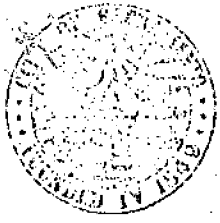


21

CITY OF SACRAMENTO



CITY PLANNING DEPARTMENT  
927-10th Street SACRAMENTO, CALIF. 95814  
Suite 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 2, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination  
2. Tentative Map (P-9254)

LOCATION: 8260 Alpine Avenue

SUMMARY

This is a request to divide a 5+ acre parcel into six building sites and a common lot for a partially developed industrial complex. The Planning Commission recommended approval of the project subject to conditions.

BACKGROUND

The subject site is partially developed with three warehouse type structures. Three additional structures are proposed in the future. The proposed division will allow each building to occupy its own property and a common lot will include the parking and landscaping areas. The concept is similar to a condominium arrangement. There was no objection to the proposal. It is consistent with the 1974 General Plan.

VOTE AND RECOMMENDATION OF COMMISSION

On July 9, 1981, the Planning Commission by a vote of eight ayes, one absent, recommended approval of the Tentative Map subject to conditions.

APPROVED  
BY THE CITY COUNCIL

SEP - 8 1981

OFFICE OF THE  
CITY CLERK

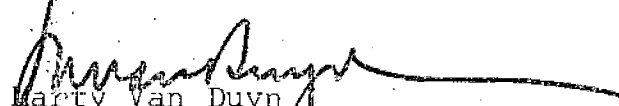
- / -

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by :

1. Ratifying the Negative Declaration; and
2. Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map with conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:lo  
Attachments  
P-9254

September 8, 1981  
District No. 6

81-666

21

# RESOLUTION No.

Adopted by The Sacramento City Council on date of

SEPTEMBER 8, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR LYNN INDUSTRIAL  
PARK (APN: 061-100-02) (P-9254)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Lynn Industrial Park, located at 8260 Alpine Avenue

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on September 8, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the College Greens Community Plan in that both plans designate the subject site for industrial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- E. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

**APPROVED**  
BY THE CITY COUNCIL

SEP 8 1981

OFFICE OF THE  
CITY CLERK

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  - 1. The applicant shall dedicate nine feet of right-of-way along Alpine Avenue (29 foot half-section) prior to recordation of the final map.
  - 2. Bonds and private contract are required for subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance; or the Kennedy Acres (drainage) and Alpine Street (street improvement) assessment districts' improvements shall be under contract prior to recordation of the final map.

21

3. The applicant shall provide for standard subdivision improvements not provided for by the assessment districts.

---

MAYOR

ATTEST:

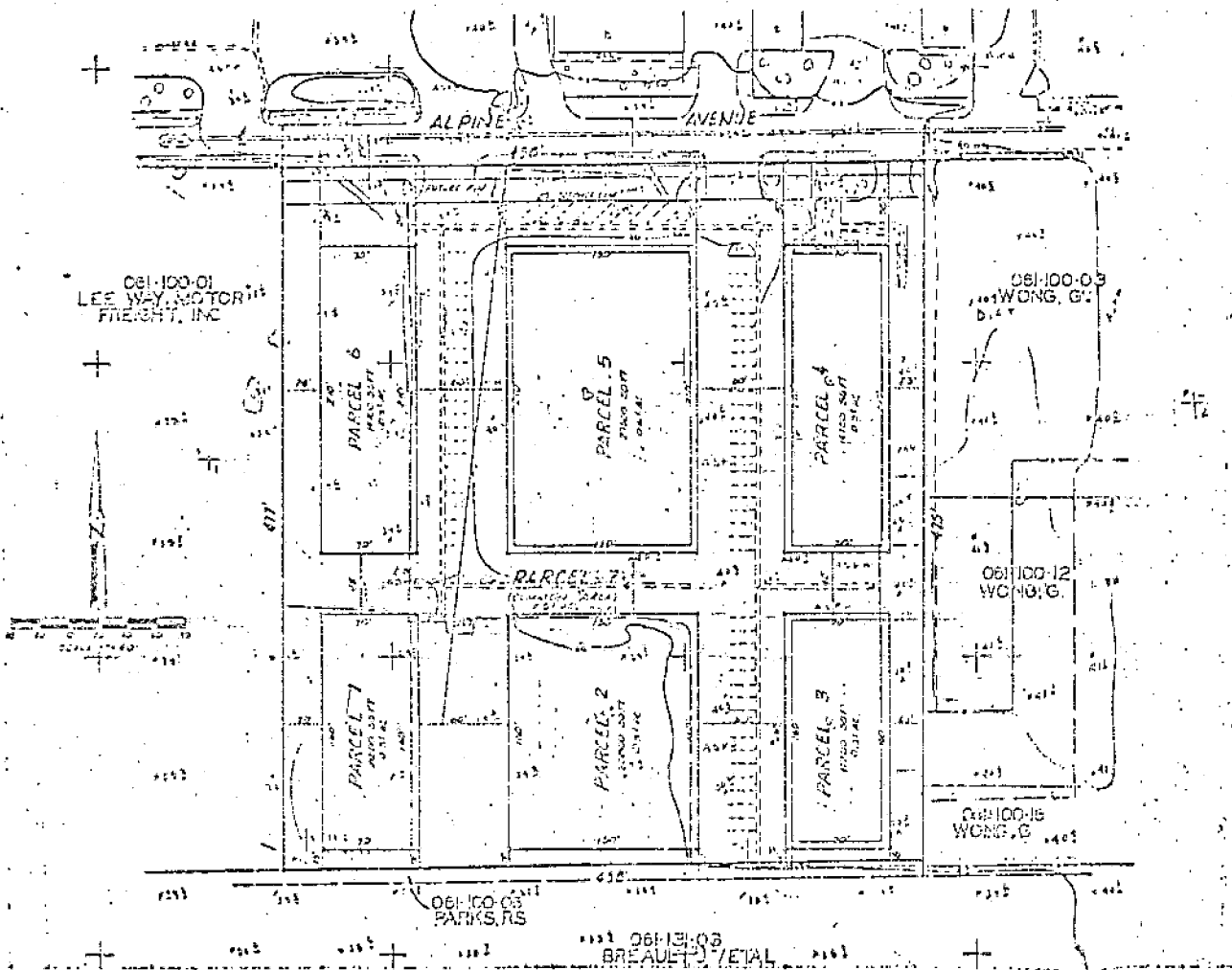
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CITY CLERK

