



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
JAN 20 1983

MARTY VAN DUYN
PLANNING DIRECTOR

January 19, 1983

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration;
 2. Subdivision Modification to waive sewer and water service connections;
 3. Tentative Map (P82-274)(FT)(APN: 265-280-41)

LOCATION: West side of Land Avenue, approximately 200 feet south of Del Paso Boulevard

SUMMARY

The applicant is requesting the necessary entitlements to subdivide 17+ acres currently developed with four warehouses into five parcels. The subject site is located in the M-2, Heavy Industrial zone. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The purpose of this land division is to locate the existing warehouses on individual parcels and to separate existing development from the vacant portions of the site. There are no specific plans for Parcel 4 at this time.

This application did not necessitate review by the Planning Commission because there are no concurrent special permit, rezoning, variance or other applications that require review by the Planning Commission. The City Water and Sewer Department recommended a waiver of water and sewer service connections to the proposed vacant lots to avoid inactive service lines and because the street improvements are existing. These service connections will be required when building permits are obtained.

Surrounding land use and zoning are as follows:

- North: Single Family; and R-3
- South: Vacant; and M-2
- East: Vacant; and M-2
- West: School, vacant; and R-1, R-1A

APPROVED
BY THE CITY COUNCIL

JAN 25 1983

OFFICE OF THE
CITY CLERK

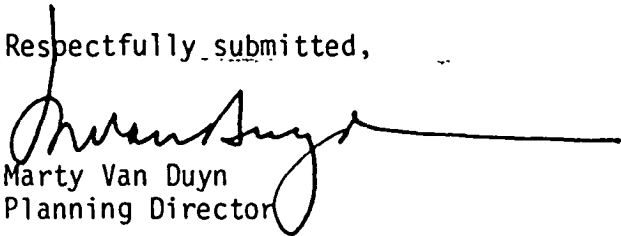
The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommended that the City Council approve the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached resolution adopting findings of fact and approving the tentative map and subdivision modification with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

For: 
Walter J. Slipes, City Manager

MVD:TM:cp
Attachments
P82-274

January 25, 1983
District No. 2

RESOLUTION No. 83-064

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR CANNON INDUSTRIAL PARK

(P-82-274)(APN: 265-280-41)

WHEREAS, the City Council, on January 25, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for Cannon Industrial Park located on west side of Land Avenue, approximately 200 feet south of Del Paso Boulevard

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.

APPROVED BY THE CITY COUNCIL

JAN 25 1983

OFFICE OF THE CITY CLERK

3

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 Hagginwood Community Plan designate the subject site for heavy commercial/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 waive sewer and water services connections :
 - a. there are such special circumstances or conditions affecting the property to be subdivided that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the granting of the subdivision modification would only defer installation of service connections until building permits are obtained.
 - 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 service connections will be required upon issuance of building permits
 - 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 conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels 4 and 5. These services must be paid for and installed at the time of obtaining building permits.
 - b. If map is filed after Cannon Industrial Park Assessment District assessment is confirmed, the applicant will have to either pay off assessments or file the necessary segregation requests and fees to segregate the Cannon Industrial Park assessments.

- c. Realign property lines to conform with City Code Section 38.163(i). (Driveways must be 10 feet from property lines).
- d. Place the following note on the final map: A six-foot masonry wall will be required on property lines abutting the residential zoning (and school site) at the time of obtaining building permits for Parcel 4.

