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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

CITY MANAGER'S OFFICE
RECEIVED
FEB 20 1986

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

February 20, 1986

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

FEB 25 1986

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P86-014) (APN: 062-080-22) (FT)

LOCATION: East side of Alder Avenue, 1200+ feet south of Fruitridge Road

SUMMARY

This is a request to subdivide 6+ acres developed with two warehouses into two parcels. The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to a condition.

BACKGROUND INFORMATION

Land divisions which are not accompanied by a request which does not require approval by the Planning Commission can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

- North: Residential; M-2S
- South: Industrial; M-2S
- East: Commercial; M-2S
- West: Warehouse and vacant; M-2S

The subject site is located in Fruitridge Industrial Park, an industrial area developed primarily with warehouse uses. The site is developed with two warehouses. The purpose of the map is to allow individual ownership of each structure.

City Council

-2-

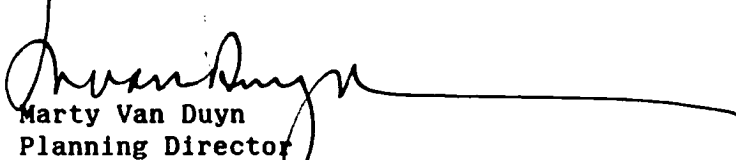
February 20, 1986

RECOMMENDATION

The 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 one condition.

