



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
APR 28 1982

MARTY VAN DUYN
PLANNING DIRECTOR

April 27, 1982

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15115)
2. Subdivision Modification to waive sewer and water service connections
3. Tentive Map (P82-063)

LOCATION: Northeast corner of Pell Drive and Grace Avenue

APPROVED
BY THE CITY COUNCIL

MAY 6 1982

OFFICE OF THE
CITY CLERK

SUMMARY:

This is a request to divide a 2.67 acre site into two industrial parcels. The purpose of the division is to allow the existing warehouse structure to be situated on a separate parcel and to allow development of the vacant portion. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION:

This request is being transmitted directly to the City Council for consideration because there are no concurrent requests for rezoning, plan amendment, special permit or any other entitlement that requires Commission review.

Surrounding land use and zoning are as follows:

- North: Industrial; and M-1
- South: Industrial; and M-1
- East: Single family subdivision; and R-1
- West: Industrial; and M-1

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

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April 27, 1982

In reference to the request for subdivision modification to waive sewer and water service connections, the City Engineering Department indicates that these services are only being deferred until building permits are obtained. It is difficult to determine the adequate size of lines until specific building plans are submitted.

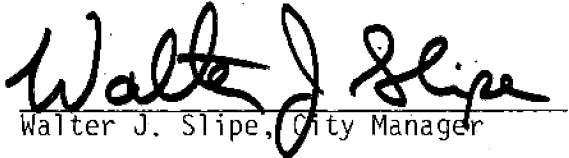
RECOMMENDATION:

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the S.R.C., recommends that the City Council approve the project by adopting the attached resolution adopting findings of fact, approving the tentative map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MVD:HY:cp
Attachments

May 6, 1982
District No. 2

RESOLUTION No. 82-306

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

MAY 6 1982

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP AND SUBDIVISION MODIFICATION
FOR PROPERTY LOCATED AT NE CORNER OF PELL DRIVE AND GRADE
AVENUE (APN: 237-022-78)(P82-063) **CITY CLERK**

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map and Subdivision Modification for property located at the northeast corner of Pell Drive and Grade 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 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 North Norwood Community Plan in that the plans designate the subject site for industrial uses.
- B. 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section 15115.
- 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.
- 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.

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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 mge 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.

H. In the matter of the requested Subdivision Modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The installation of the services will only be deferred until building permits are obtained.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: It is difficult to determine the size of service connections until the specific use of the individual site is determined.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The granting of the Subidivision Modification will not significantly change the characteristics of the area.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for industrial uses.

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

/ The Tentative Map and Subdivision Modification be approved subject to the following conditions:

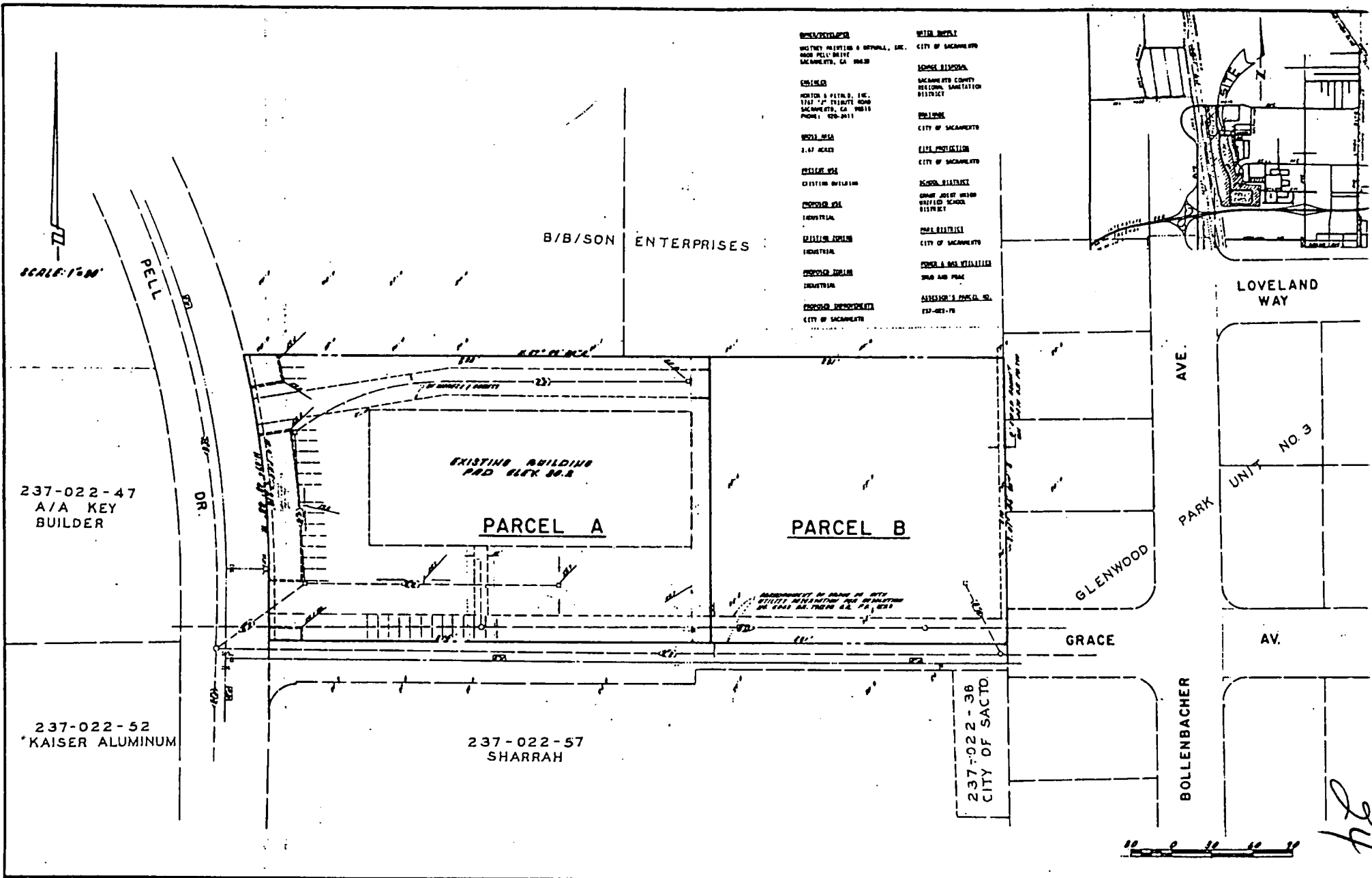
1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits.
2. Provide access and utility easements as shown on the tentative map.