P-9254

# LYNN INDUSTRIAL PARK 8260 ALPINE AVENUE

APN 081-100-02  
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA  
NOVEMBER 1980 PREPARED BY J.T.S. CONSULTANTS  
SCALE 1"=100'



**OWNER / DEVELOPER**  
LEE WAY MOTOR FREIGHT, INC.  
P.O. BOX 100  
SACRAMENTO, CALIFORNIA 95834

**ENGINEER**  
J.T.S. CONSULTANTS  
CITY OF SACRAMENTO, CALIFORNIA 95834

**LEGAL DESCRIPTION**  
LOT 23, AS SHOWN ON THE OFFICIAL MAP OF BENEVOLENT ACRES OF BIRTH, COUNTY OF SACRAMENTO, CALIF. FILED IN THE OFFICE OF THE COUNTY CLERK OF SACRAMENTO COUNTY, ON MARCH 11, 1971, IN BOOK 3 OF MAPS, MAP NO. 4

**ASSESSOR'S PARCEL NUMBER**  
081-100-02

**ZONING**  
M-2

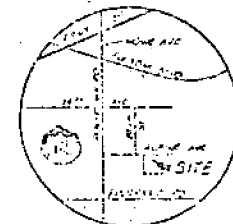
**ACREAGE / NUMBER OF LOTS**  
4.0 ACRES TOTAL  
PARCEL 1: 0.175 ACRES  
PARCEL 2: 0.175 ACRES  
PARCEL 3: 0.175 ACRES  
PARCEL 4: 0.175 ACRES  
PARCEL 5: 0.175 ACRES  
PARCEL 6: 0.175 ACRES  
PARCEL 7: 0.175 ACRES

**USE**  
INDUSTRIAL - 5 BAY AREA BUILDINGS WITH OFFICES  
PROPOSED TO BE CONSTRUCTED

**STREET IMPROVEMENTS**  
STORM AND SEWER IN ALPINE AVE  
PROPOSED TO BE PROVIDED BY CITY OF SACRAMENTO

**UTILITIES**

|             |                    |
|-------------|--------------------|
| WATER       | CITY OF SACRAMENTO |
| SEWER       | CITY OF SACRAMENTO |
| ELECTRICITY | CITY OF SACRAMENTO |
| TELEPHONE   | CITY OF SACRAMENTO |
| WASTEWATER  | CITY OF SACRAMENTO |
| STORM SEWER | CITY OF SACRAMENTO |
| STREETS     | CITY OF SACRAMENTO |
| WATER       | CITY OF SACRAMENTO |



