



4.3

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

February 19, 1991

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

FEB 19 1991

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO DIVIDE TWO PARCELS
INTO THREE LOTS (P90-402) (FT)

LOCATION: 8540 and 8560 Younger Creek Road
OWNER: Geremia Brothers
APPLICANT: JTS Engineering Consultants, Inc.

SUMMARY

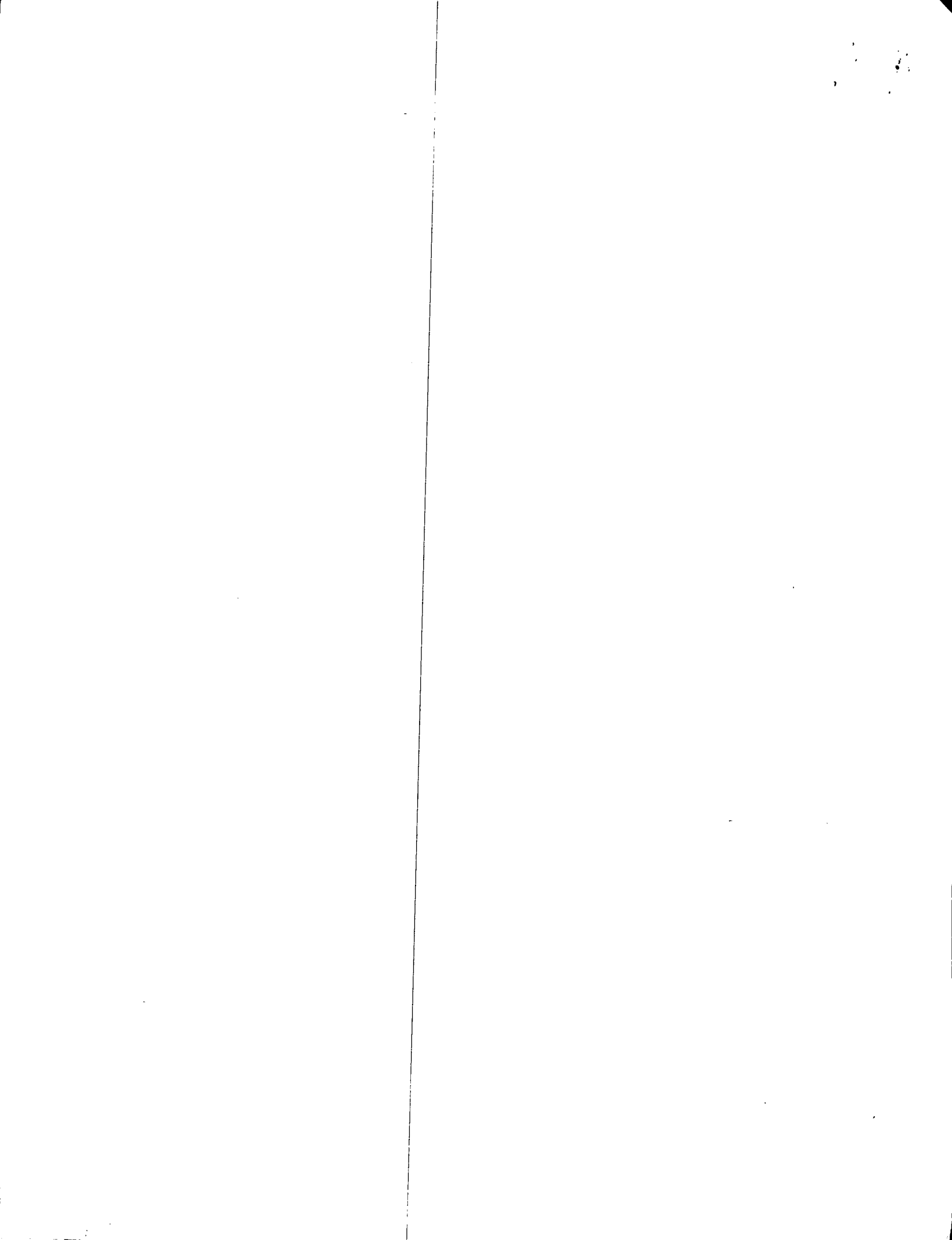
This is a request for a tentative map to divide two vacant parcels consisting of 2.77± acres into three lots in the Heavy Industrial- 25' setback (M2-S) zone. Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request subject to the conditions of approval listed below.

BACKGROUND

The subject site is located on the south side of Younger Creek Road approximately 400 feet east of Florin Perkins Road. The site is designated Heavy Commercial/ Warehouse in the General Plan and Industrial in the South Sacramento Community Plan. The site is surrounded by industrial uses all zoned Heavy Industrial- 25' Setback (M-2S). The property to be subdivided is zoned M2-S which permits warehouse uses.

The purpose of the subdivision is to allow for a better and uniform control of the entire area and to allow for separate financing for three warehouse buildings. Land divisions of four or fewer lots not accompanied by other entitlements requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

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City Council
Tentative Map (P90-402)(FT)
February 19, 1991
Page 2

The applicant's request is consistent with the adopted General Plan and Zoning. Staff recommends approval of the tentative map subject to the conditions of approval listed below.

Surrounding land uses and zoning are as follows:

North:	Industrial; M2-S
South:	Industrial; M2-S
East:	Industrial; M2-S
West:	Industrial; M2-S

