



APPROVED  
BY THE CITY COUNCIL

SEP 18 1990

OFFICE OF THE  
CITY CLERK

4.5

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

September 18, 1990

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

City Council  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

Honorable Members in Session:

PLANNING  
916-449-5604

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION  
2. TENTATIVE MAP (P90-264) (FT) (D6) (APN: 062-130-05)

LOCATION: South of Younger Creek Drive and West of Sky Creek Drive

### SUMMARY

The request is to divide one lot of 1.4± vacant acres into two lots in the Heavy Industrial-25 foot setback (M-25) zone. The purpose of this subdivision is to establish two lots for the development of two warehouse structures. Staff and Subdivision Review Committee recommend approval of the request subject to conditions.

### BACKGROUND

Land division that are not occupied by a request requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

North:	Vacant and Heavy Industrial (M-2S)
South:	Vacant and Heavy Industrial (M-2S)
East:	Vacant and Heavy Industrial (M-2S)
West:	Vacant and Heavy Industrial (M-2S)

The subject site is a vacant parcel measuring 250 feet by 241 feet. The owner proposes to construct a warehouse facility on each of the parcels. The warehouse structure would meet the requirements for setbacks and parking as defined in the City's Zoning Ordinance.

### ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project would not have a significant adverse affect on the environment. A Negative Declaration has been filed.

### FINANCIAL DATA

Not applicable.

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City Council  
South of Younger Creek Drive  
and West of Sky Creek Drive (P90-264)  
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### POLICY MATTERS

The South Sacramento Community Plan has two goals which the proposed project would be supportive. One goal states: "Encourage location of new business and industries in Florin-Perkins Industrial area - particularly those which are labor intensive and provide job opportunities for local residents." The other applicable goal states: "Future industrial development (especially in Florin-Perkins area) should be improved with landscaped setbacks and fences to screen outdoor uses

The area is designated as an Enterprise Zone, and as such; the future employer tenants of the site could be eligible for Enterprise Zone tax incentives.

### MBE/WBE EFFORTS

Not applicable.

### RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee recommends the following action by the City Council:

1. Ratify the Negative Declaration
2. Adopt the attached resolution and Findings of fact for the tentative map

Respectfully submitted,



MICHAEL M. DAVIS,  
Director of Planning and Development



FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

### Contact Person:

Will Weitman, Principal Planner  
(916) 449-5604  
Doug Holmen, Associate Planner  
(916) 449-5604

September 18, 1990  
District No. 6

MMD:WW:DH:pc  
P90-264.FT  
Attachments

**RESOLUTION NO. 90-789** **APPROVED**  
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

SEP 18 1990

ON DATE OF \_\_\_\_\_

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND TENTATIVE MAP FOR PROPERTY LOCATED AT SOUTH OF YOUNGER CREEK DRIVE AND WEST OF SKY CREEK DRIVE

(P90-264) (APN: 062-130-05)

WHEREAS, the City Council on \_\_\_\_\_, held a public hearing on the request for approval of a tentative map for property located at South of Younger Creek Drive and West of Sky Creek Drive

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 the Negative Declaration (refer to Initial Study Discussion in the Planning Commission File No. P90-246);

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

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 herein.
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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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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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. The City General Plan designates the subject site as Heavy Commercial or Warehouse. The South Sacramento Community Plan designates the sit as Industrial.
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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
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:
  - A. Pay off existing assessments, or file necessary segregation requests and fees to segregate assessments;
  - B. If unusual amounts of bone, stone, or artifacts are uncovered, work with 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
  - C. Meet all County Sanitation District requirements. Existing sanitary sewer may require extension, or a private easement across Parcel A to serve Parcel B. Easement may need to be recorded;
  - D. Provide reciprocal drainage easement;
  - E. Provide a reciprocal ingress, egress and maneuvering easement;
  - F. Provide separate metered water services to each lot at the time of building permits.