VICINITY MAP

**J.T.S. ENGINEERING CONSULTANTS, INC.**  
311 J STREET  
SACRAMENTO, CALIFORNIA 95834 (916) 441-0700

DESIGNED BY: J.T.S.  
CHECKED BY: J.T.S.  
DATE: 11/80

TERMINATE PARCEL MAP  
**LYNN INDUSTRIAL PARK**  
8260 ALPINE AVENUE  
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

P-9254-6

SACRAMENTO CITY PLANNING COMMISSION

21

MEETING DATE July 9, 1981  
 ITEM NO. 300 FILE NO. P-9254  
 E-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  EIR DETERMINATION
- SPECIAL PERMIT  OTHER \_\_\_\_\_
- VARIANCE  \_\_\_\_\_

Recommendation:  
 Favorable      LOCATION: 8360 Alpine Avenue  
 Unfavorable       Petition       Correspondence

| <u>NAME</u> | <u>PROPOSERS</u> | <u>ADDRESS</u> |
|-------------|------------------|----------------|
|             |                  |                |
|             |                  |                |
|             |                  |                |
|             |                  |                |
|             |                  |                |
|             |                  |                |

| <u>NAME</u> | <u>OPPOSERS</u> | <u>ADDRESS</u> |
|-------------|-----------------|----------------|
|             |                 |                |
|             |                 |                |
|             |                 |                |
|             |                 |                |
|             |                 |                |
|             |                 |                |

MOTION NO. \_\_\_\_\_

|          | YES           | NO | MOTION | 2ND |
|----------|---------------|----|--------|-----|
| Augusta  | ✓             |    |        | ✓   |
| Fong     | ✓             |    |        |     |
| Gordin   | <i>absent</i> |    |        |     |
| Holloway | ✓             |    | ✓      |     |
| Hunter   | ✓             |    |        |     |
| Larson   | ✓             |    |        |     |
| Muraki   | ✓             |    |        |     |
| Silva    | ✓             |    |        |     |
| Simpson  | ✓             |    |        |     |

- MOTION:
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL *subject to cond in staff report* & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

|                        |  |
|------------------------|--|
| APPLICANT              | JTS Engineering, 811 J Street, Sacramento, CA 95814            |
| OWNER                  | James H. and Carolee Lynn, P.O. Box 7027, Sacramento, CA 95826 |
| PLANS BY               | JTS Engineering, 811 J Street, Sacramento, CA 95814            |
| FILING DATE            | 11-21-80   |
| 50 DAY CPC ACTION DATE | 5-18-81  |
| REPORT BY:             | SD:sg  |
| NEGATIVE DEC.          | 12-29-81   |
| EIR                    |  |
| ASSESSOR'S PCL NO.     | 061-100-02   |

- APPLICATION:
1. Environmental Determination
  2. Variance to locate 9 of the required 25 foot on-site landscaping area in the public street right-of-way (Withdrawn)
  3. Tentative Map to divide 5± acres in the Heavy Industrial (M-2-S) zone into 7 parcels.

LOCATION: 8260 Alpine Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 5± acres into 6 building envelopes and a common air space lot for industrial condominium development.

PROJECT INFORMATION:

|   |   |
|---|---|
| General Plan Designation:                       | Industrial  |
| 1967 College Greens Community Plan Designation: | Industrial  |
| Existing Zoning:                                | M-2(S) Heavy industrial, 25' landscaped front setback |
| Existing Use:                                   | 3 Warehouse structures                                |
| Proposed Use:                                   | 3 Additional warehouse structures                     |
| Surrounding Land Use and Zoning                 |   |
| North:  | Industrial; M-2(S)                                    |
| South:  | Vacant; M-2(S)  |
| East:   | Industrial; M-2(S)                                    |
| West:   | Vacant; M-2(S)  |
| Property Area:                                  | 209,000 sq. ft. 4.8± acres                            |
| Square Footage of Building:                     |   |
| Existing Structure:                             | 39,060 sq. ft. warehouse<br>5,940 sq. ft. office      |
| Proposed Structures:                            | 35,100 sq. ft. warehouse<br>3,900 sq. ft. office      |
| Auto Parking Ratio Required:                    | 1/1000 sq. ft. warehouse<br>1/400 sq. ft. office      |
| Total Auto Parking Proposed:                    | 101 spaces  |
| Total Auto Parking Required:                    | 99 spaces   |
| Truck Loading Spaces Required:                  | 5 (19' x 40', based on sq. footage of building)       |
| Total Loading Spaces Proposed:                  | 5   |
| Building Coverage, total site:                  | 40±%  |
| Landscaping, total site:                        | 3±%   |



