



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 7 1985

MARTY VAN DUYN
PLANNING DIRECTOR

March 6, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Map (P85-062) (APN: 001-114-01)(FT)
 3. Subdivision Modification to defer sewer and water services

LOCATION: Northwest corner of Dos Rios Streets and North "D" Street

SUMMARY

This is a request to subdivide 1.4± vacant acres located in the Heavy Industrial (M-2) zone into two parcels. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to a condition.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring review 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: Industrial Warehouse; M-2
- South: Vacant; M-2
- East: Apartments; R-3
- West: Residential; M-2

The subject site is currently vacant. The applicant proposes to subdivide the site into two parcels. Gamboa Body Shop intends to locate on Parcel 1. There is no user for Parcel 2 at this time. Street improvements are in place along all street frontages.

In order to avoid inactive sewer and water services, the Subdivision Review Committee recommends deferment of hook-ups until building permits are obtained.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has identified two Oak Trees for preservation. In addition, the site's proximity to the American River indicate possible cultural deposits. A Negative Declaration with mitigation measures has been filed.

APPROVED
BY THE CITY COUNCIL

MAR 12 1985

OFFICE OF THE
CITY CLERK

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RECOMMENDATION

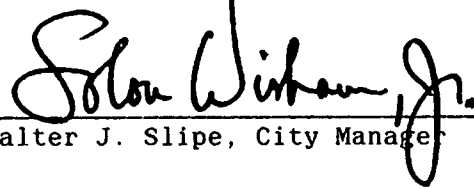
The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee recommend the following:

1. Ratification of the Negative Declaration;
2. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification with a condition.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:

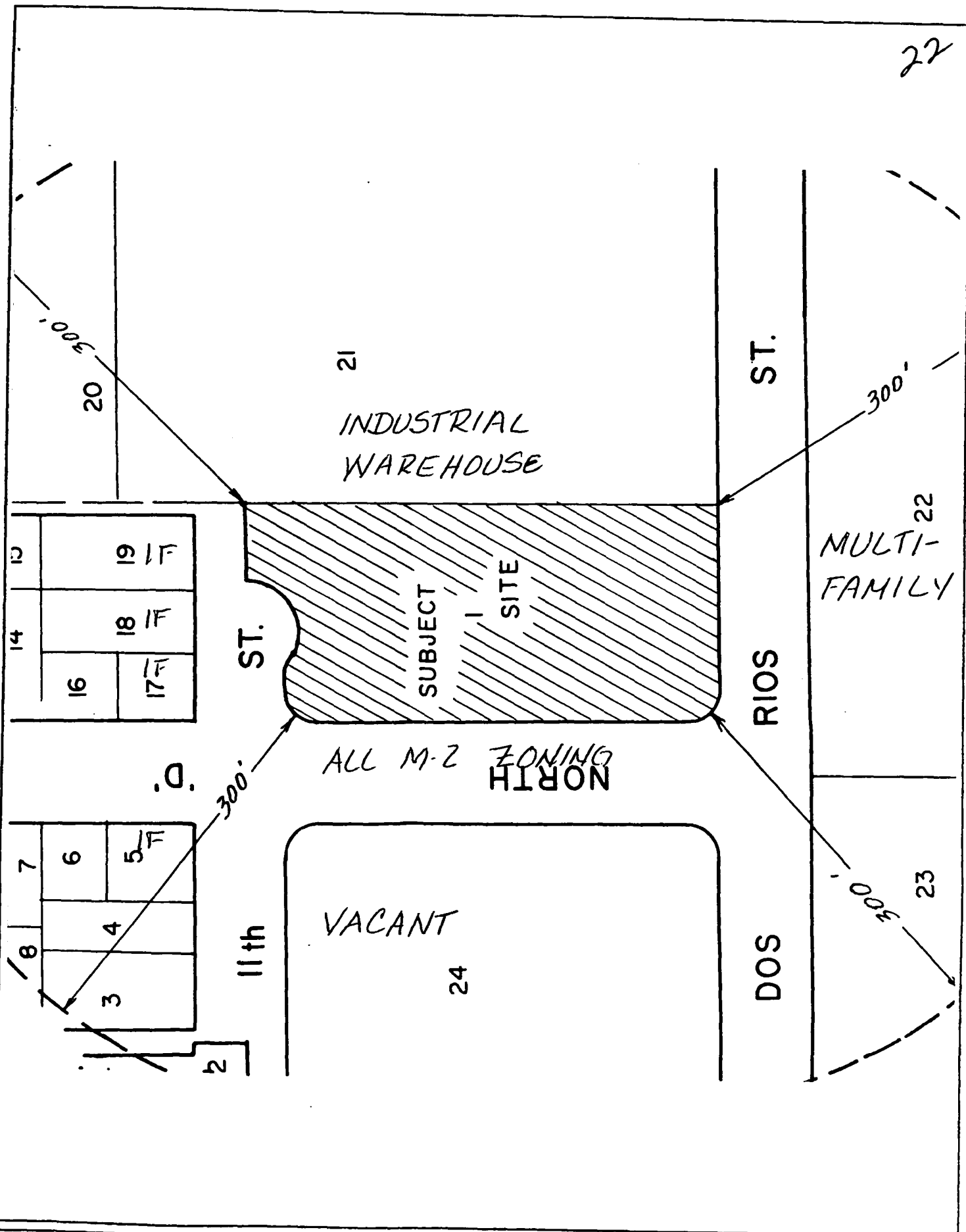
for. 

