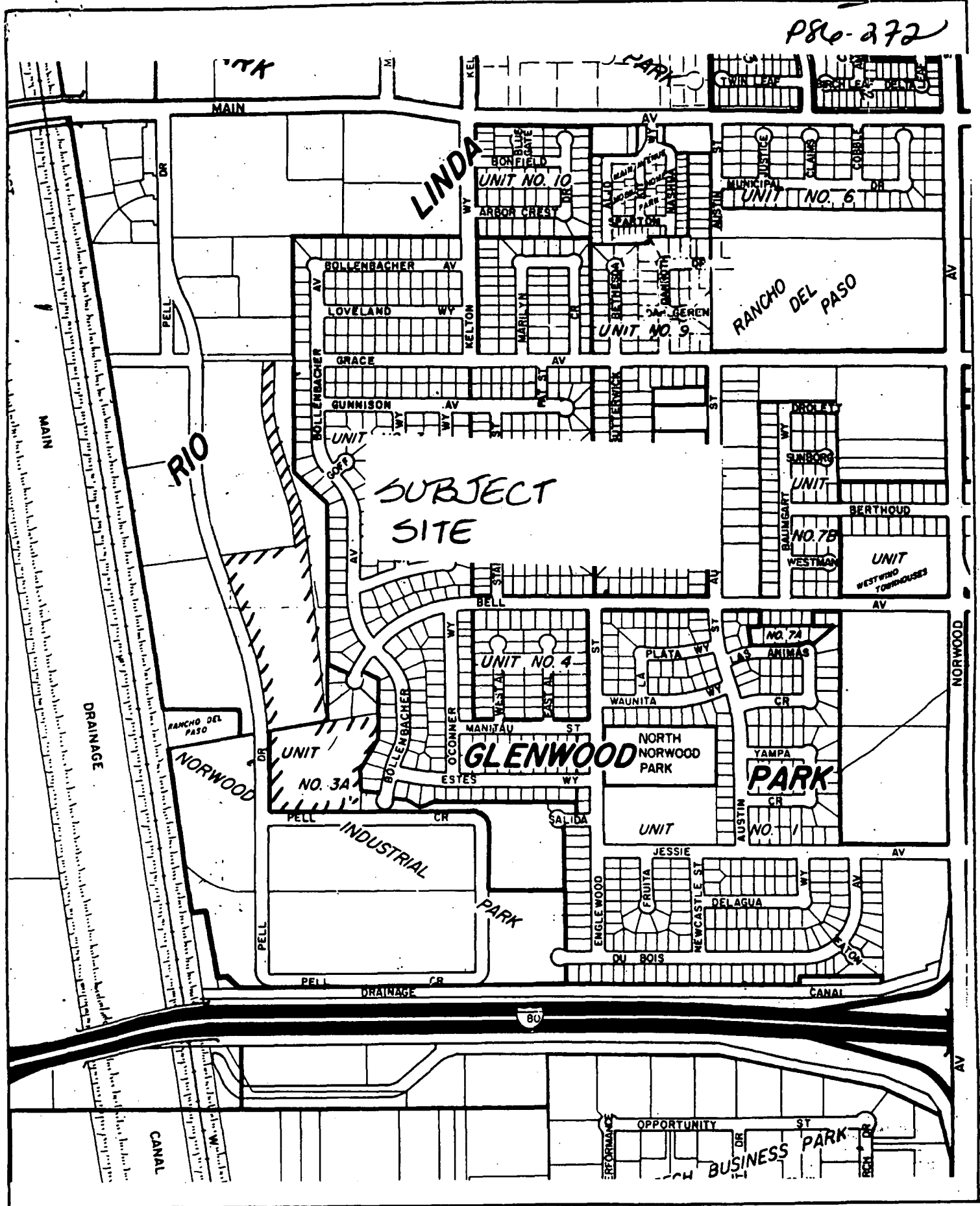
  
Walter J. Slipe, City Manager

SD:lao  
attachments  
P86-272

September 9, 1986  
District No. 2

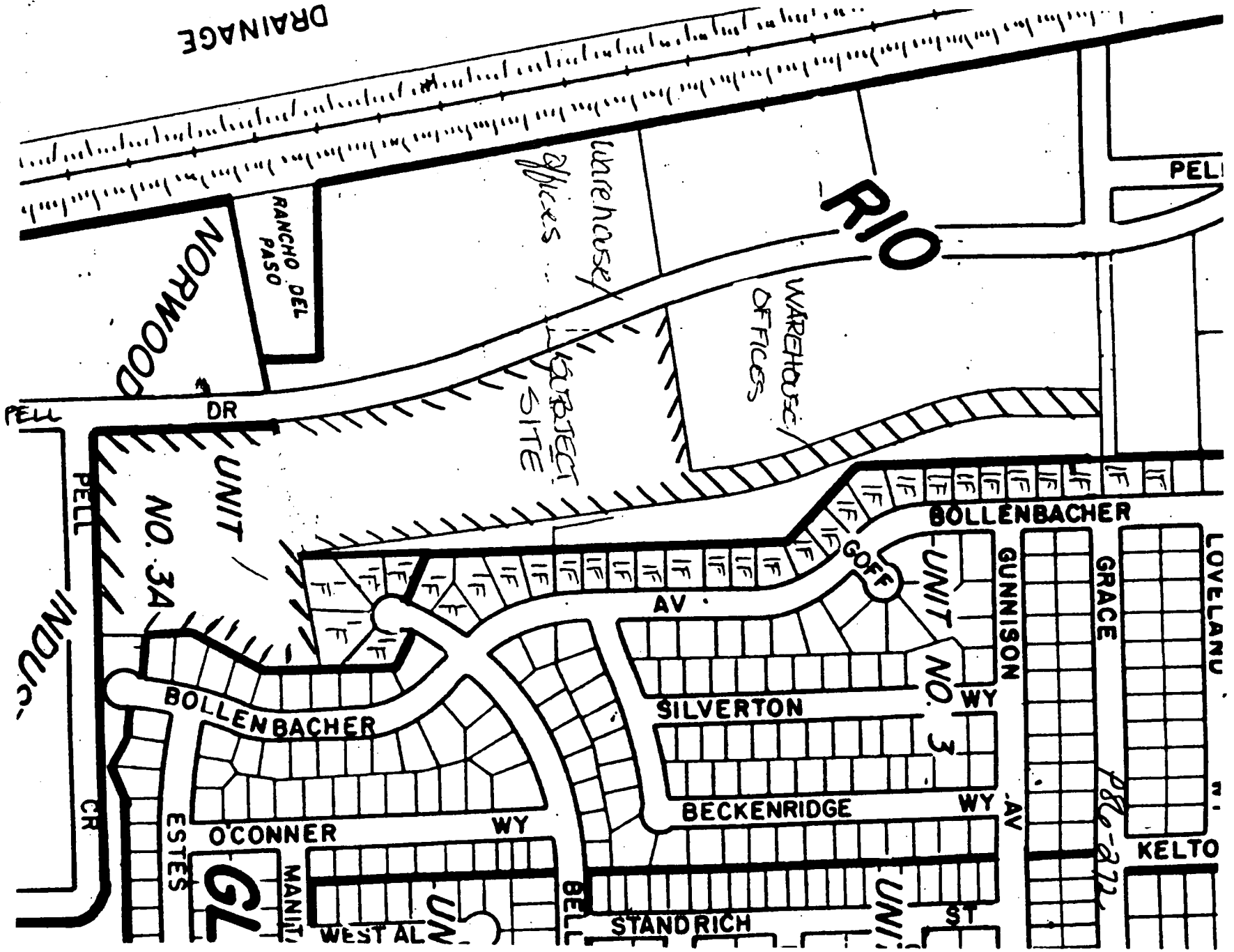
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P86-272



VICINITY MAP

LAND USE & ZONING MAP



15-20-45

P-86-272<sup>#15</sup>

AMENDED 10/14/86

**RESOLUTION No. 86-777**

**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 NORTHEAST CORNER OF PELL DRIVE AND PELL CIRCLE.

(P86-272) (APN: 237-400-17; 237-220-71)

WHEREAS, the City Council on October 14, 1986, held a public hearing on the request for approval of a tentative map for property located at the northeast corner of Pell Drive and Pell Circle;

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 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. None of the conditions described in Government Code Section 66474, subsection (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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for industrial uses in the 1984 North Sacramento Community Plan and the proposed map conforms with the 1974 General Plan designation and industrial land use policies.