# 21

PROJECT INFORMATION: (cont'd)

|                              |                                      |
|------------------------------|--------------------------------------|
| Building Height:             | 16 feet                              |
| Exterior Building Colors:    | Light tan                            |
| Exterior Building Materials: | Steel and stone                      |
| Street Improvements:         | To be provided                       |
| Utilities:                   | Available to site from Power Inn Rd. |

Subdivision Review Committee Recommendation: On March 25, 1981, by a vote of 5 ayes, 3 absent and 1 abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall dedicate 9 feet of right-of-way along Alpine Avenue (29' half section) prior to recordation of the final map.
2. Bonds and private contract are required for subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance; or the Kennedy Acres (Drainage) and Alpine Street (street improvement) Assessment Districts improvements shall be under contract prior to recordation of the final map.
3. The applicant shall provide for standard subdivision improvements not provided for by the assessment districts.

BACKGROUND INFORMATION: A staff report was prepared for the April 9, 1981 City Planning Commission meeting addressing Exhibit "A", the applicant's original proposal. Staff expressed the following concerns regarding the proposal:

1. The applicant is proposing a total of 84,000 square feet of office/warehouse structure situated on 5+ acres situated on 5+ acres upon completion of the site. A total of 101 automobile parking spaces are proposed. Staff feels that several of these spaces are inadequate because of insignificant maneuvering space and stall depth.
2. Exhibit "A" indicated no truck loading spaces as required by the Zoning Ordinance for warehouse-type uses.
3. The applicant must comply with the tree shading ordinance for the undeveloped area.