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

FINANCIAL DATA

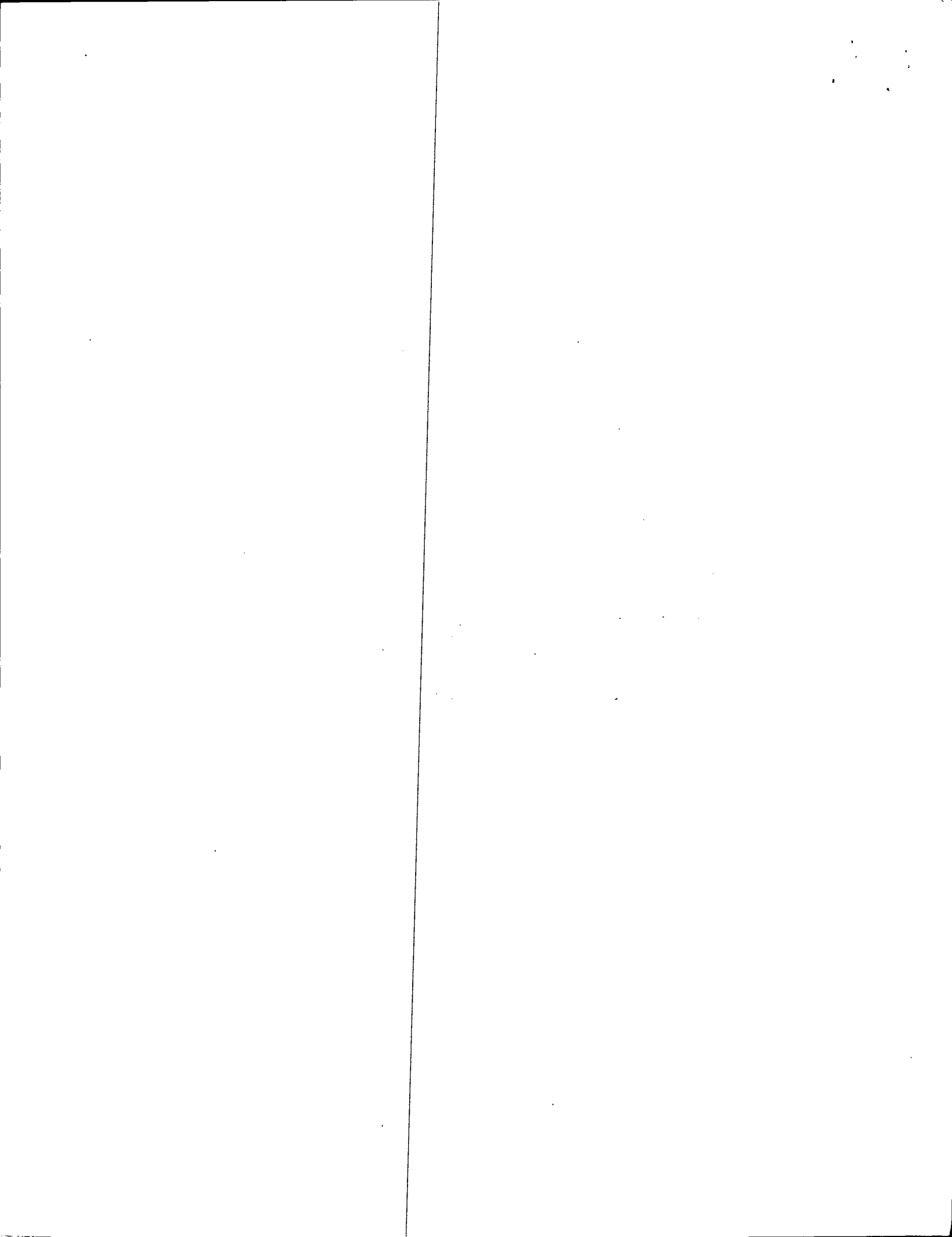
Not applicable.

POLICY MATTERS

The proposal is consistent with the General Plan and the South Sacramento Community Plan.

MBE/WBE EFFORTS

Not applicable.



City Council
Tentative Map (P90-402)(FT)
February 19, 1991
Page 3

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommends approval of the tentative map by adopting the attached Resolution.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

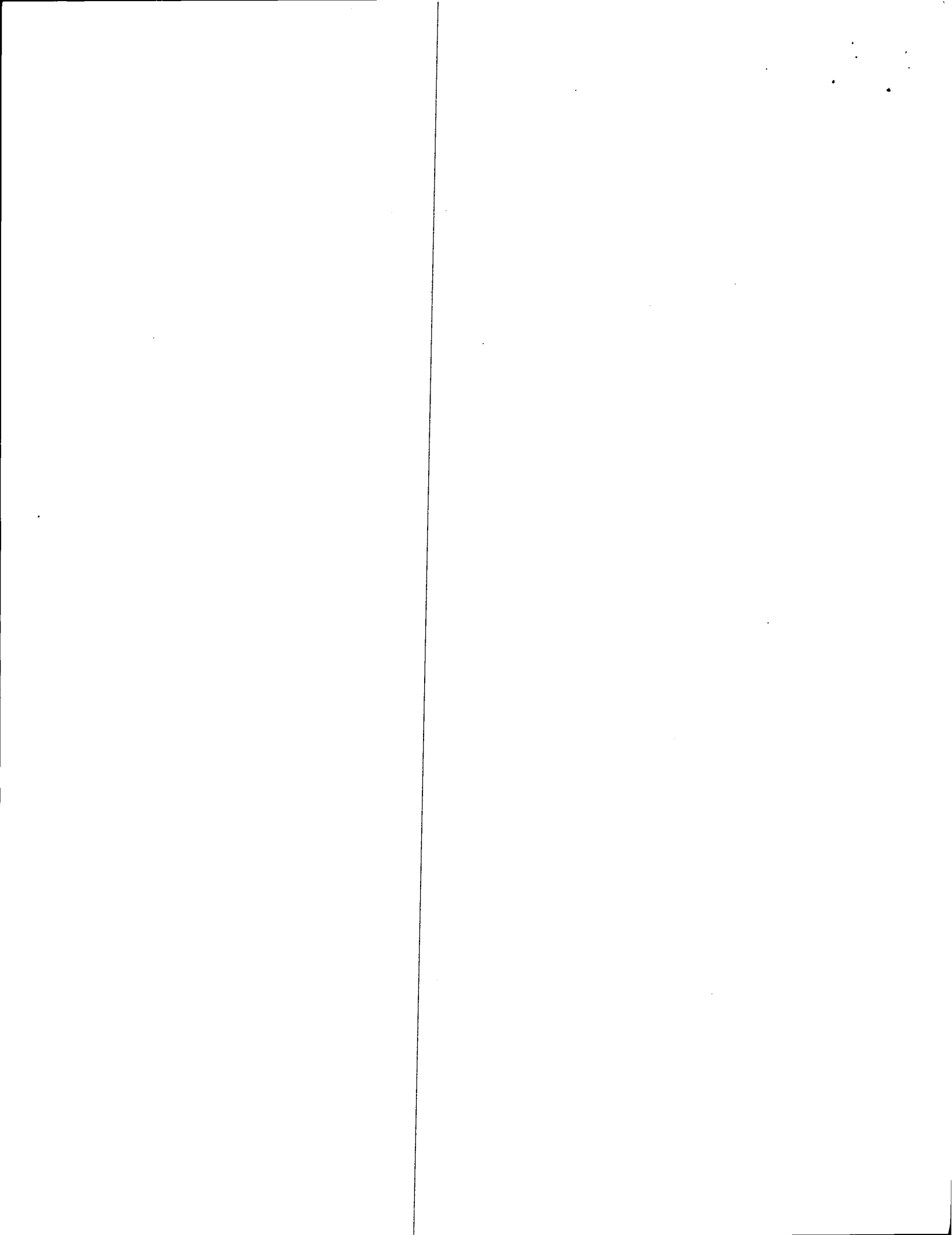
Contact Person:

Wilfred Weitman, Principal Planner
(916) 449-5604

MMD:WW:DIH:ds
P90-402 (FT)

District No. 6
February 19, 1991

Attachments



RESOLUTION NO. 91-133

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED BY THE CITY COUNCIL

FEB 19 1991

OFFICE OF THE CITY CLERK

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP FOR PROPERTY LOCATED AT 8540 & 8560 YOUNGER CREEK ROAD

(P90-402) (FT) (APN: 062-0130-003 & 004)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Coordinator has determined that the proposed project will not have the potential to have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission and/or Planning staff 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.