MAYOR

ATTEST:

CITY CLERK

P82-063



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|----------------------------------|-----------------------------|
| OWNER/OWNER | WHILE SUPPLY |
| WHITLEY PAINTING & DRYWALL, INC. | CITY OF SACRAMENTO |
| 8000 PELLY DRIVE | |
| SACRAMENTO, CA 95838 | |
| OWNER | SACRAMENTO COUNTY |
| MORTON & PITALO, INC. | REGIONAL SANITATION |
| 1742 7 TH STREET S.W. | DISTRICT |
| SACRAMENTO, CA 95811 | |
| PHONE: (916) 441-1111 | |
| OWNER | CITY OF SACRAMENTO |
| 2001 15TH | |
| 2,47 ACRES | CITY PROTECTION |
| 2002 15TH | CITY OF SACRAMENTO |
| CUSTOMER BUILDING | SCHOOL DISTRICT |
| 2003 15TH | GRANT JONES JUNIOR |
| INDUSTRIAL | GRAFFED SCHOOL |
| 2004 15TH | DISTRICT |
| 2005 15TH | PARK DISTRICT |
| INDUSTRIAL | CITY OF SACRAMENTO |
| 2006 15TH | POND & WELLS |
| 2007 15TH | SR40 AND POND |
| 2008 15TH | ALLENDALE'S POND NO. |
| 2009 15TH | 137-022-78 |
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SECTION	NO.	DESCRIPTION	APPROVED BY	FIELD BOOK NO.	SCALE	DRAWN BY	CHECKED BY	MORTON & PITALO, INC.	APPROVED	TENTATIVE PARCEL MAP FOR WHITLEY PAINTING & DRYWALL INC. PARCEL 5 OF PARCEL MAP 68 P.M. 1 CITY OF SACRAMENTO CALIFORNIA	DATE 1/15/17	SHEET 1

82004



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

May 7, 1982

Whitley Painting and Drywall
4600 Pell Drive
Sacramento, CA 95838

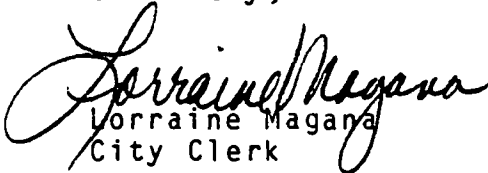
Dear Gentlemen:

On May 6, 1982, the Sacramento City Council took the following action(s) for property located at the northeast corner of Pell Drive and Gracer Avenue (P-82063):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 2.67 acres developed with a warehouse structure into two lots for future industrial development in the Light Industrial M-1 Zone, and a Subdivision Modification to waive sewer and water services.

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

Sincerely,


Lorraine Magana
City Clerk

LM/mm/24
Enclosure

cc: Planning Department
Morton and Pitalo