STAFF EVALUATION: Staff has the following comments regarding the revised site plan Exhibit "B":

1. The subject site consists of 5+ acres developed with three warehouse structures, totaling 45,000 square feet, and surface parking area. This site is located in the M-2(S), Heavy Industrial zone, on the south side of Alpine Avenue. The site is of regular shape, approximately 438' x 475'. The applicant is proposing an additional 39,000 square feet of office/warehouse consisting of three new structures. Total building area will be 84,000 square feet upon completion of the project.
2. The applicant has indicated five truck loading spaces on the revised plan to comply with Zoning Ordinance requirement.

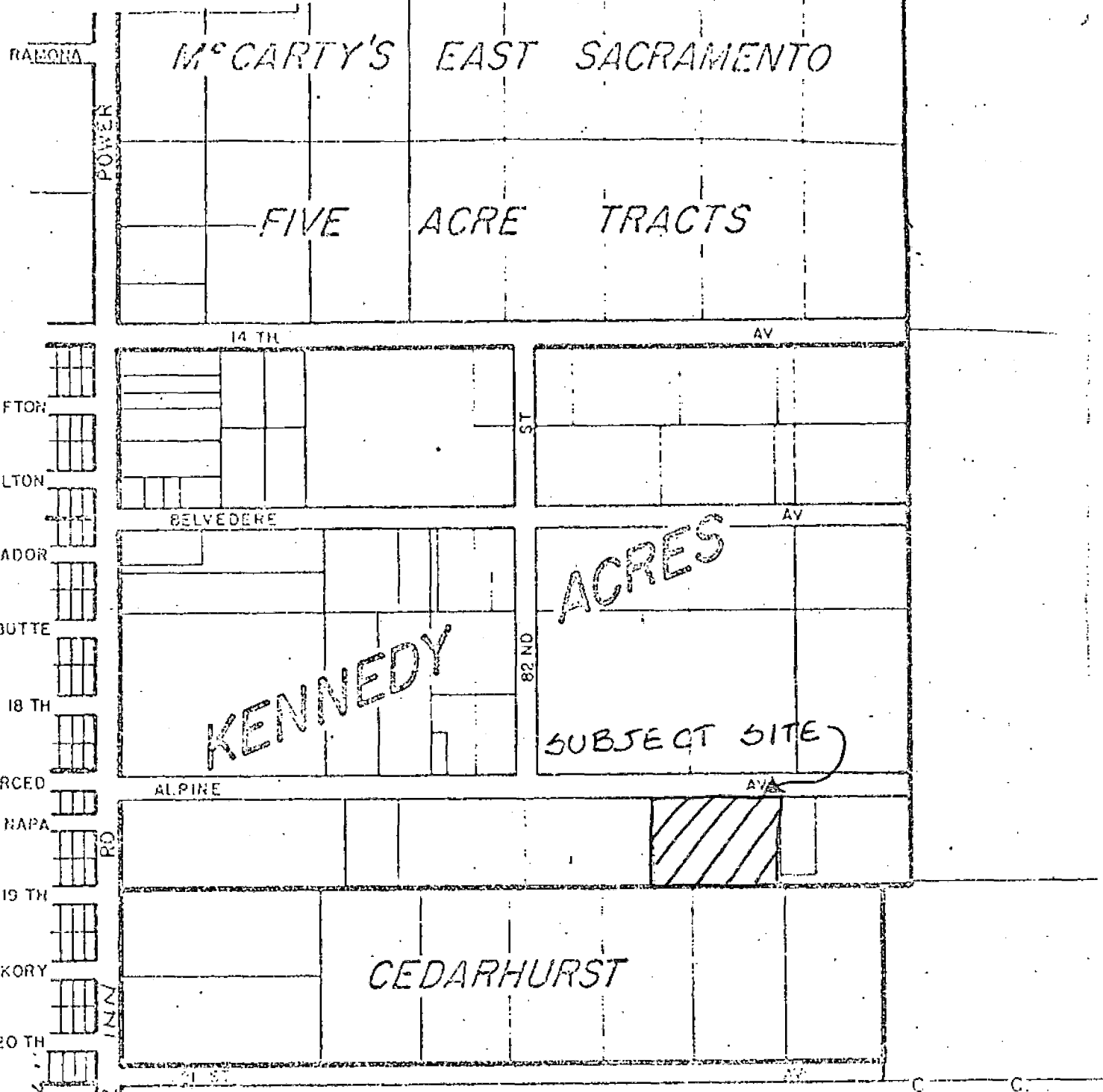
3. The overall parking design conforms to parking regulations of the Zoning Ordinance; except the three parking spaces on the west side of the future westerly building creates a back-out situation. Staff suggests these spaces be eliminated and relocated to the easterly portion of the site. Furthermore, there is adequate spaces on the subject property for additional parking spaces if needed.
4. The applicant must comply with the 50% shading requirement of the undeveloped parking area.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the negative declaration.
2. Approval of the tentative map subject to the following conditions:
  - a. The applicant shall dedicate nine feet of right-of-way along Alpine Avenue (29' half section) prior to recordation of the final map.
  - b. Bonds and private contract are required for subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance; or the Kennedy Acres (drainage) and Alpine Street (street improvement) assessment districts improvements shall be under contract prior to recordation of the final map.
  - c. The applicant shall provide for standard subdivision improvements not provided for by the assessment districts.