 Walter J. Slipe, City Manager

SD: pkb
 Attachments
 P85-062

District No. 1
 March 12, 1985

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LAND USE & ZONING MAP

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RESOLUTION No. 85-179

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT THE NORTHWEST CORNER OF DOS RIOS
STREET AND NORTH D STREET
(P- 85-062)(APN: 001-114-01)

WHEREAS, the City Council, on March 12, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the northwest corner of Dos Rios Street and North D Street.

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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 balanced 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

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APPROVED
BY THE CITY COUNCIL

MAR 12 1985

OFFICE OF THE
CITY CLERK

3. 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. Both the City General Plan and the 1965 Industrial Park Community Plan designate the subject site for industrial use(s).
4. 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 Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to defer sewer and water services :
 - a. there are special circumstances that affect this property in that it is impractical to leave capped services which invite vandalism.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that these services will be purchased when building permits are obtained .
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not 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 in that the site is designated for industrial uses.
7. The tentative map for the proposed subdivision is hereby approved subject to the following condition which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

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Place the following note on the final map: "Water and sewer service connections must be paid for and installed at the time of obtaining building permits."

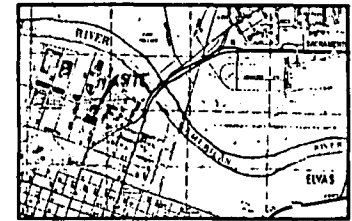
MAYOR

ATTEST:

CITY CLERK

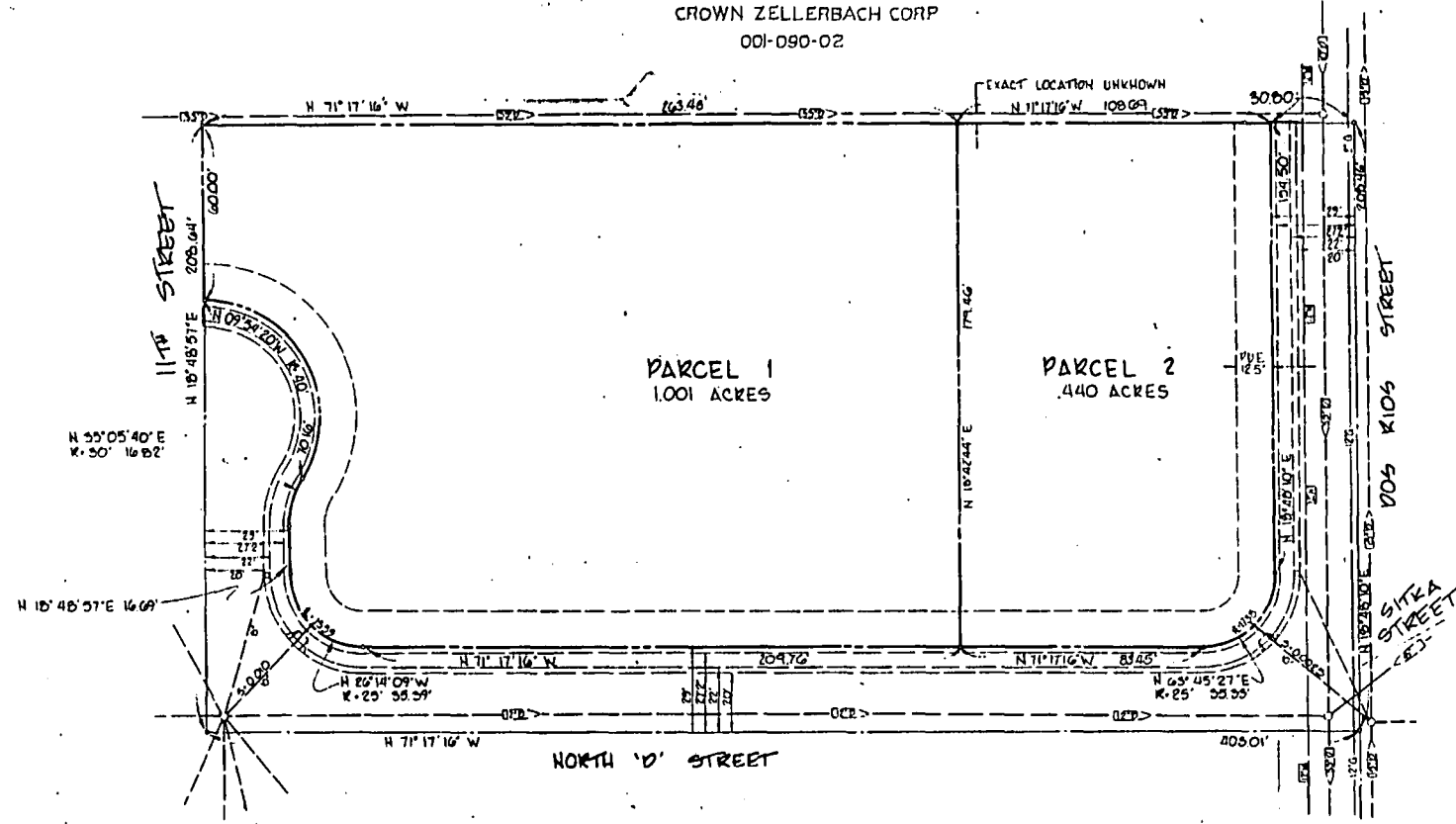
P85-062

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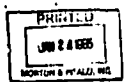


VICINITY MAP
NO SCALE

CROWN ZELLERBACH CORP
001-090-02



- OWNER/PLANNERS
- OWNER: CROWN ZELLERBACH CORP
1111 21ST ST
SACRAMENTO, CA 95811
- ENGINEER
- MORTON & PITALO, INC.
1510 ALPHEA WOODLAND
WILSON ST
SACRAMENTO, CA 95814
(916) 444-9200
- PROJECT
- NO. 1
- ADDRESS
- 1.440 ACRES
- ADJACENT TO PARKING LOT
- 951111-01
- PROJECT NO.
- CITY OF SACRAMENTO
- DATE
- DATE OF SURVEY
- DATE: 12/19/85
- SACRAMENTO MUNICIPAL UTILITY DISTRICT
- CAN
- PUBLIC USE & RECREATION
- STREET LIGHTS
- CITY OFFICE GENERAL SERVICES
- MORTON & PITALO



APH. 001-114-01

REVISIONS NO. DESCRIPTION		FIELD BOOK NO.	SCALE: HORIZONTAL: 1" = 20' VERTICAL: 1" = 10'	DRAWN BY: E. WINKLER CHECKED BY: M. HENRY SUBMITTED: _____ DATE: _____	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED: _____ DATE: _____	TENTATIVE PARCEL MAP 205 RIOS BUSINESS PARK CITY OF SACRAMENTO, CALIFORNIA	DATE: JAN 85 SHEET: _____ OF: _____
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FILE NO. 840352

P 85062