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 filing of the final map unless a different time for compliance is specifically noted:
  - a. Place the following note on the final map: "Water, drain and sewer service connections must be paid for and installed at the time of obtaining building permits".
  - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
6. Construct eight foot high solid masonry wall on the east property line of the parcel shown as "remainder". The wall may be moved and placed on the property to the east if authorization is obtained from the property owner(s) and Planning Director.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

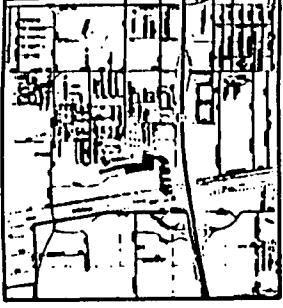
P86-272



SCALE: 1" = 100'

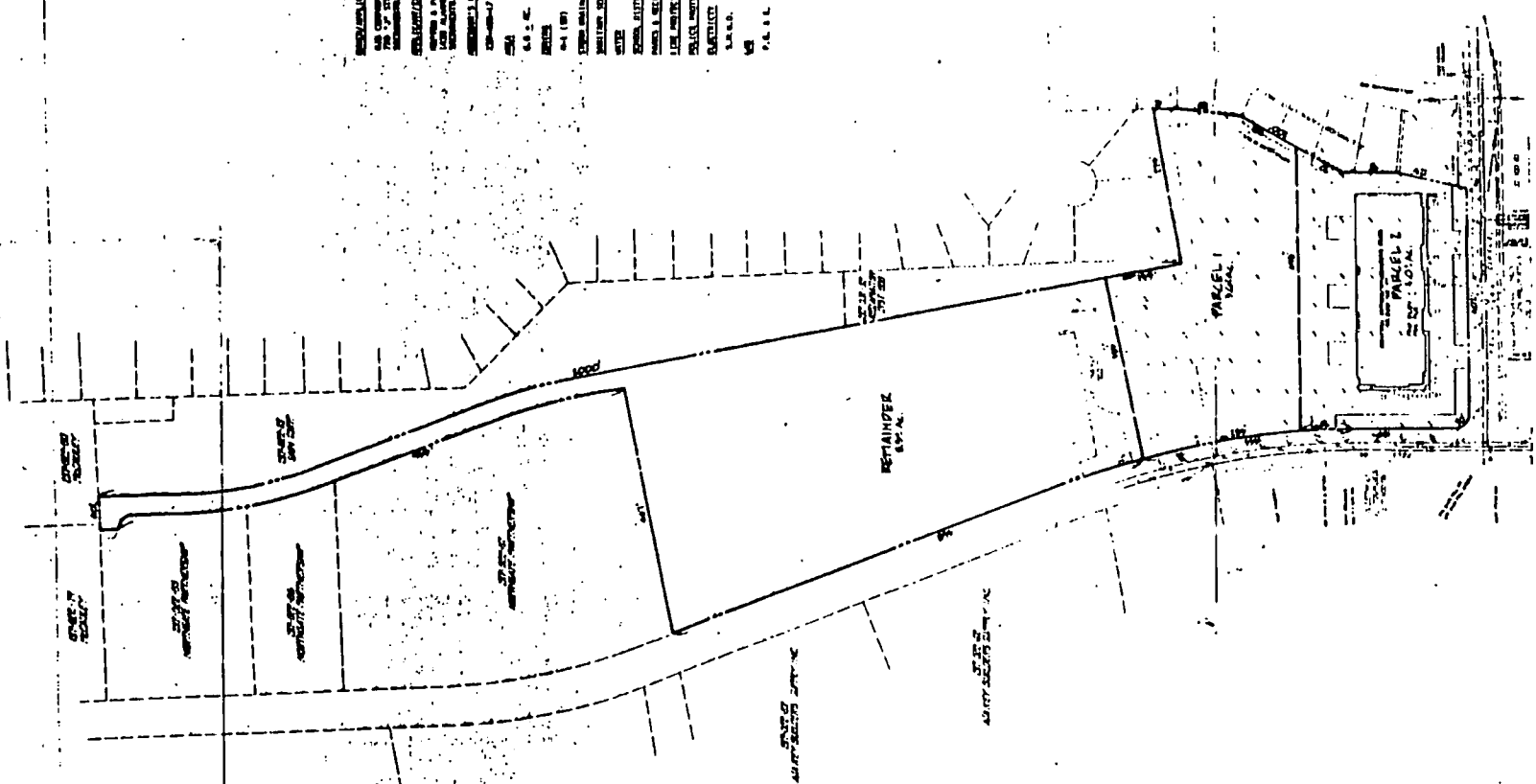
# TENTATIVE PARCEL MAP PELL 10 BUILDING

CITY OF SACRAMENTO  
JULY, 1988



SECURITY MAP  
10-04-88

986-372



PREPARED BY: [illegible]  
 FOR: [illegible]  
 PROJECT: [illegible]  
 DATE: [illegible]  
 CITY OF SACRAMENTO  
 ENGINEER: [illegible]  
 LICENSE NO.: [illegible]  
 EXPIRES: [illegible]  
 ADDRESS: [illegible]  
 CITY: [illegible]  
 STATE: [illegible]  
 ZIP: [illegible]

DATE: 1988

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1530 ~~1530~~

**RESOLUTION No. ~~86-295~~**

**Adopted by The Sacramento City Council on date of**

**APPROVED**  
BY THE CITY COUNCIL  
(As Amended)  
**OCT 14 1986**  
OFFICE OF THE  
CITY CLERK

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\_\_\_\_\_  
MAYOR

ATTEST:

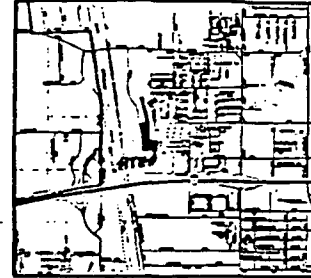
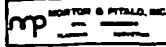
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CITY CLERK