# 21

SEE MAP NO. 4



- 11 -

P-9254

JULY 9, 1981  
~~APR 9, 1981~~

ITEM 3

21TH

# LYNN INDUSTRIAL PARK 8260 ALPINE AVENUE

APR 08/1981-02  
 CITY OF SACRAMENTO  
 PREPARED BY  
**J.T.S. ENGINEERS**

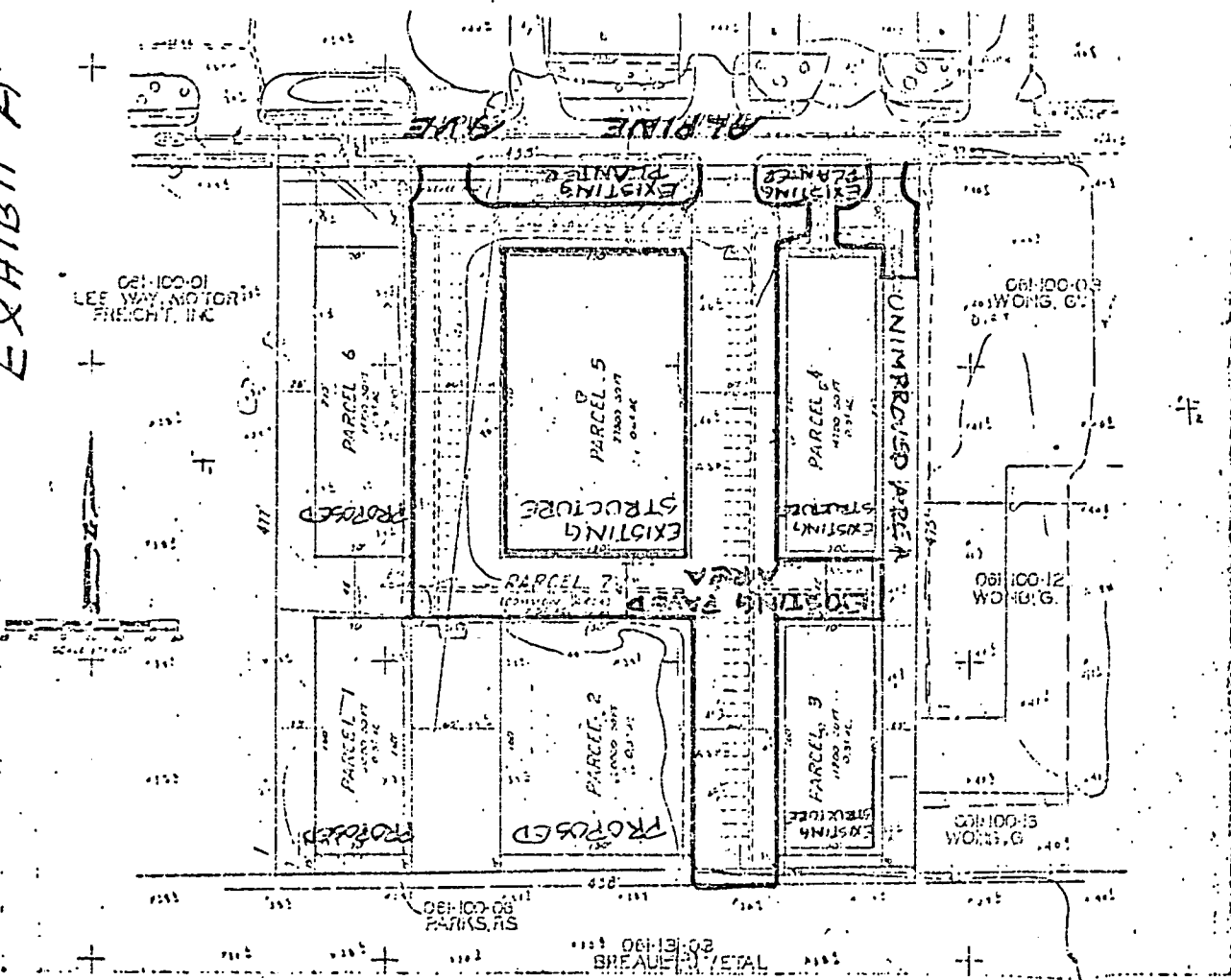
Item 3

P-9254

EXHIBIT A

APRIL 9, 1981

Item 7



**OWNER / DEVELOPER**  
 LYNN INDUSTRIAL PARK  
 8260 ALPINE AVENUE  
 SACRAMENTO, CALIFORNIA 95818

**ENGINEER**  
 J.T.S. ENGINEERS  
 211 J STREET  
 SACRAMENTO, CALIFORNIA 95818

**LEGAL DESCRIPTION**  
 LOT 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**ASSESSOR'S PARCEL NUMBER**  
 081100-09

**ZONING**  
 M-10

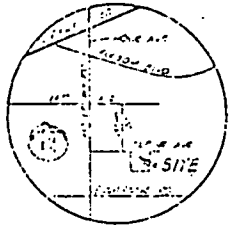
**ACREAGE / NUMBER OF LOTS**  
 4.52 ACRES TOTAL

- PARCEL 1: 1.00 ACRES
- PARCEL 2: 1.00 ACRES
- PARCEL 3: 1.00 ACRES
- PARCEL 4: 1.00 ACRES
- PARCEL 5: 1.00 ACRES
- PARCEL 6: 1.00 ACRES

**USE**  
 INDUSTRIAL USE

**STREET IMPROVEMENTS**  
 PROVIDED BY CITY OF SACRAMENTO

- UTILITIES**
- WATER: CITY OF SACRAMENTO
  - ELECTRICITY: SUD
  - SEWERAGE: CITY OF SACRAMENTO
  - TELEPHONE: CITY OF SACRAMENTO
  - NATURAL GAS: CITY OF SACRAMENTO
  - HEATING OIL: CITY OF SACRAMENTO



VICINITY MAP

-12-

P-9254 July 9, 1981

**J.T.S. ENGINEERING CONSULTANTS, INC.**  
 211 J STREET  
 SACRAMENTO, CALIFORNIA 95818 (916) 441-8734

|          |                      |
|----------|----------------------|
| DATE     | 11-40                |
| SCALE    | AS SHOWN             |
| PROJECT  | LYNN INDUSTRIAL PARK |
| REVISION |                      |
| DATE     |                      |
| BY       |                      |
| CHECKED  |                      |
| DATE     |                      |
| BY       |                      |

**LYNN INDUSTRIAL PARK**  
 8260 ALPINE AVENUE  
 SACRAMENTO, CALIFORNIA 95818

111

440.00'

80136

P9254

30'

60'

11'