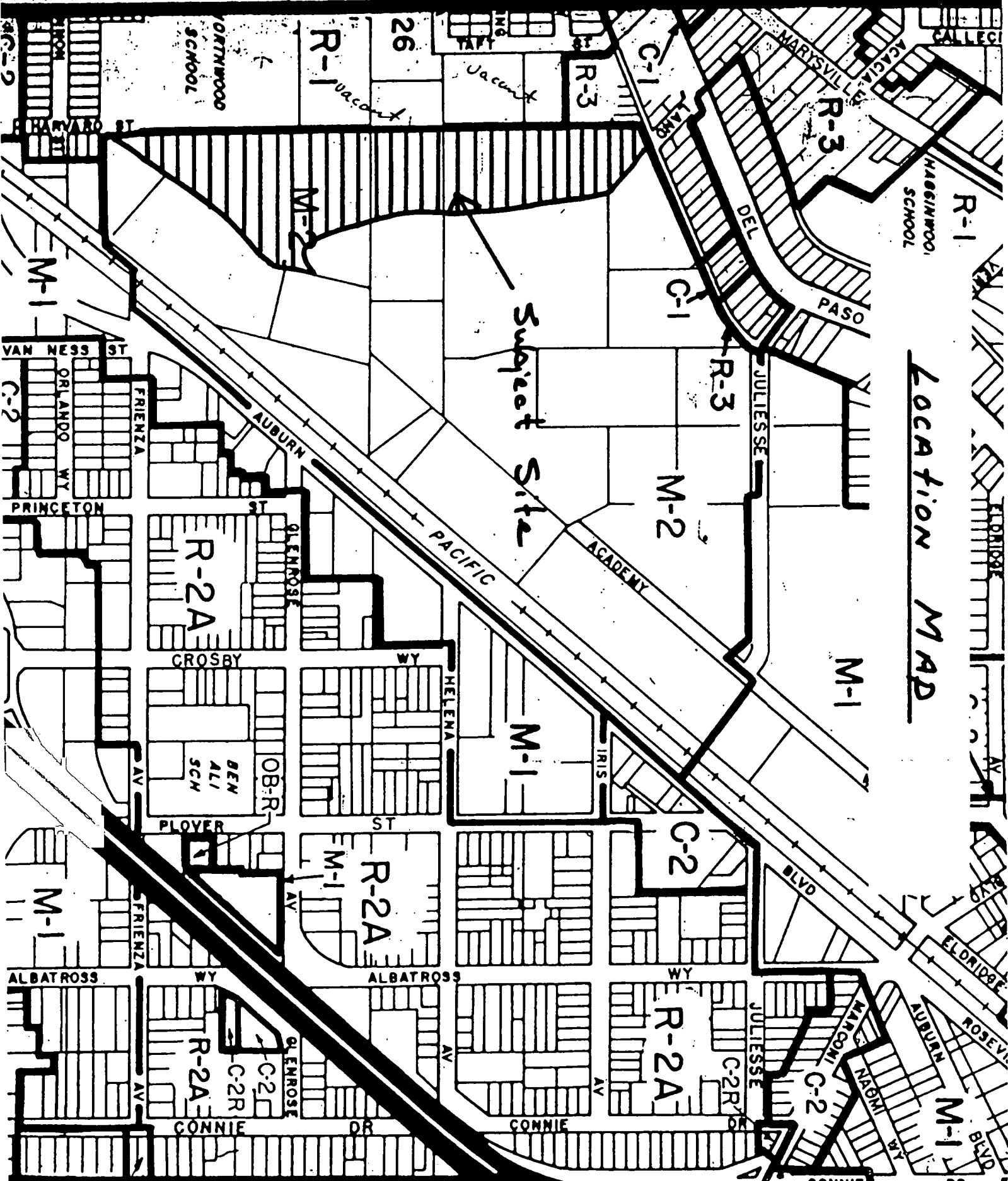
MAYOR

ATTEST:

CITY CLERK

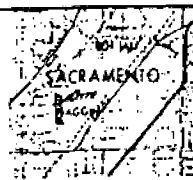
P82-274

Location Map



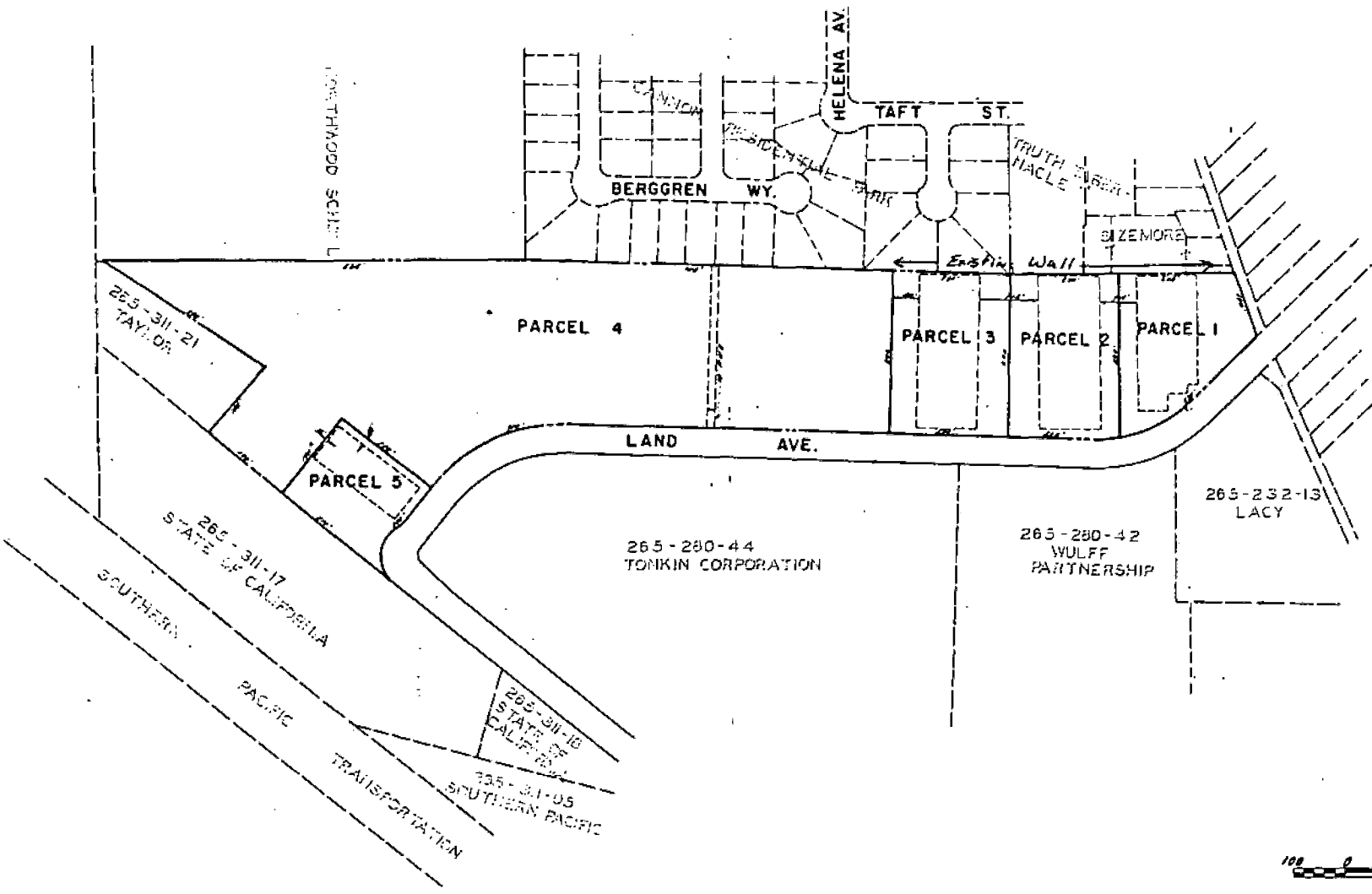
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SCALE: 1"=100'



LOCATION MAP

- OWNER/PLANNERS
MORTON & PITALO, INC.
P.O. BOX 1000
SACRAMENTO, CA 95833
- TITLE
MORTON & PITALO, INC.
1115 L ST. SACRAMENTO, CA 95811
PHONE: (916) 439-2111
- PROPOSED PARCEL NUMBER
265-280-44
- EXISTING ZONE
M-2
- PERMITS/FEES
M-2
- SMALL IMPROVEMENTS
CITY OF SACRAMENTO STANDARDS
- REMARKS
17.102 NOTES
- DATE
CITY OF SACRAMENTO
- FILED
CITY OF SACRAMENTO
- 15.000 DISTANCE
CITY OF SACRAMENTO
- 15.000 DISTANCE
MIL PARD FIRE DISTRICT
- NO. OF PARCELS



P 8227A

100 0 100 200 300

NO.	DESCRIPTION	APPROVED BY	FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	DATE:	TENTATIVE PARCEL MAP FOR CANNON INDUSTRIAL PARK PORTION OF LOT 1, CANNON INDUSTRIAL PORN-144 B.M. 4 CITY OF SACRAMENTO CALIFORNIA	DATE
			DATE	CITY	FILE NO.						

FILE NO. 8227A

January 26, 1983

Buzz Oates Enterprises
5101 Florin-Perkins Road
Sacramento, CA

Dear Mr. Oates:

On January 25, 1983, the Sacramento City Council took the following action(s) for property located the southeast corner of Taft Street and Helena Avenue (P-82274):

Adopted Resolution 83-064 Adopting Findings of Fact approving subdivision modification and tentative map.

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/emm/20
Enclosure

cc: Planning Department
Morton & Pitalo, Inc.

January 26, 1983

James Gales Enterprises
2101 Florin-Perkins Road
Sacramento, CA

Dear Mr. Gales:

On January 13, 1983, the Planning Commission (action) of the City of Sacramento, California, at its meeting held on January 13, 1983, at the City Administration Center, 1000 J Street, Sacramento, California, approved the following:

Adopted the following resolution: 3-004
Approving the proposed site plan for the five
map.

Enclosed, for your information, are two copies of the referenced documents.

Sincerely,

Corina Magaña
City Clerk

LM/amm/20
Enclosure

cc: Planning Department
Morton & Pitalo, Inc.