



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
RECEIVED
SEP 5 1984

MARTY VAN DUYN
PLANNING DIRECTOR

September 5, 1984

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)
- 2. Tentative Map (P84-268) (FT) (APN: 062-080-21)

LOCATION: South side of Fruitridge Road between Alder Avenue and Elk Grove Road

SUMMARY

This is a request to divide 21+ acres located in the Heavy Industrial (M-2S) zone into two parcels. The staff and the Subdivision Review Committee recommend approval of the tentative map subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council.

Surrounding land uses and zoning are as follows:

- North: Vacant; M-2(S)
- South: Vacant, residence; M-2(S)
- East: Vacant; M-2(S)
- West: Industrial; M-2(S)

APPROVED
BY THE CITY COUNCIL

SEP 11 1984

OFFICE OF THE
CITY CLERK

The subject site is a portion of Fruitridge Industrial Park Unit 2. An automobile parts warehouse is located at the northwest corner of the subject site, at Alder Avenue and Fruitridge Road. The remainder of the site is vacant. The purpose of this land division is for financing of future development of the vacant portion of the site.

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

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RECOMMENDATION

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

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

Respectfully submitted,

Act for

Marty Van Duyn
Planning Director

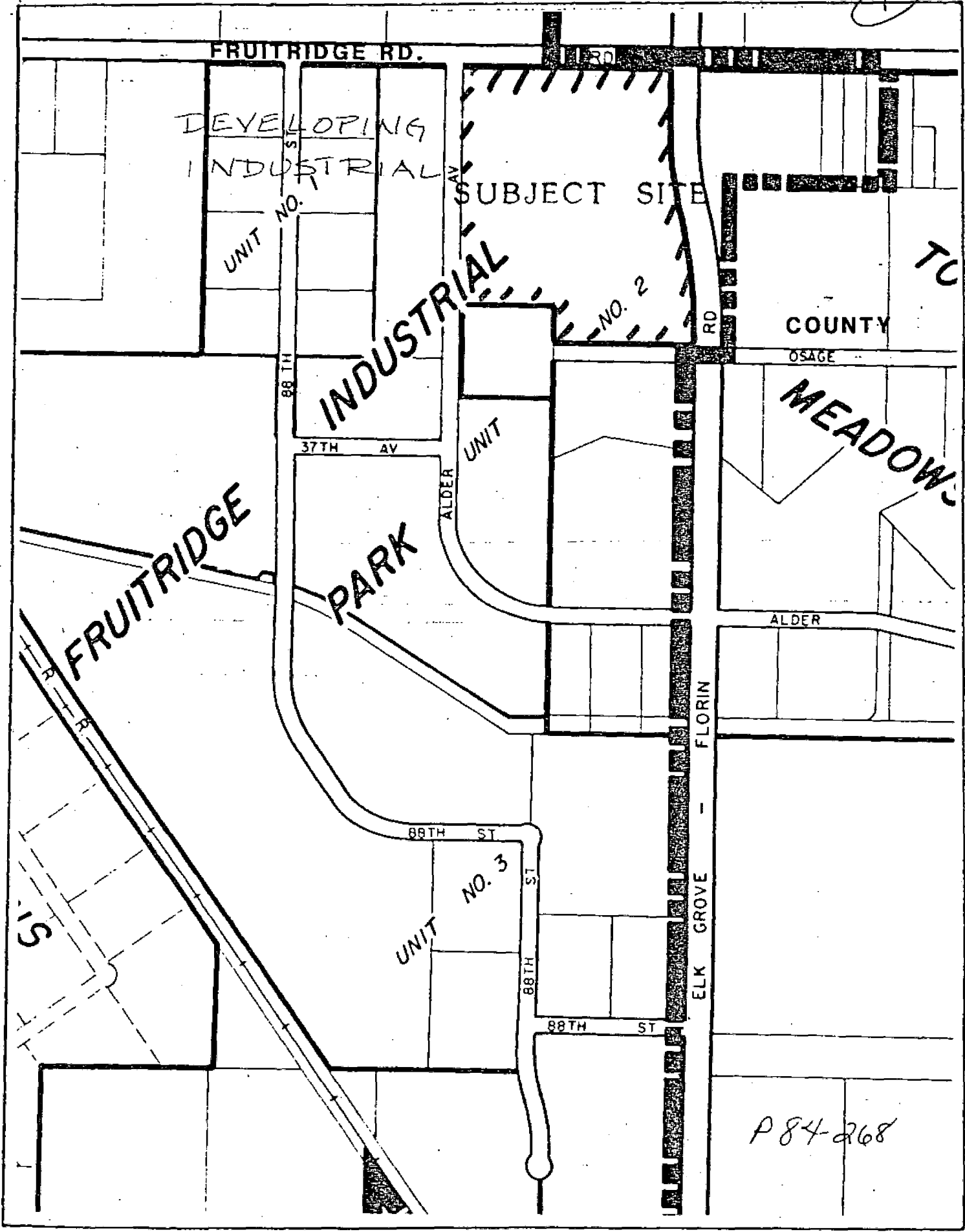
RECOMMENDATION APPROVED:

Walter J. Slipe

Walter J. Slipe, City Manager

MVD:SD:lr
Attachments
P84-268

September 11, 1984
District No. 6



VICINITY - LAND USE - ZONING

RESOLUTION No. 84-793

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTH SIDE
OF FRUITRIDGE ROAD BETWEEN ALDER AVENUE AND ELK GROVE ROAD

(P- 84-268) (APN: 062-080-21)

APPROVED
BY THE CITY COUNCIL

SEP 11 1984

WHEREAS, the City Council, on September 11, 1984, held a public hearing on the request for approval of a tentative map for property located on the south side of Fruitridge Road between Alder Avenue and Elk Grove Road;

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, 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. The City General Plan designates the subject site for Heavy Industrial use(s).