P86-272

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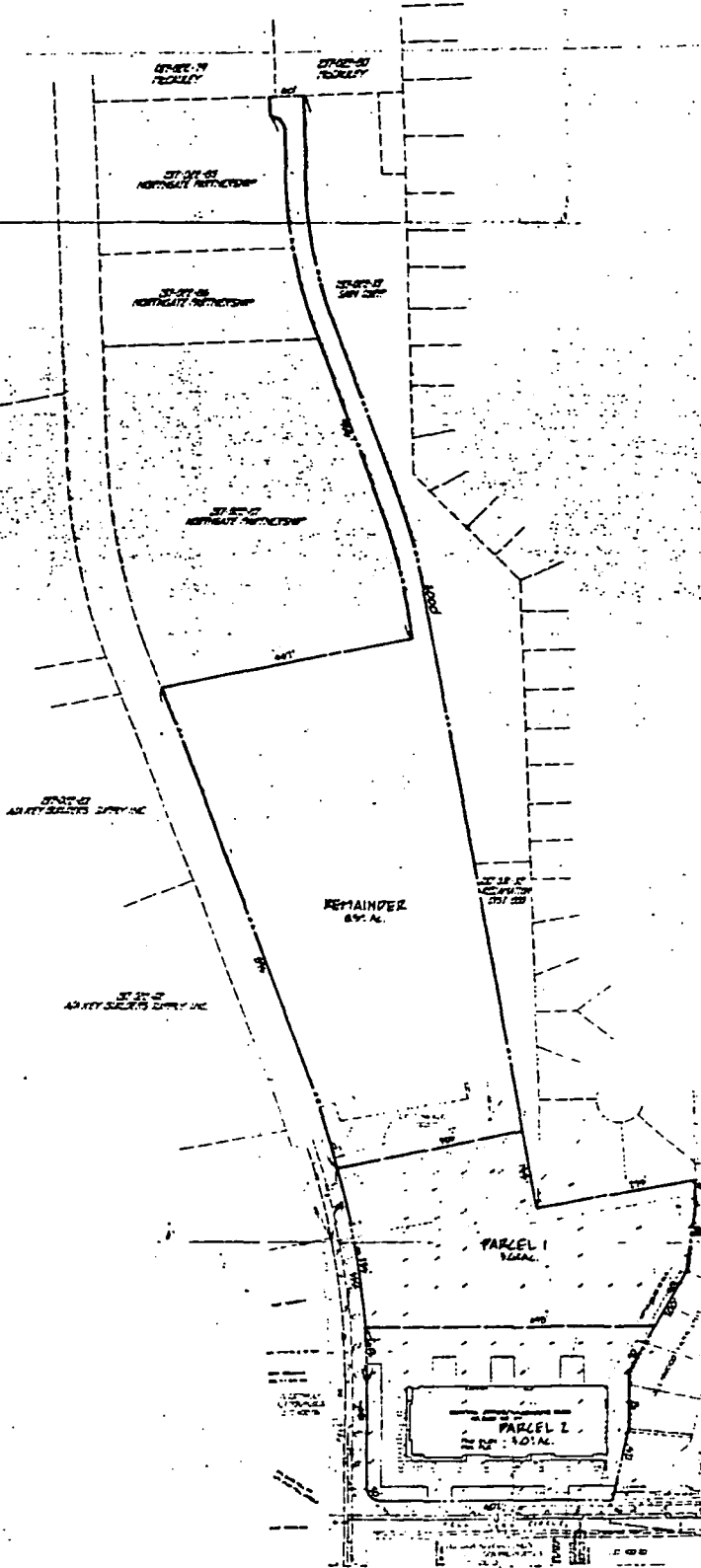


# TENTATIVE PARCEL MAP PELL 10 BUILDING CITY OF SACRAMENTO JULY, 1986



VICINITY MAP  
TO SCALE

P86-272



- OWNER/OWNER**
- ABC COMPANY
- 770 "J" STREET, SUITE 1000
- SACRAMENTO, CA 95814
- PREPARED/ENGINEER**
- MORTON & PETALIO, INC.
- 1420 ALVARADO BLVD., SUITE 200
- SACRAMENTO, CA 95814
- PROPOSED'S PARCEL NO.**
- 233-088-17 & PORTIONS OF 09-088-18
- AREA**
- 6.6 ± AC.
- zoning**
- M-4 (RM)
- STREET FRONTAGE**
- 341 FT. 0 IN.
- SANITARY SEWER**
- CITY OF SACRAMENTO
- WATER**
- CITY OF SACRAMENTO
- SCHOOL DISTRICT**
- CITY OF SACRAMENTO
- FIRE & MECHANICAL**
- CITY OF SACRAMENTO
- LIEN PROTECTION**
- CITY OF SACRAMENTO
- POLICE PROTECTION**
- CITY OF SACRAMENTO
- ELECTRICITY**
- S.A.S.O.
- YES**
- P.E. & E.

EX 3068

15

AMENDED 10/14/86 86-777  
**RESOLUTION No.**

**Adopted by The Sacramento City Council on date of**

**APPROVED**  
BY THE CITY COUNCIL

**OCT 14 1986**

OFFICE OF THE  
CITY CLERK

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\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P86-272

October 16, 1986

RJB  
770 J Street, Suite 1440  
Sacramento, CA 95814

Dear Gentlemen:

On October 14, 1986, the Sacramento City Council took the following action(s) for property located on the northeast corner of Pell Drive and Pell Circle: (P-86272)

Adopted Resolution No. 86-777 approving tentative parcel map to subdivide 15± acres located in the Light Industrial, M-1 zone into two parcels.

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,

Lorraine Magana  
City Clerk

LM/dah/15

Enclosure

cc: Planning Department  
Morton and Pitalo