



CITY OF SACRAMENTO

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CITY OF SACRAMENTO

MAY 30 2 15 PM '85

MARTY VAN DUYN  
PLANNING DIRECTOR

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

CITY MANAGER'S OFFICE  
**RECEIVED**  
MAY 30 1985

May 30, 1985

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

JUN 4 1985

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)  
 2. Tentative Map (P85-176)(APN: 238-130-12)(FT)

LOCATION: Southwest Corner of Bell Avenue and Astoria Street

SUMMARY

This is a request to subdivide 5+ vacant acres into two parcels located in the Light Industrial (M-1) zone. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Commission review can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

- North: McClellan AFB
- South: Residential; M-1
- East: Residential; M-1
- West: Residential; M-1

The subject site is located in the 600+ acres West-of-McClellan which were designated for industrial uses in the 1984 North Sacramento Community Plan. City services are located in the immediate vicinity of the subject site. The applicant is required therefore, to construct standard street improvements as a condition of filing the final map.

There are no specific users for either parcel at this time. The applicant is requesting parcels of sufficient size for future development.

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ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

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

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

*Marty Van Duyn*

Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

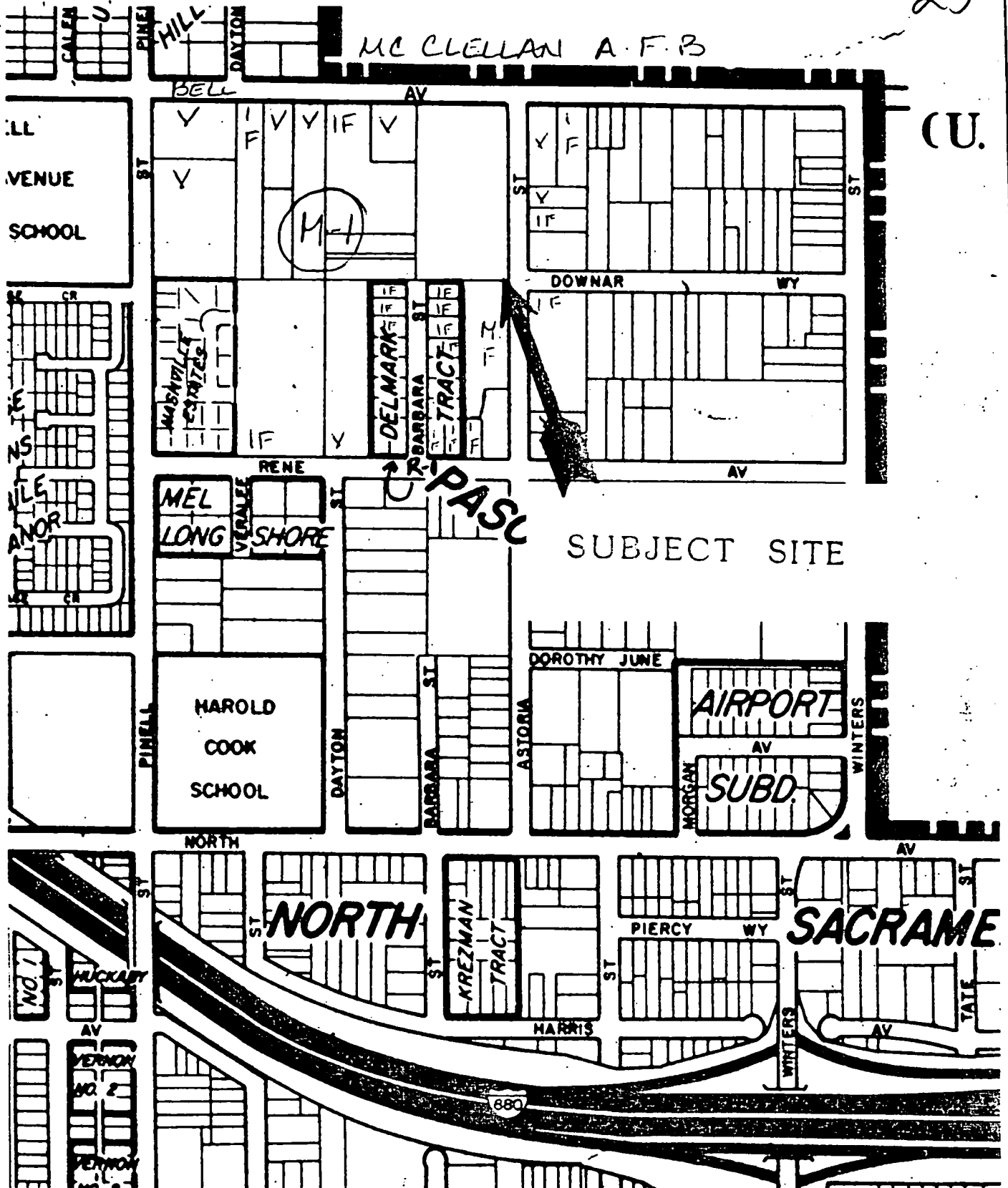
*Walter J. Slive*  
Walter J. Slive, City Manager

SD:pkb  
attachments  
P85-176

June 4, 1985  
District No. 2

MC CLELLAN A.F.B

CU.