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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:

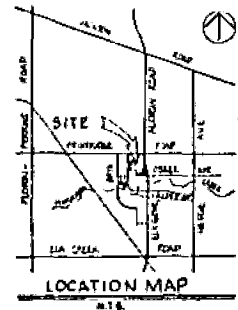
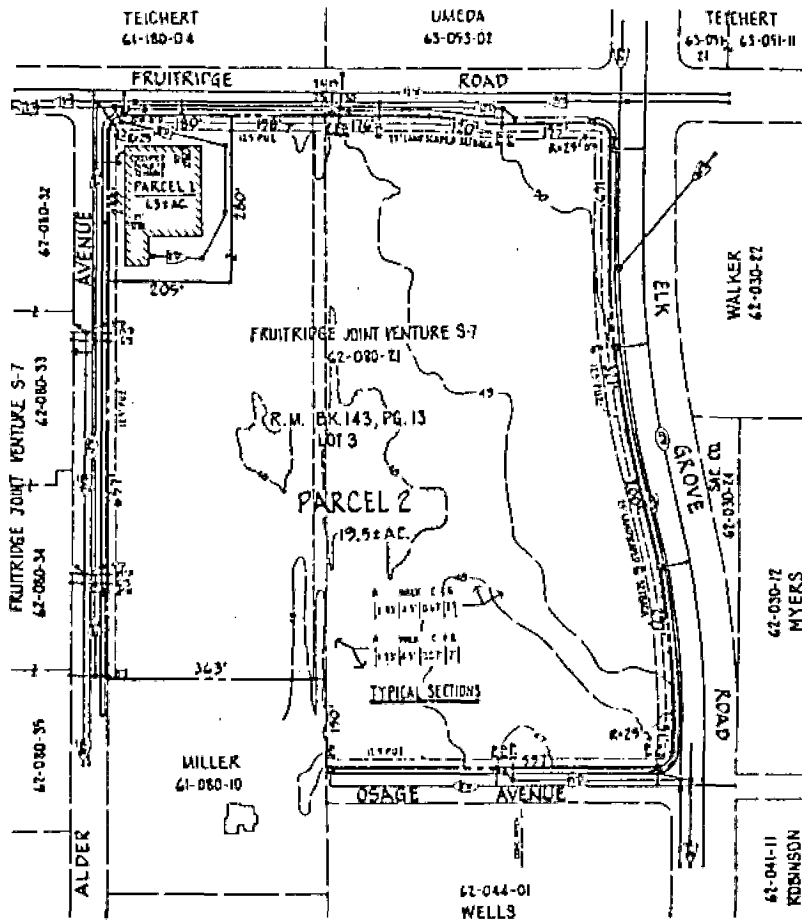
Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Elk Grove-Florin Road (coordinate with County Public Works) (55± ft. half-section required).

MAYOR

ATTEST:

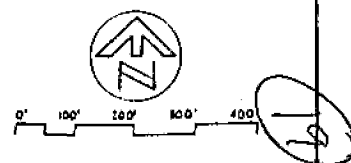
CITY CLERK

P84-268



- GENERAL NOTES
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P 84-268



NO.		DESCRIPTION		APPROVED: [Signature]	DATE: [Date]	SCALE: HORIZONTAL: 1"=100'	VERTICAL: 1"=20'	PROJECT NO. 14512	DESIGNED BY S.M.D.	CHECKED BY S.M.D.	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING		APPROVED: [Signature]	DATE: [Date]	TENTATIVE PARCEL MAP PROPOSED PARCELS 1&2 ON FRUITRIDGE INDUSTRIAL PARK, UNIT 2, LOT 3 CITY OF SACRAMENTO, CA.		7/17/64 SHEET 1 OF 1	FILE NO. 120124
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SACRAMENTO CITY PLANNING DEPARTMENT FT

Application Information

Application taken by/date: _____

Project Location Fruitridge Rd., south side, bet. Alder Ave. / Elk Grove Rd. **P 84268**
 Assessor Parcel No. 062-080-21
 Owners Buzz Oates Phone No. _____
 Address P.O. Box 19038, Sacto, CA 95819
 Applicant Morton and Pitalo, Inc. Phone No. _____
 Address 1767 J Tribute Rd., Sacto, CA 95815
 Signature _____ S.P.C. Mtg. Date 8/8/84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

- Environ. Determination EXEMPT 15315
- General Plan Amend _____
- Community Plan Amend _____
- Rezone _____
- Tentative Map to divide 20+ ac. dev. with an auto warehouse shop into 2 parcels in the M-2(S) zone
- Special Permit _____
- Variances _____
- Plan Review _____
- PUD _____
- Other _____

Commission date	Council date	Filing Fees
_____	_____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	Res. _____	\$ _____
_____	Ord. _____	\$ _____
_____	Res. _____	\$ _____
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_____	_____	\$ _____
_____	_____	\$ _____

FEE TOTAL \$ _____
 RECEIPT NO. _____
 By/date _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|-----------------------------------------------|----------------------------------------------------|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

P 84268

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

#19
9-11-1984

September 13, 1984

Buzz Oates
P.O. Box 19038
Sacramento, Ca 95819

Dear Mr. Oates:

On September 11, 1984, the Sacramento City Council took the following action(s) for property located on Fruitridge Road, south side, between Alder Avenue and Elk Grove Road:

Adopted Resolution 84-793 approving Tentative Map to divide 20± acres developed with an auto warehouse shop into two parcels in the M-2(S), Heavy Industrial, zone. (P84-268)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,



LM Lorraine Magana
City Clerk

LM/kmn/19

Enclosure(s)

cc: Planning Department
Morton and Pitalo, Inc.