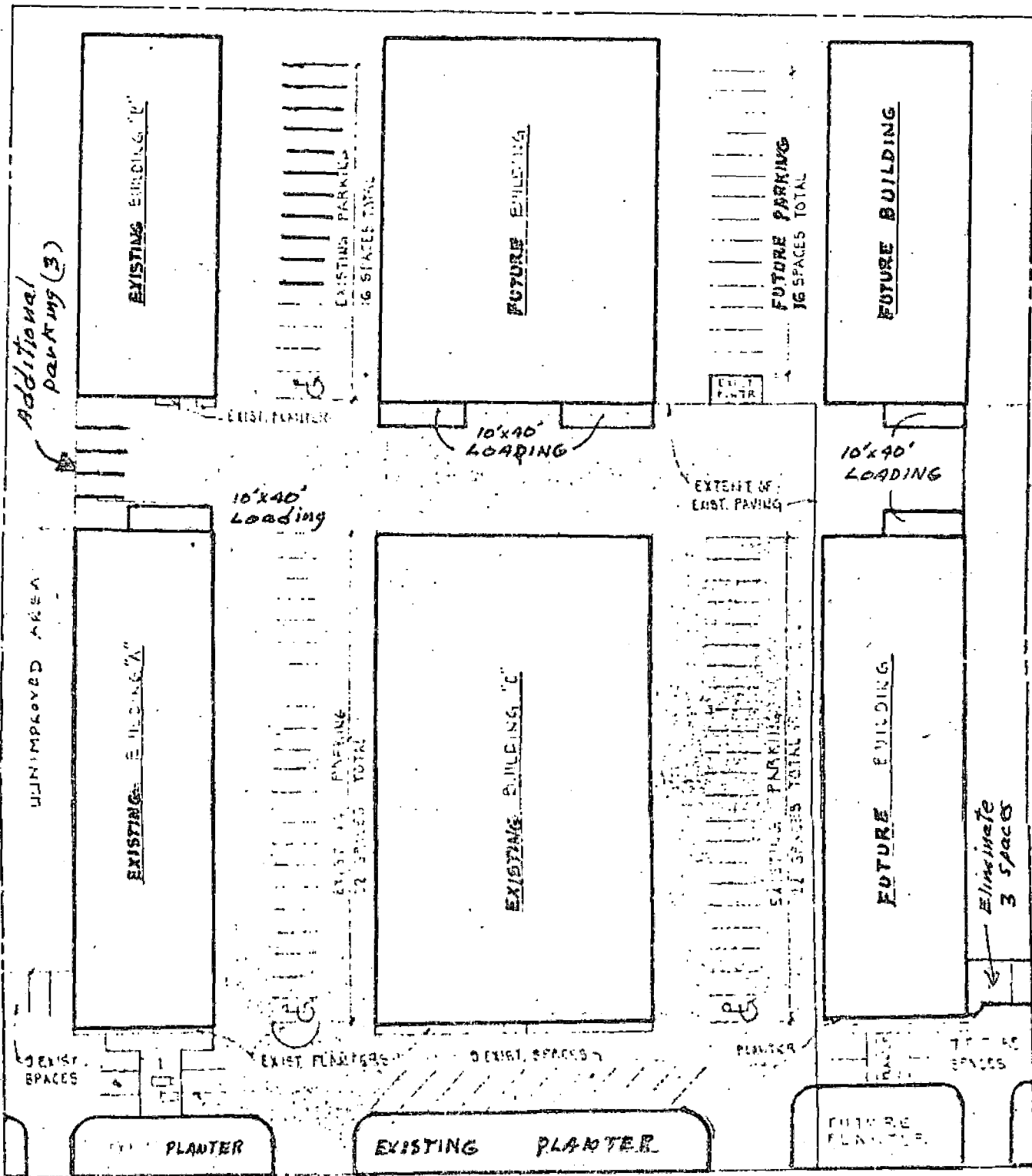
120'

72'

60'

27'

SITE PLAN FOR 8260 ALPINE AVENUE



150'

50'

20:00

60'







# PLANNING DEVELOPMENT PERMIT

#21

SACRAMENTO CITY  
PLANNING DEPARTMENT  
725 J STREET  
SACRAMENTO, CA. 95814  
TELEPHONE (916) 449-8604

P No 9254  
Application date 11-21-80

Project Location 8260 Alpine Avenue  
 Assessor Parcel No. 061-100-02 Comm. Pin. \_\_\_\_\_  
 Owner James H. & Carolee Lynn Phone No. 452-4295  
 Address P.O. Box 7027, Sacramento, CA 95826  
 Applicant JTS Engineering Consultants, Inc. Phone No. 441-6708  
 Address 811 "J" Street, Sacramento, CA 95814  
 Signature [Signature] CPC Mtg. Date 1-8-81; 2-26; 4/9/81; 5-13; 5-28  
6-11; 6-25; 7-9