SUBJECT SITE

P85-176

VICINITY - LAND USE - ZONING

# RESOLUTION No. 85-423

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTH-  
WEST CORNER OF BELL AVENUE AND ASTORIA STREET

(P 85-176 ) (APN: 238-130-12)

APPROVED  
BY THE CITY COUNCIL

JUN 4 1985

WHEREAS, the City Council, on June 4, 1985 held a public hearing on the request for approval of a tentative map for property located at the southwest corner of Bell Avenue and Astoria 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 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. Both the City General Plan and the 1984 North Sacramento Community Plan designate 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:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Pay off existing assessments;
  - c. Submit a soils test prepared by a registered civil engineer to be used in street design;
  - d. Dedicate right-of-way at the corner of Bell Avenue and Astoria Street per standard improvement requirements;
  - e. Dedicate and improve Bell Avenue to a 40-foot halfsection; Astoria Street to a 27-foot halfsection;
  - f. Maintain appropriate easement over existing utilities, or relocate at owner's expense;
  - g. Dedicate a 22-foot I.O.D. for Barbara Street on the west side of the site; and
  - h. Dedicate access easement as necessary to serve any landlocked parcels west of the site.

\_\_\_\_\_  
MAYOR

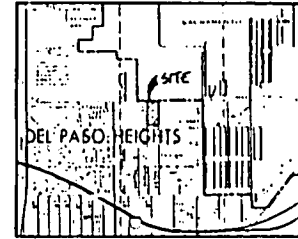
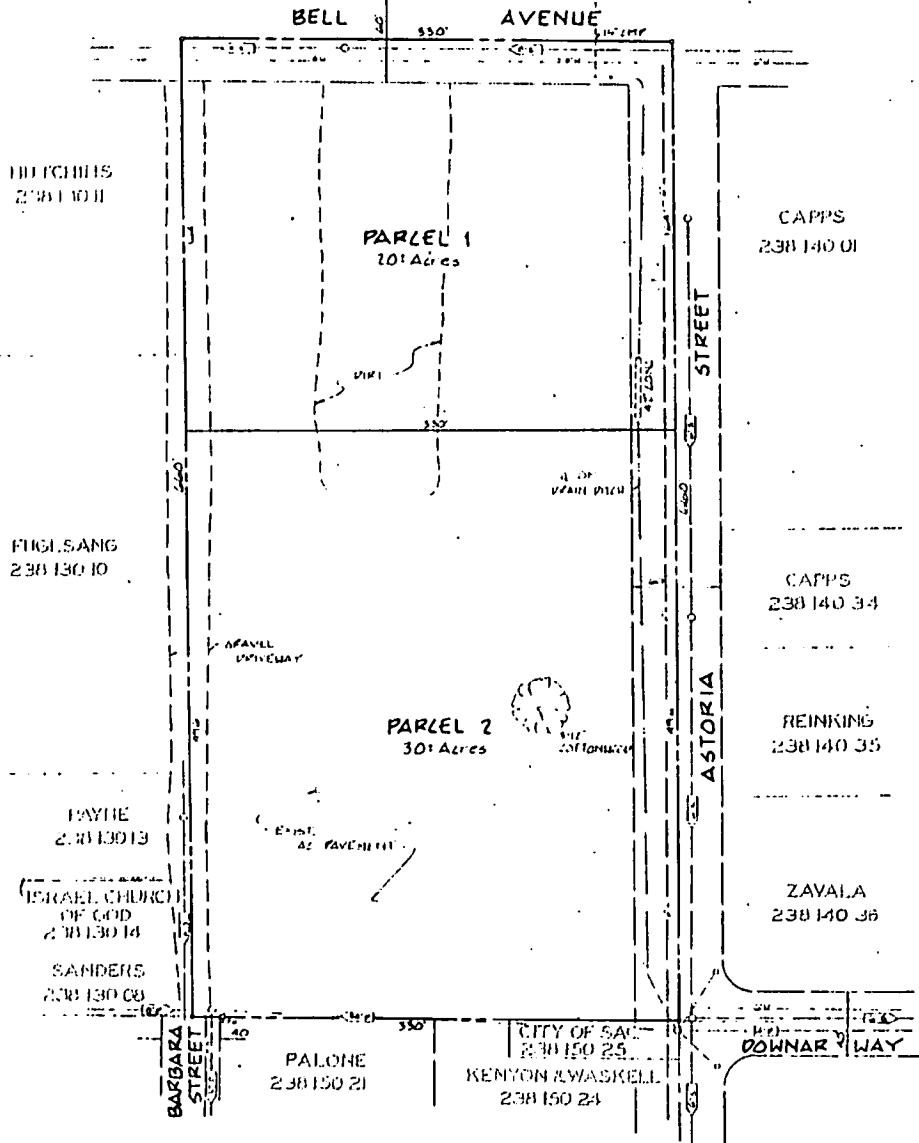
ATTEST:

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



SCALE: 1"=40'

U.S. GOVERNMENT  
215 100 09



VICINITY MAP  
NO SCALE

LEGEND  
 BOUNDARIES  
 EASEMENTS  
 ETC.

885-176  
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REVISIONS NO. DESCRIPTION APPROVED BY DATE		FIELD BOOK NO. SCALE: HORIZONTAL 1"=40' VERTICAL 1"=40'	DRAWN BY: K. TOPPER CHECKED BY: L.W.J. EXAMINED BY: J.P.P. DATE: 03.15.04	<b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING PLANNING SURVEYING	APPROVED BY: _____ DATE: _____	A TENTATIVE PARCEL MAP <b>ASTORIA / BELL</b> CITY OF SACRAMENTO	SHEET 1 OF 1 DATE APRIL 1994
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June 6, 1985

N Montgomery  
c/o Irvin Rios  
1851 Heritage Lane Suite 200  
Sacramento, CA 95815

Dear Mr. Montgomery:

On June 4, 1985, the Sacramento City Council took the following action(s) for property located at the southwest corner of Bell Avenue and Astoria Street:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide one parcel into two parcels in the Light Industrial, M-1 zone on 5± vacant acres. (P-85176)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/25

Enclosure

cc: Planning Department

Morton & Pitalo  
1430 Alhambra Blvd Ste. 200  
Sacramento, CA 95816