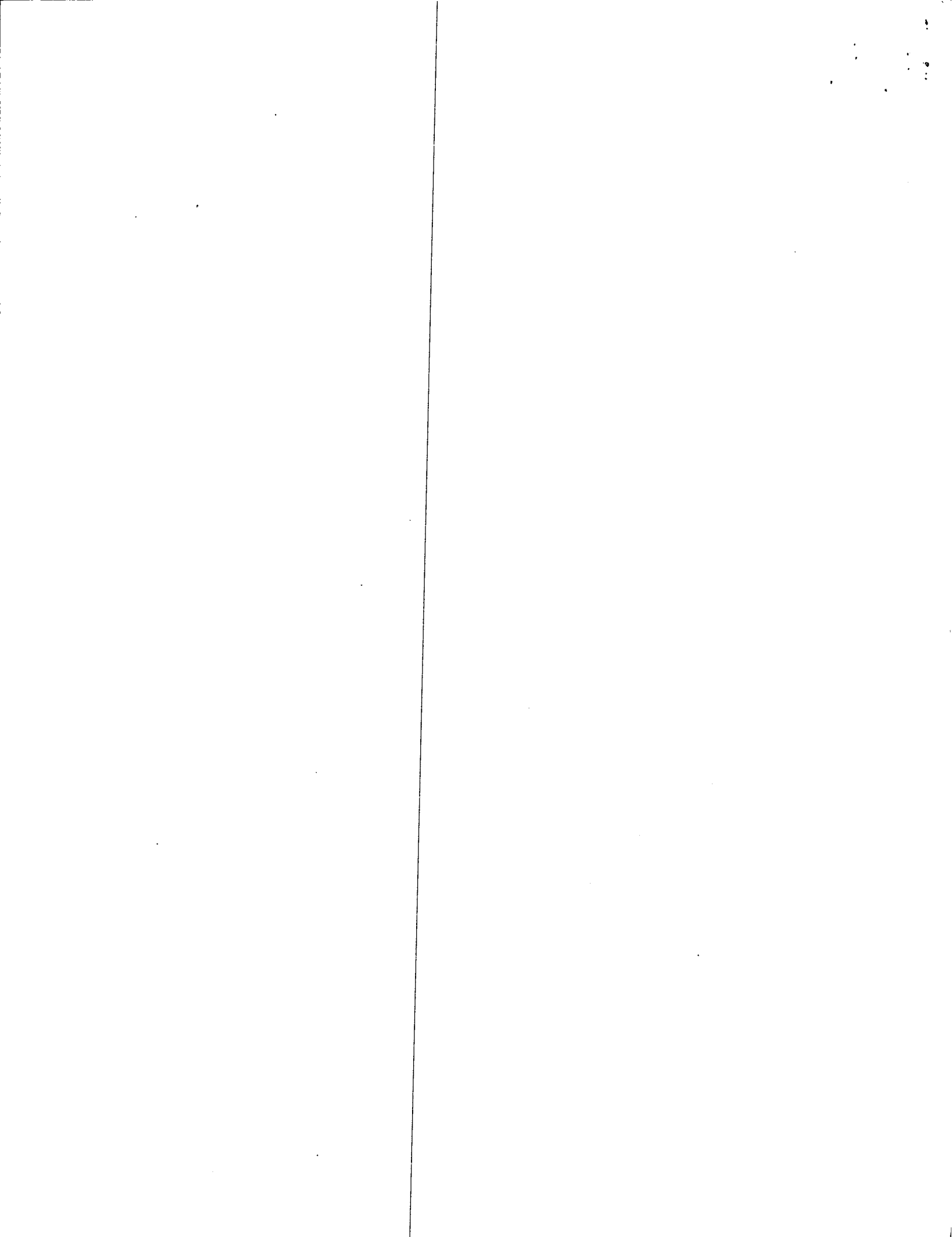
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- * 1. 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, including the following:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