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- G. Applicant shall comply with mitigation measures stated in the Negative Declaration in P90-264 on file at the City Planning Division. A note referencing compliance with mitigation measures shall be placed on the final map and in the deeds to all affected lots to the satisfaction of the City Environmental Review Coordinator.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P90-264.FT

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\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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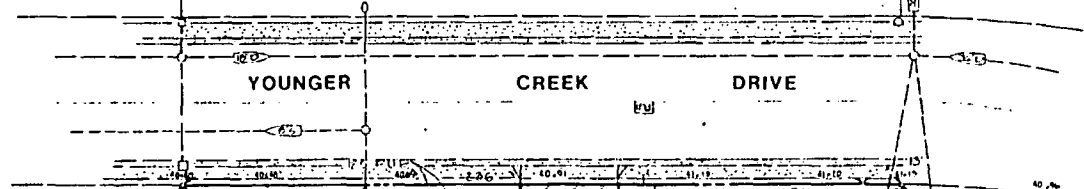


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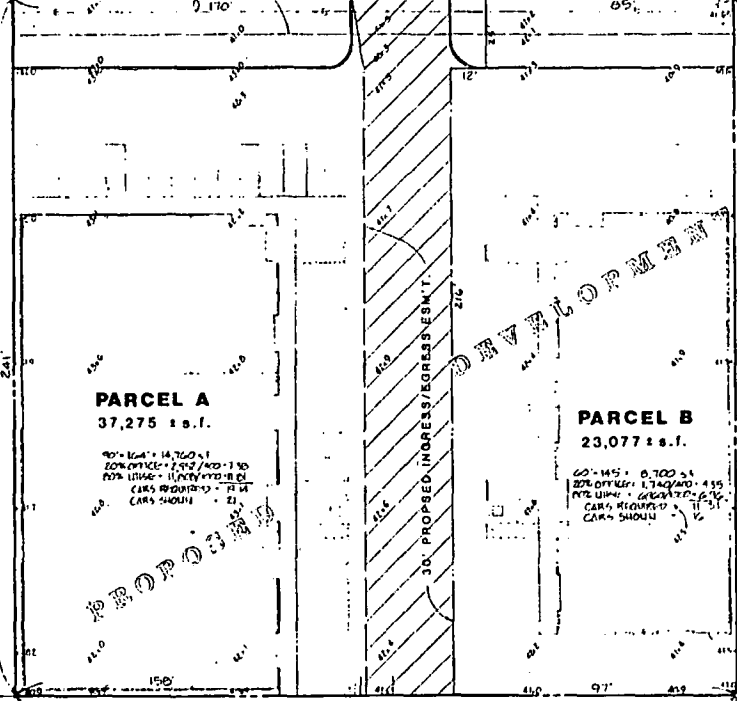
OATES  
062-130-14

OATES  
062-130-13

OATES  
062-130-12



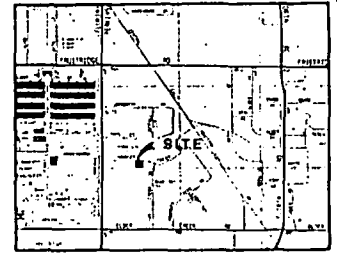
GEREMIA BROS.  
062-130-04



OATES  
062-130-08

HOOSIENAM  
062-050-32

OATES  
062-130-07



VICINITY MAP  
NO SCALE

- OWNER: OATES ENTERPRISES  
8401 JACKSON ROAD  
SACRAMENTO, CA 95826
- APPLICANT/ENGINEER:  
MORTON & PITALO, INC.  
1320 ALHAMBRA BLVD.  
SACRAMENTO, CA 95816
- DATE: 05-13-90
- PROJECT: 1.4-14C
- ZONING: M-1-S
- SCALE: P.L. & E.
- ELECTRICIAN: [blank]
- SMO: [blank]
- TELEPHONE: PACIFIC BELL
- SLOW DRAINAGE: [blank]
- SANITARY SEWER: [blank]
- FIRE: [blank]
- POLICE: [blank]
- UTILITY: [blank]