Respectfully submitted,

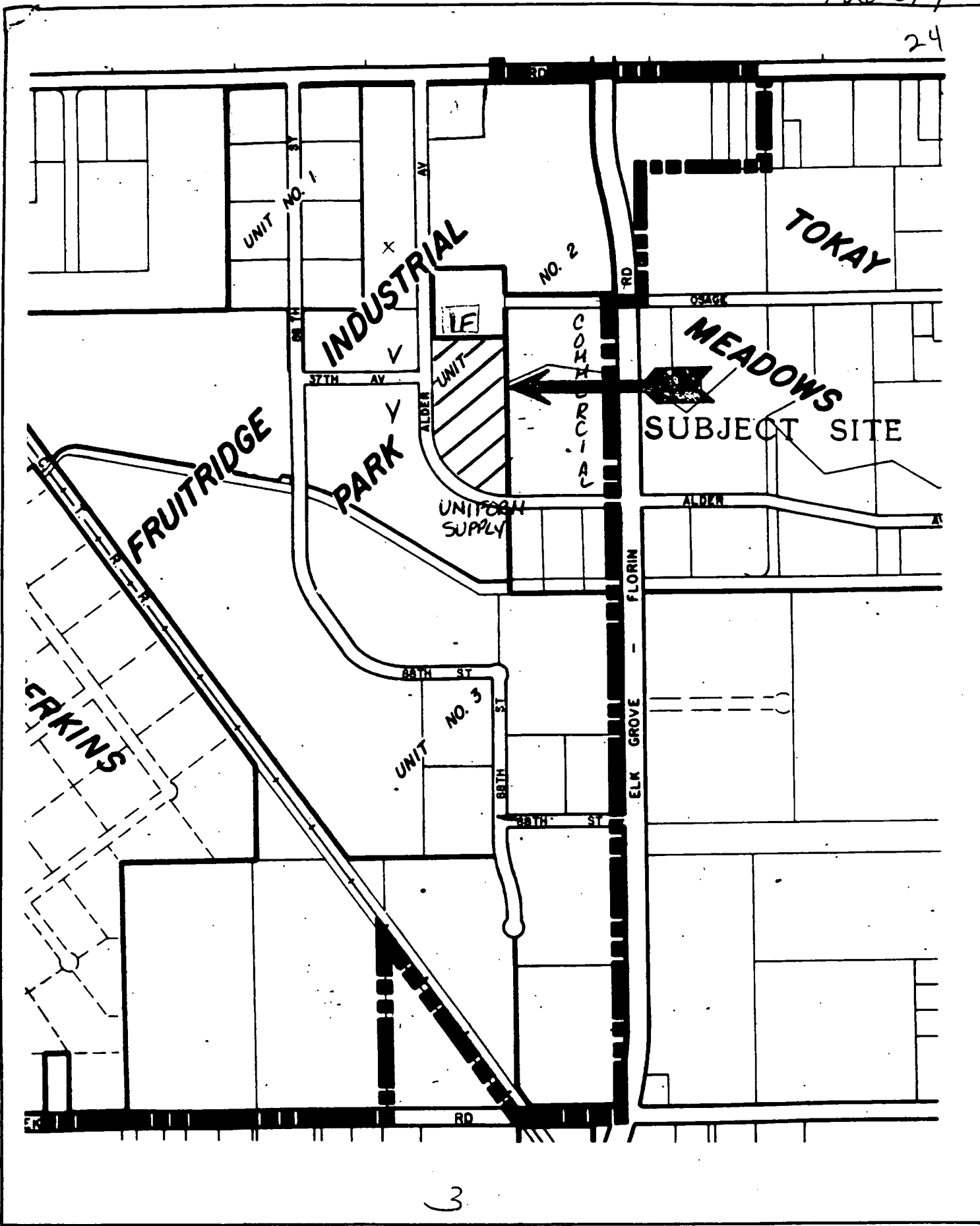

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:SD:pb
attachments
P86-014

February 25, 1986
District No. 6



VICINITY - LAND USE - ZONING

RESOLUTION No. 86-149

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 EAST
SIDE OF ALDER AVENUE, 1,200± FEET SOUTH OF FRUIT-
RIDGE ROAD

APPROVED
BY THE CITY COUNCIL

FEB 25 1986

(P 86-014) (APN: 062-080-22)

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on February 25, 1986, held a public hearing on the request for approval of a tentative map for property located on the east side of Alder Avenue, 1,200± feet south of Fruitridge 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 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:

Provide reciprocal, sewer, water drainage and access easements.

MAYOR

ATTEST:

CITY CLERK

P86-014

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED MAY 1983.
2. THE CONTRACTOR SHALL BE IN RECEIPT OF CITY-APPROVED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT-OF-WAY.
3. RESPONSIBILITY FOR FINAL ACCEPTANCE OF LINE AND GRADE BY THE CITY OF SACRAMENTO WILL BE ASSUMED ONLY IF CONSTRUCTION STAKES ARE SET BY CITY SURVEY CARRIES.
- CONTACT CITY OF SACRAMENTO CONSTRUCTION SUPERVISOR, PHIL SCHMIDT, 48 HOURS IN ADVANCE FOR CONSTRUCTION STAKES.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM.
- CONTACT UNDERGROUND SERVICE ALERT, 1-800-642-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
7. EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL TO THE STREET CENTERLINE. THE EXPOSED EDGE SHALL BE TRIMMED WITH CHISEL TO FINISH.
8. THE WIDTH OF EXISTING PAVEMENT TO BE SALICED SHALL BE DETERMINED IN THE FIELD BY CONSTRUCTION SUPERVISOR, PHIL SCHMIDT.
9. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (4127 ANDERSON ST., SUITE 55, SACRAMENTO - PHONE 445-5818) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

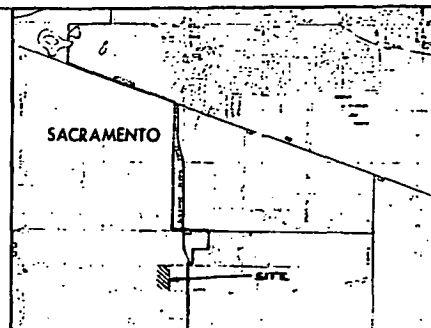


SCALE: 1"=40'