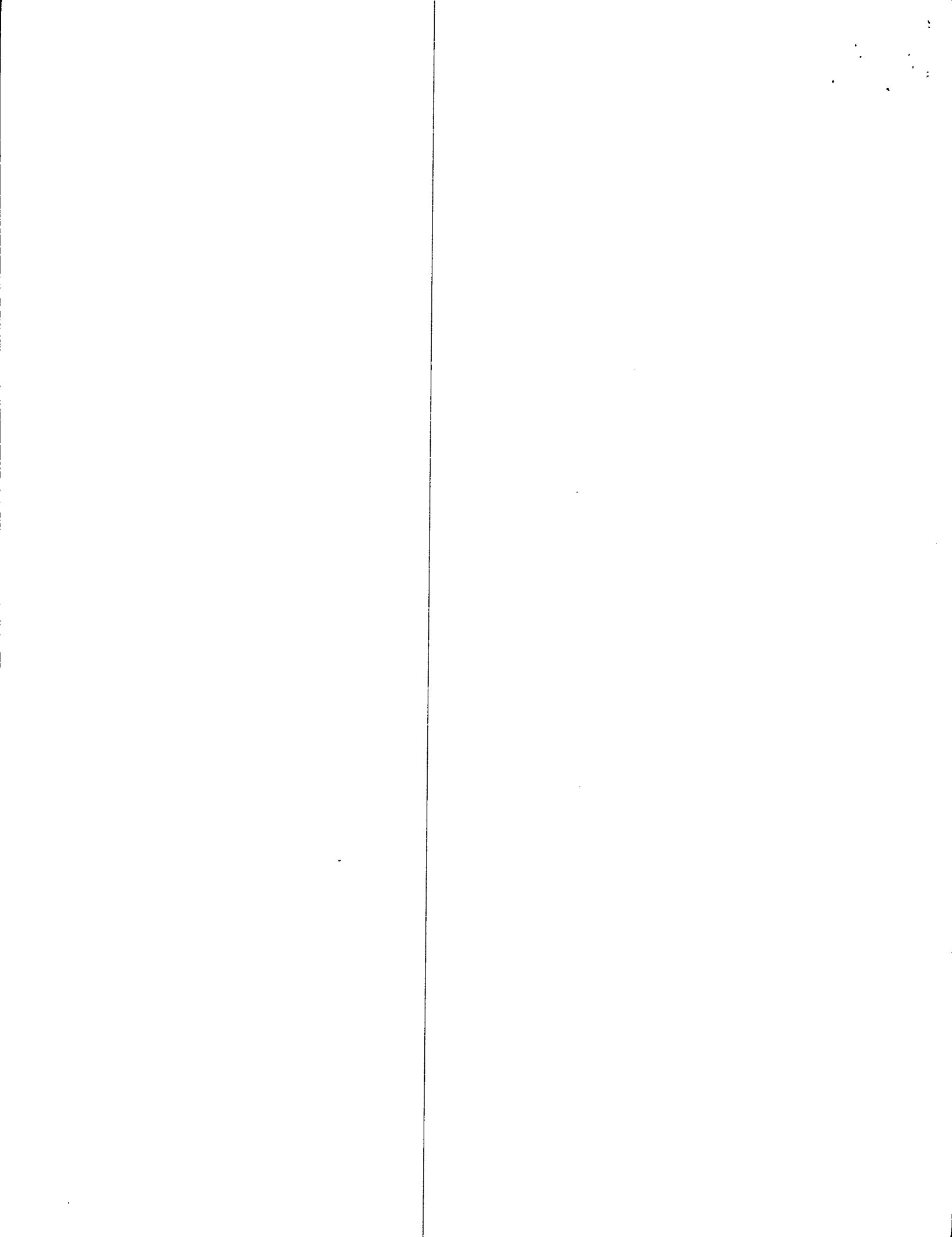


- A. An initial study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources..
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 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 site Heavy Commercial/ Warehouse.
 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 design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - A. Pay off existing assessments, or file the necessary segregation request and fees to segregate existing assessments.
 - B. Meet all County Sanitation District requirements.
 - C. Provide reciprocal easements for ingress, egress, maneuvering and drainage.
 - D. Provide a separate metered water service to each parcel at time of Building Permit.
 - E. Relocate existing street light to satisfaction of the Electrical Section of the Engineering Division.
 - F. Building Division to review and approve existing buildings for compliance with the UBC prior to recordation of final map.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



- * 7. A note shall be placed on the final map:

The applicant shall comply with the mandatory mitigation measures as required by the Environmental Services Manager and on file with the Planning Division Office (P90-402).

MAYOR

ATTEST:

CITY CLERK

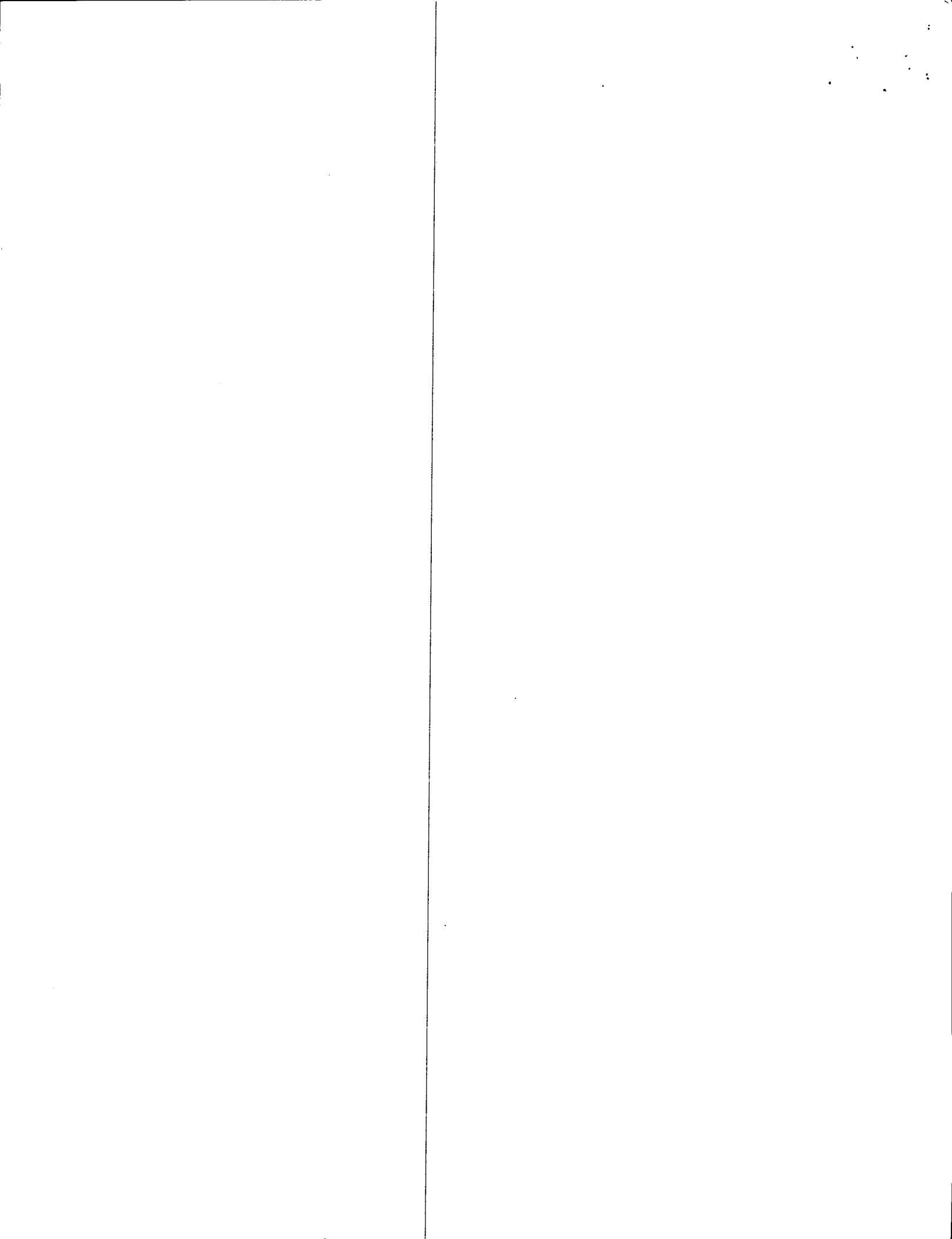
P90-402.FT

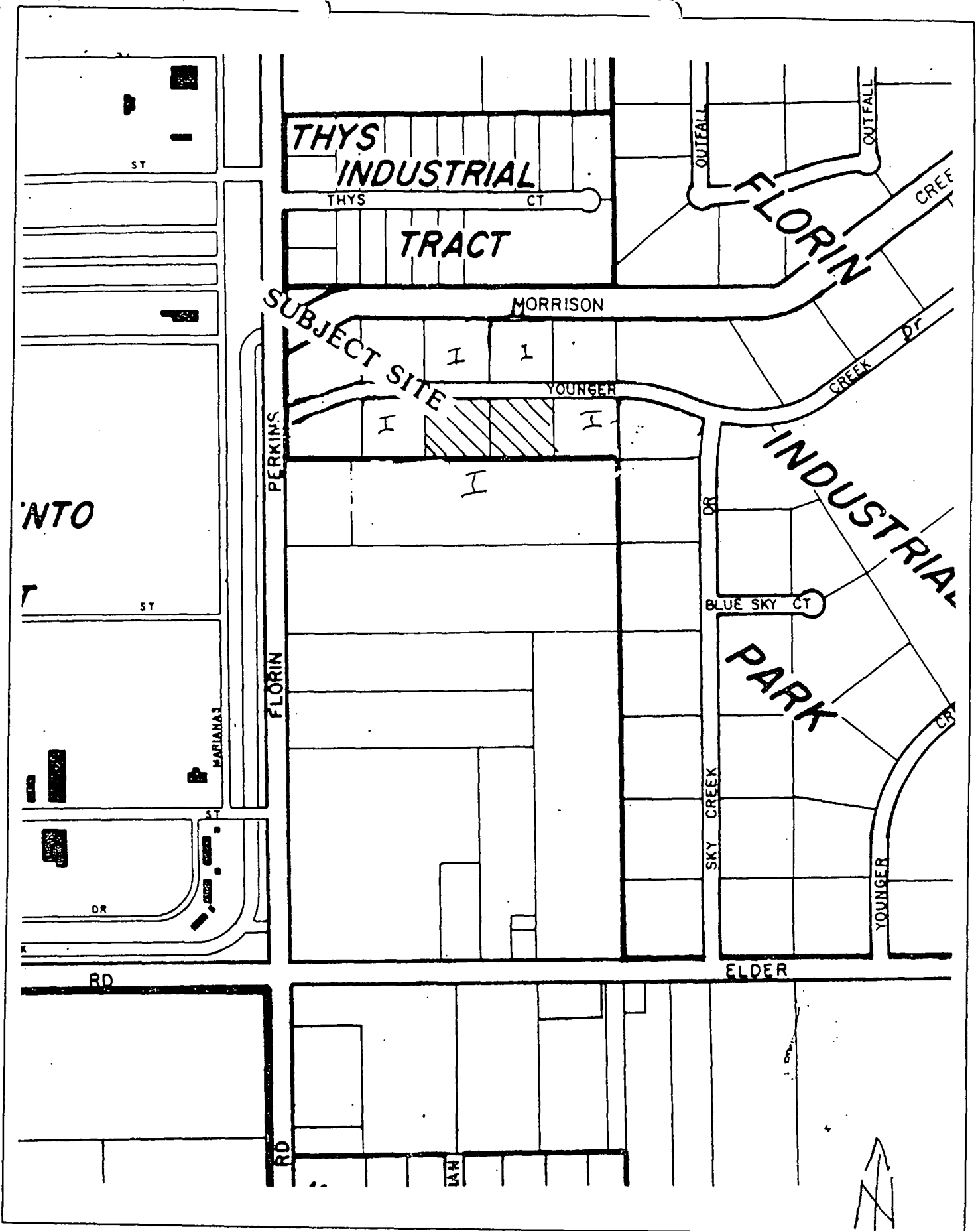
* Revised by staff 2/19/91

FOR CITY CLERK USE ONLY