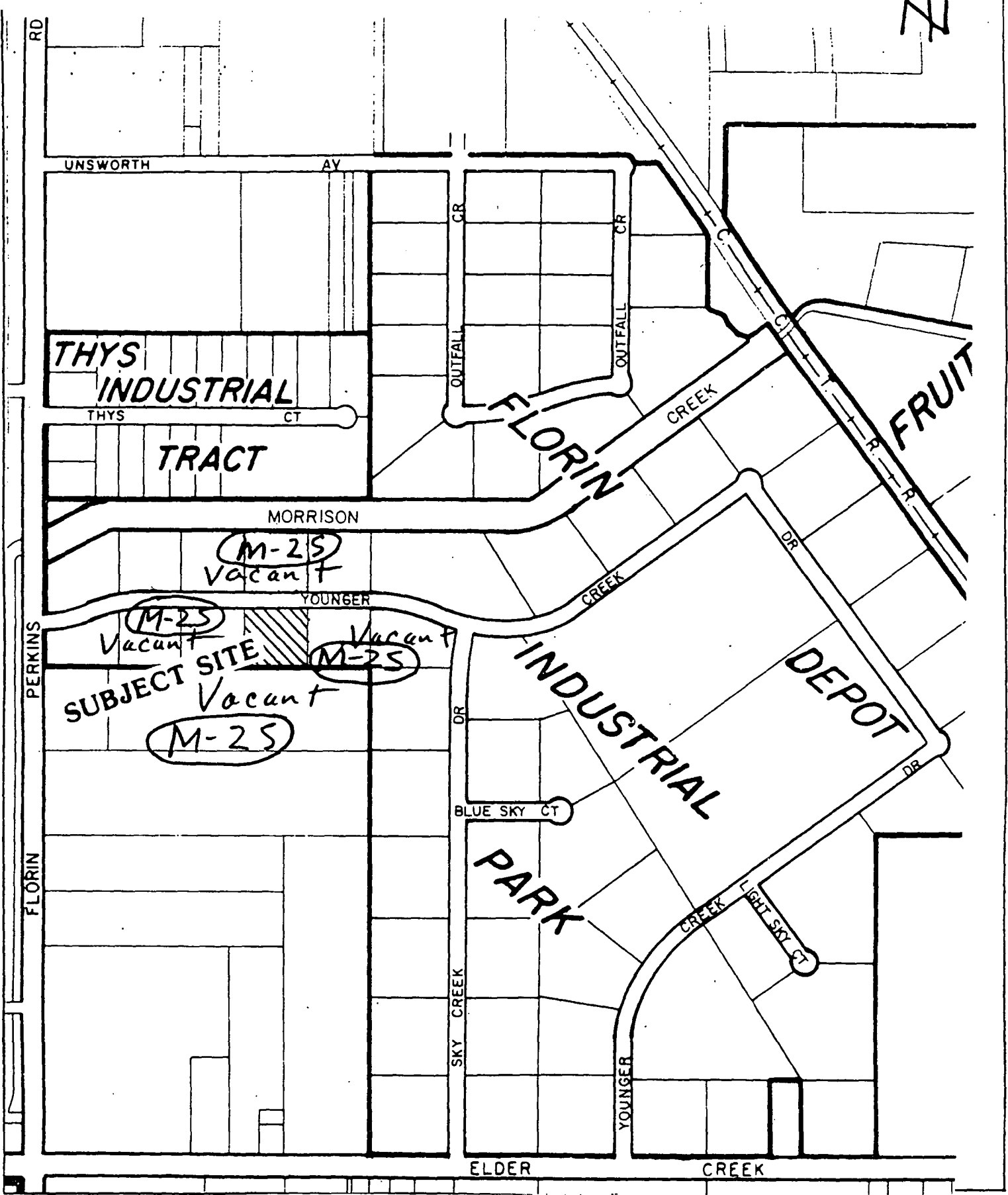
NO.	DESCRIPTION	APPRO.	DATE	SCALE:	BENCH MARK:
				HORIZ. 1" = 20'	
				VERT. 1" = [blank]	

COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.

**m** MORTON & PITALO, INC.  
CIVIL ENGINEERING · PLANNING · SURVEYING

TENTATIVE PARCEL MAP  
**FLORIN DEPOT LOT 5**  
CITY OF SACRAMENTO

DATE: MAY 1990
SHEET: [blank]
OF: [blank]



VICINITY - LAND USE - ZONING

P 90-264

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