FRUITRIDGE JOINT VENTURES

062-050-41

062-050-20

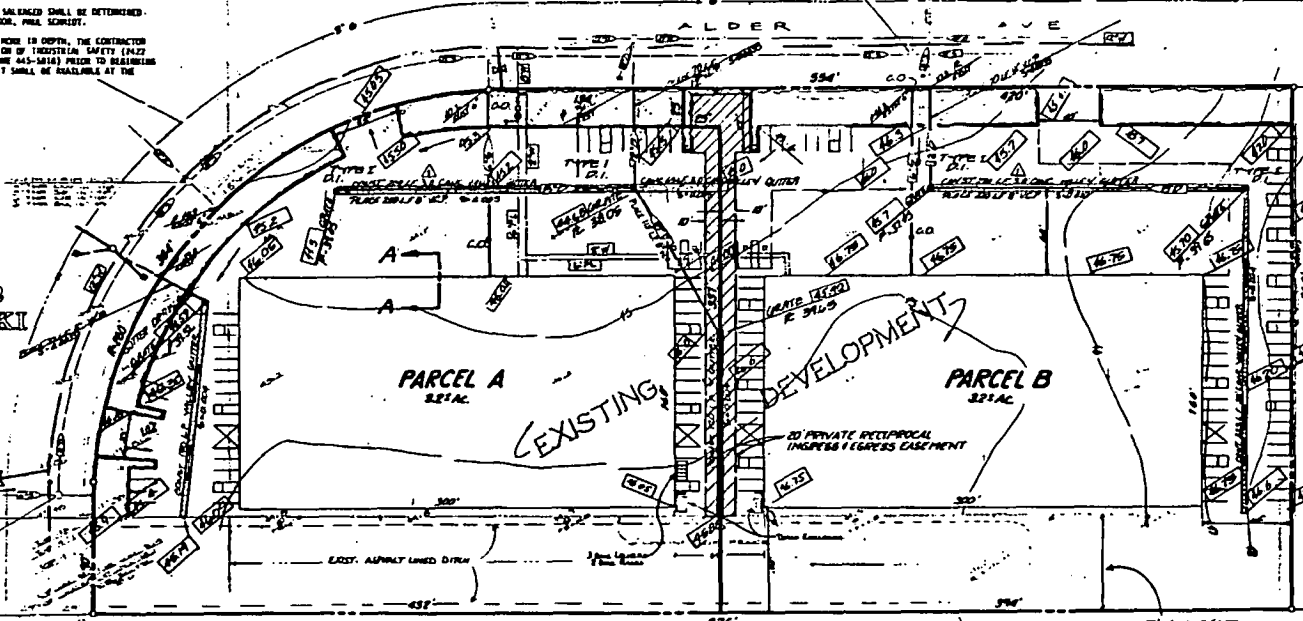


062-050-42
NOWAKOWSKI

062-048-01
BOHANNON

062-044-02
GLENN

062-044-03
BRONDON XXII ASSOC.



OWNER/DEVELOPER

GATES & PITALO, INC.
1430 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95811

APPLICANT

MORTON & PITALO, INC.
1430 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95811

ASSESSOR'S PARCEL NUMBER

63-080-23

AREA

6.4 ± ACRES

STORY BUILDINGS

SEVEN

WATER

SCHOOL DISTRICT

PAVE & RECREATION

FIRE PROTECTION

POLICE PROTECTION

ELECTRICITY

S.A.B.A.R.

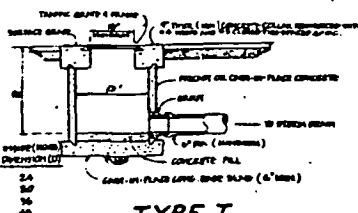
YES

P.A. & E.

NO

DATE

P.A. & E.



DEPTH OF EMBANKMENT (FEET)	CONCRETE FILL
1 < 2.0	24
2.0 TO 3.0	30
3.0 TO 4.0	36
4.0 TO 5.0	42

TYPE I

REVISION NO. DESCRIPTION APPROVED BY DATE	FIELD BOOK NO.	SCALE HORIZONTAL 1"=40' VERTICAL 1"=10'	DRAWN BY: J. MAIT CHECKED BY: C. J. SUBMITTED JEP DATE: 10/20/82	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	CITY OF SACRAMENTO	A TENTATIVE PARCEL MAP LOT 4 - FRUITRIDGE INDUSTRIAL PARK UNIT 2	DEC 1985 1 1 CALIFORNIA
	AP No. 02-060-22						

P 86014

71098

March 3, 1986

Oates and Massie
8401 Jackson Road
Sacramento, CA 95826

Dear Gentlemen:

On February 25, 1986, the Sacramento City Council took the following action(s) for property located in the Heavy Industrial, M-2(S) zone, on the east side of Alder Avenue, 1,200± south of Fruitridge Road:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide 6± acres developed with two warehouses into two parcels.

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

Sincerely,

Lorraine Magana
City Clerk

LM/1h/#24

Enclosure

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