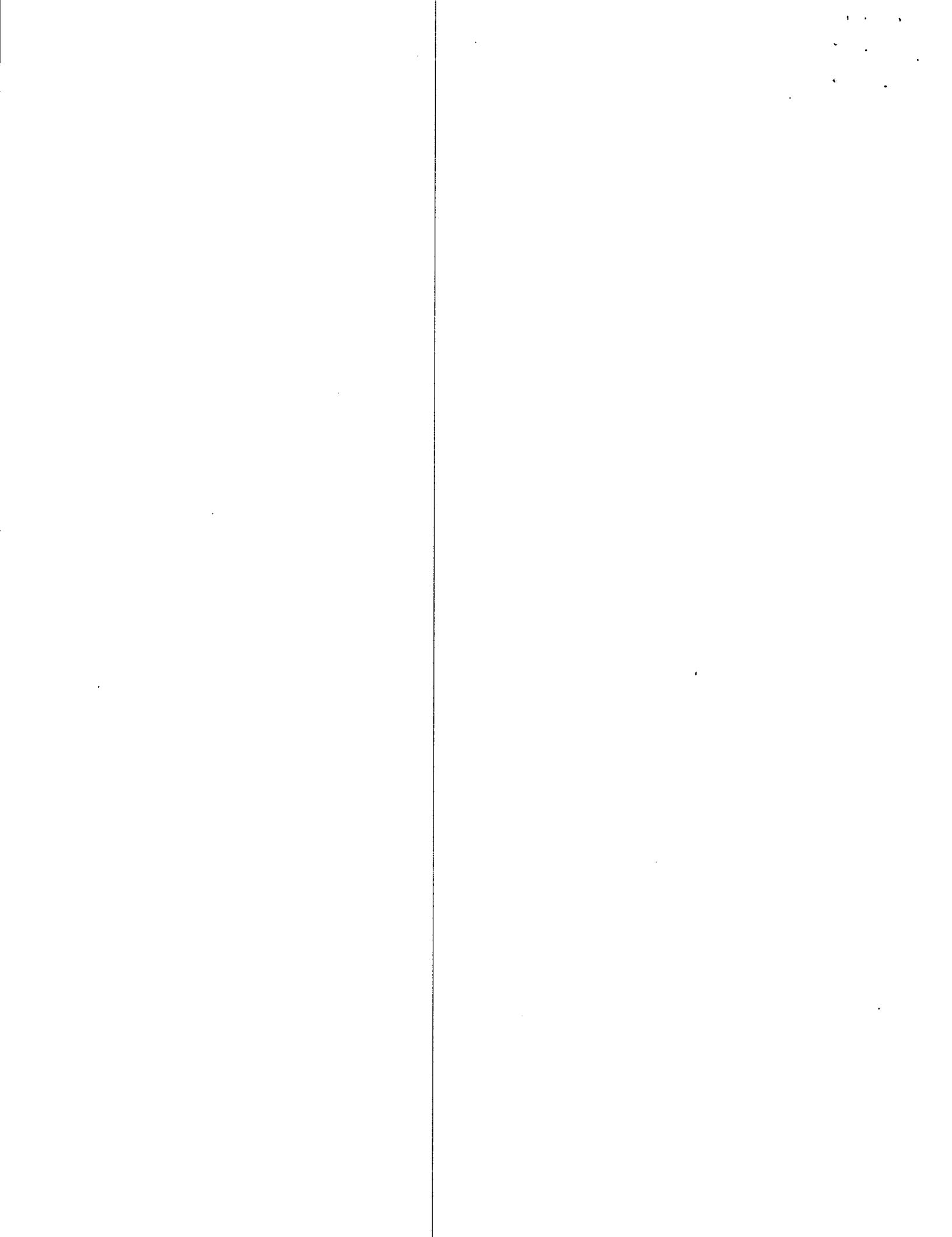
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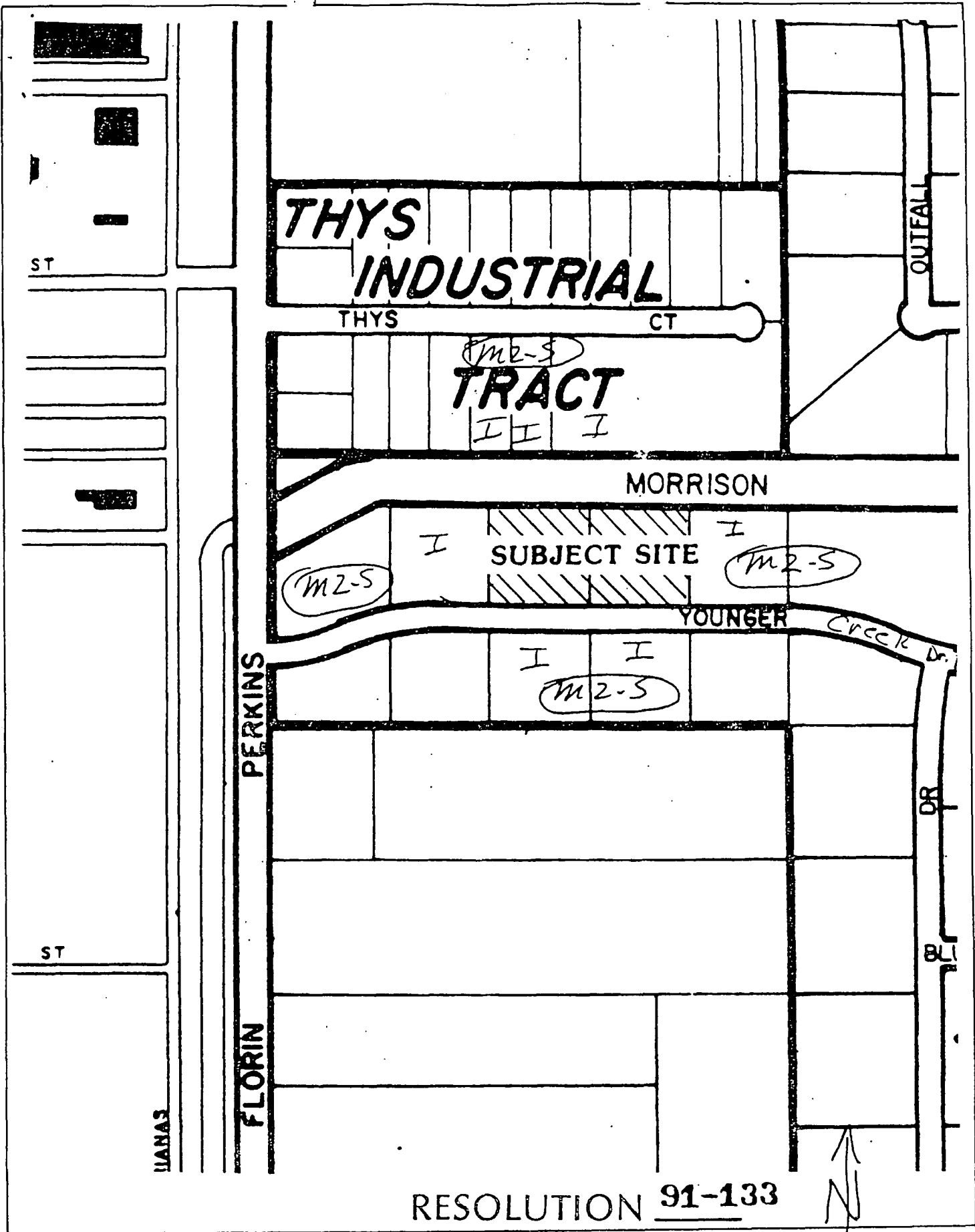
DATE ADOPTED: _____