| REQUESTED ENTITLEMENTS  | Commission Action/Date | Council Action/Date | Filing Fees      |
|---|------------------------|---------------------|------------------|
| <input checked="" type="checkbox"/> Environ. Determination: Neg. Dec. _____, Exempt _____   | _____                  | _____               | \$ <u>90.00</u>  |
| <input type="checkbox"/> General Plan Amend   | _____                  | Res. _____          | \$ _____         |
| <input type="checkbox"/> Community Plan Amend   | _____                  | Res. _____          | \$ _____         |
| <input type="checkbox"/> Rezone   | _____                  | Ord. _____          | \$ _____         |
| <input checked="" type="checkbox"/> Tentative Map to divide 5+ ac. in Light Industrial M-2(S) zone into 7 parcels in order to develop an industrial condominium development | <u>RAC 7-9-81</u>      | Res. _____          | \$ <u>200.00</u> |
| <input type="checkbox"/> Special Permit   | _____                  | _____               | \$ _____         |
| <input checked="" type="checkbox"/> Variance to locate 9' of required 25' landscape planter w/tdrn 7-9-81 on public right-of-way  | _____                  | _____               | \$ <u>205.00</u> |
| <input type="checkbox"/> Plan Review  | _____                  | _____               | \$ _____         |
| <input type="checkbox"/> PUD  | _____                  | Res. _____          | \$ _____         |
| <input type="checkbox"/> Other  | _____                  | _____               | \$ _____         |

NOTIFICATION AND POSTING \$ 36.00

FEE TOTAL \$ 531.00

Permit Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_ By: \_\_\_\_\_ Sec. to Planning Commission

Receipt No. 1854

By/date [Signature]

### Key to 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 | RAA - Recommend Approval w/Amended Conditions |  |

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

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

P No 9254

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE July 9, 1981  
ITEM NO. 30 FILE NO. P-9254  
M-

GENERAL PLAN AMENDMENT  TENTATIVE MAP  #21  
COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
REZONING  EIR DETERMINATION   
SPECIAL PERMIT  OTHER \_\_\_\_\_  
VARIANCE

Recommendation:  
 Favorable  
 Unfavorable  Petition  Correspondence

LOCATION: 8260 Alpine Avenue 9881

| PROPOSERS |           |         |
|-----------|-----------|---------|
| NAME      | PROPOSERS | ADDRESS |
|           |           |         |
|           |           |         |
|           |           |         |
|           |           |         |
|           |           |         |
|           |           |         |
|           |           |         |

| OPPOSERS |          |         |
|----------|----------|---------|
| NAME     | OPPOSERS | ADDRESS |
|          |          |         |
|          |          |         |
|          |          |         |
|          |          |         |
|          |          |         |
|          |          |         |
|          |          |         |
|          |          |         |

MOTION NO. \_\_\_\_\_

|          | YES    | NO | MOTION | 2ND |
|----------|--------|----|--------|-----|
| Augusta  | ✓      |    |        | ✓   |
| Fong     | ✓      |    |        |     |
| Goodin   | absent |    |        |     |
| Holloway | ✓      |    | ✓      |     |
| Hunter   | ✓      |    |        |     |
| Larson   | ✓      |    |        |     |
| Muraki   | ✓      |    |        |     |
| Silva    | ✓      |    |        |     |
| Simpson  | ✓      |    |        |     |

MOTION:

TO APPROVE

TO DENY

TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT

INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_

TO RECOMMEND APPROVAL *subject to conds in staff report* & FORWARD TO CITY COUNCIL

TO RATIFY NEGATIVE DECLARATION

TO CONTINUE TO \_\_\_\_\_ MEETING

OTHER \_\_\_\_\_





CITY OF SACRAMENTO

#21  
9-8-81

OFFICE OF THE CITY CLERK

8915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

September 9, 1981

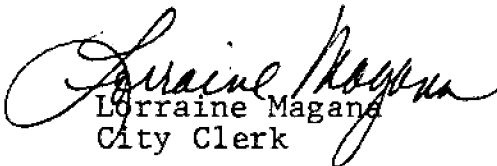
James H. and Carolee Lynn  
P.O. Box 7027  
Sacramento, CA 95826

Dear Mr. and Ms. Lynn:

On September 8, 1981, the City Council adopted a Resolution adopting Findings of Fact and approving a request for a Tentative Map to divide 5+ acres in the Light Industrial M-1(S) Zone into seven parcels in order to develop an industrial condominium development at 8620 Alpine Avenue (P-9254).

For your records, I have enclosed a certified copy of said resolution and Findings of Fact.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/2  
Enclosure

cc: JTS Engineering  
Planning Department