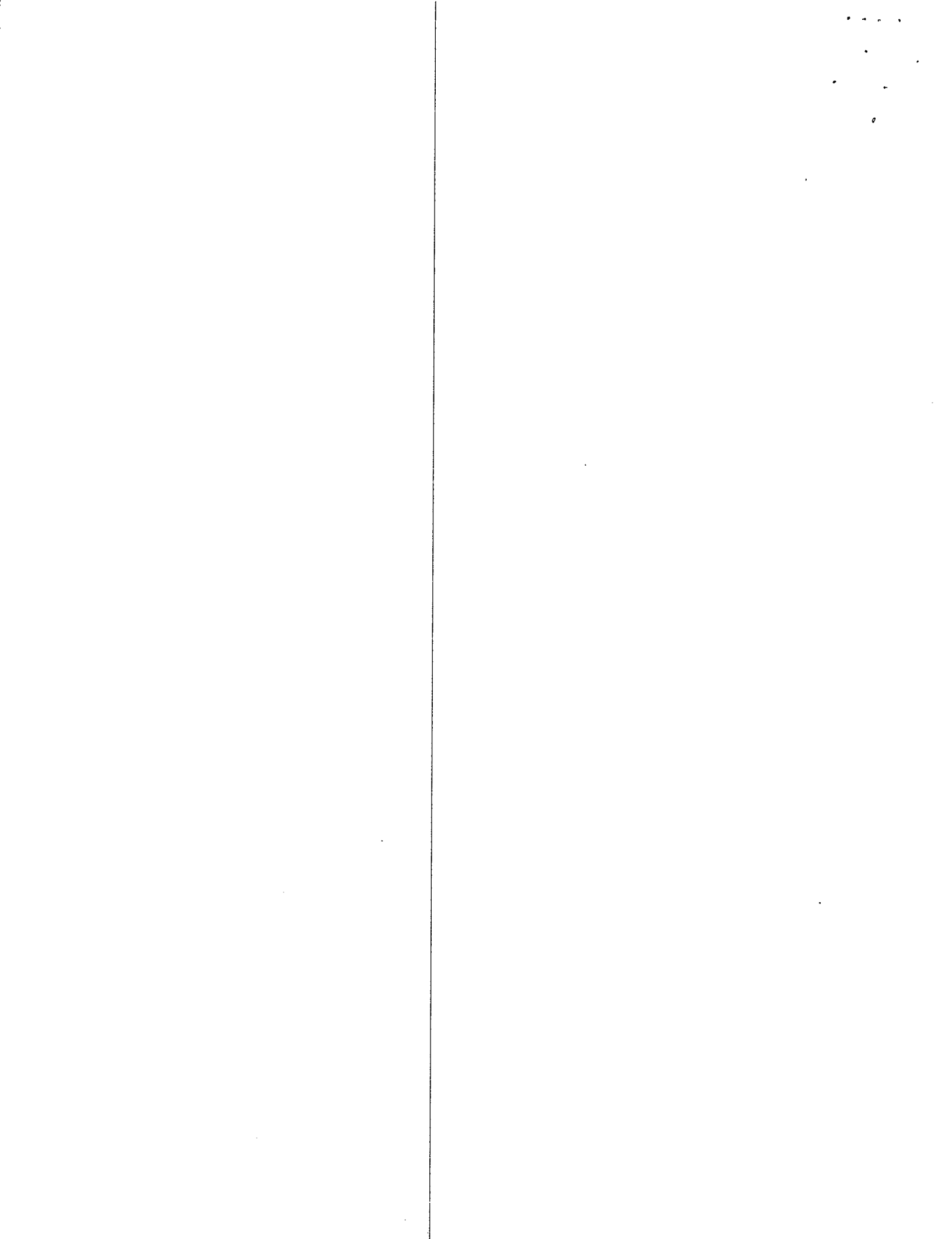
VICINITY MAP RESOLUTION 91-133

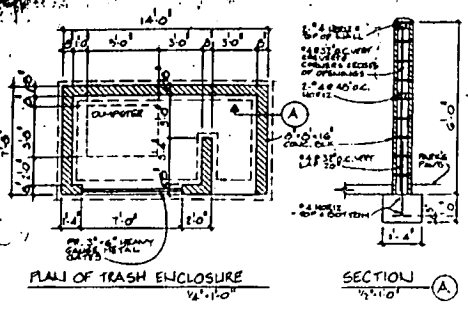




RESOLUTION 91-133

LAND USE & ZONING MAP FEB 19 1991





PROPOSED REQUEST:
 TO SUBDIVIDE EXISTING TWO ASSESSOR'S PARCELS ZONED M-2.5 INTO THREE PARCELS WHICH PROVIDE FOR AN ORDERLY DEVELOPMENT OF THE SITE AS INDICATED ON THE SITE-PLAN. THE PARCELS BEING CREATED ARE SUCH THAT THEY WILL ALLOW THE FREEDOM TO CONSTRUCT: THREE (3) FREE STANDING BUILDINGS, ONE ON EACH OF THE PARCELS AS INDICATED. THE PARCELS DELINEATED ARE AT APPROXIMATE POSITION AND MAY CHANGE SLIGHTLY DEPENDING UPON DETAILED DESIGN OF THE PROPOSED BUILDINGS. THE PROPERTY LINES PROPOSED ARE TO PROVIDE THE KIND OF FLEXIBILITY WHICH IS NEEDED TO BETTER SITUATE A BUILDING ON THIS PIECE OF PROPERTY. THE REASON FOR REQUESTING INDIVIDUAL PARCELS IS THAT THIS PROCEDURE ALLOWS FOR A BETTER AND UNIFORM CONTROL OF THE ENTIRE AREA AND ALLOWS FOR SEPARATE FINANCING, *OWNERSHIP, CONVEYANCE* AND RESTRICTIONS WILL BE PROVIDED.

LEGAL DESCRIPTION:
 APN: 062-130-03 AND 04
 ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
 LOTS 3 AND 4, AS SHOWN ON THE "PLAT OF FLOREN DEPT INDUSTRIAL PARK", FILED IN BOOK 167 OF MAPS, MAP NO. 18, RECORDS OF SACRAMENTO COUNTY.

LEGAL OWNER:
 GEREMIA BROTHERS, a California General Partnership
 1127 82th STREET
 SACRAMENTO, CA 95810
 (916) 457-5751

ENGINEER:
 JES ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CA 95814
 (916) 441-0700

PRESENT ZONING:
 M-2.5

PROPOSED ZONING:
 M-2.5

PRESENT USE:
 VACANT

PROPOSED USE:
 THREE (3) WAREHOUSE BUILDINGS AS INDICATED

NUMBER OF LOTS:
 3

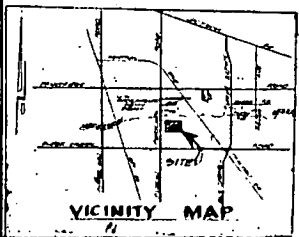
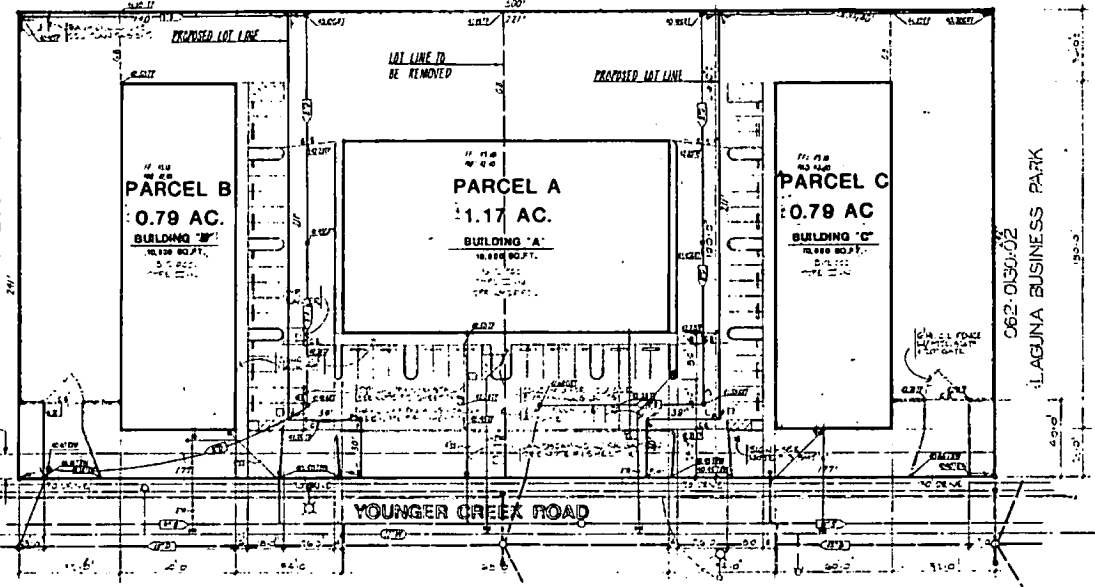
ACREAGE:
 GROSS: 2.75 ACRES (120,000 SQ. FT.)
 PARCEL A: 1.17 ACRES
 PARCEL B: 0.79 ACRES
 PARCEL C: 0.79 ACRES

ASSESSOR'S PARCEL NUMBER:
 062-130-03 & 04

SCHOOL DISTRICT:
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

**TENTATIVE PARCEL MAP
 FOR
 GEREMIA BROS.
 YOUNGER CREEK ROAD**

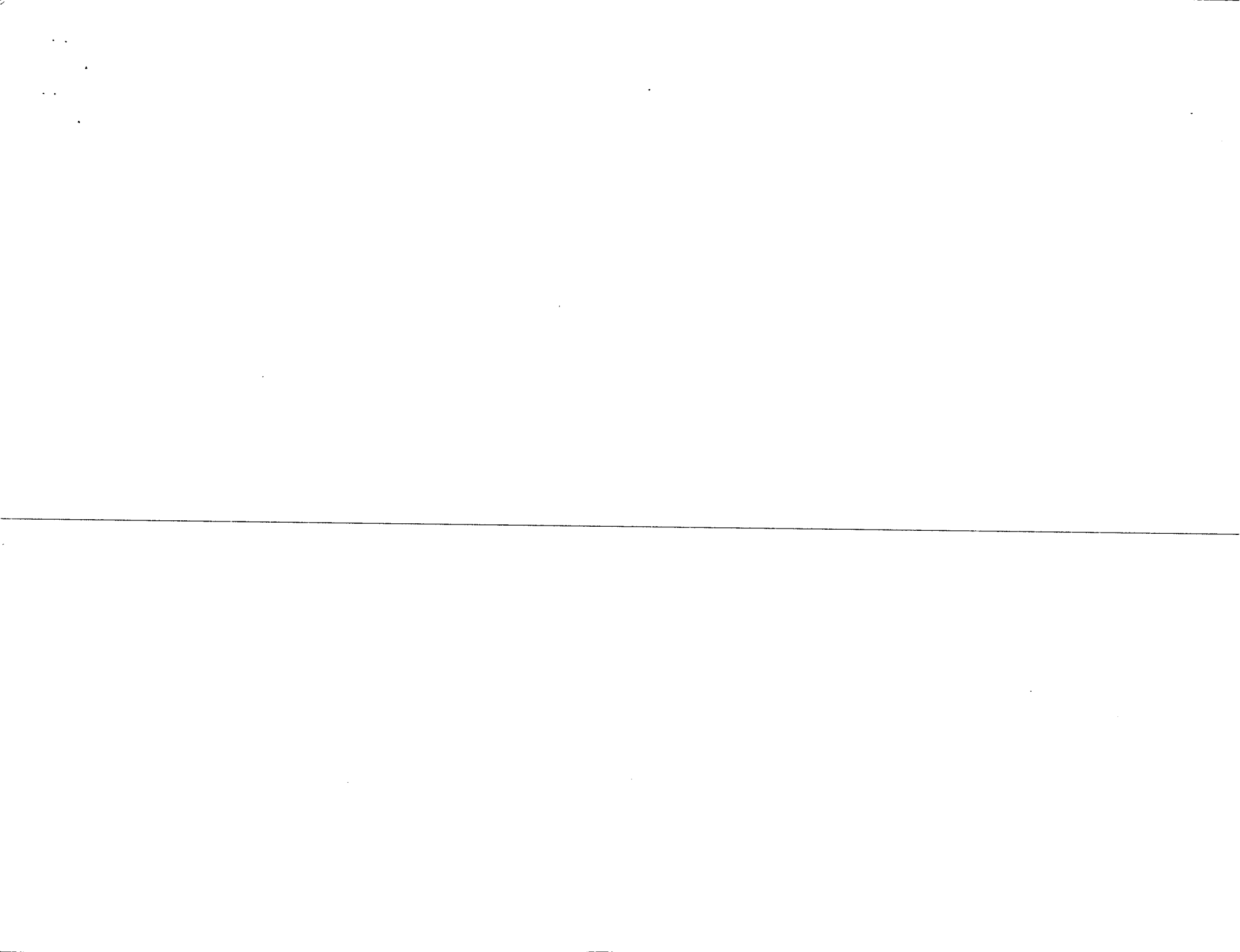
062-005-032
 HUOCHINAM - AHMAD



UTILITY REPRESENTATIVES		
UTILITY	ADDRESS	PHONE
GAS	P.E.S.E.	78-2888
ELECTRICITY	S.P.S.D.	78-2888
TELEPHONE	RECORDS BLDG.	78-2888
WATER	CITY OF SACRAMENTO	78-2888
SEWER	CITY OF SACRAMENTO	78-2888
WASTE	CITY OF SACRAMENTO	78-2888
TRUCK	CITY OF SACRAMENTO	78-2888
CABLE T.V.	RECORDS ONLY	78-2888

JES ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 441-0700

**EXHIBIT - A
 SITE PLAN**



SCHEDULE C

The land herein referred to is described as follows:

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 3 and 4, as shown on the "PLAT OF FLORIN DEPT INDUSTRIAL PARK", filed in Book 167 of Maps, Map No. 18, records of Sacramento.

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbon substances lying below a depth of 500 feet from the surface of said land, without any rights to the surface of any portion of said land lying above a depth of 500 feet from the surface, as granted in the deed to Soukas et al, recorded September 16, 1981, in Book 8109-16, page 191 and recorded November 6, 1981, in Book 8111-06, page 57.

as

RESOLUTION 91-133

FEB 19 1991

P 90 402

(10)

