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CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
JAN 25 1984

MARTY VAN DUYN
PLANNING DIRECTOR

January 24, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15305)
2. Tentative Map (P83-402) (APN: 277-153-2,3,5,6) (FT)

LOCATION: Northeast corner of Arden Way and Harvard Street

SUMMARY

This is a request to divide a 12.87 acre parcel into two separate sites. The purpose of the division is to allow future development and sale of the site. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject Tentative Map does not require review by the Planning Commission because there are no concurrent requests for Rezoning, Special Permit, or Plan Amendment. The project is, therefore, being transmitted directly to the City Council for consideration.

Surrounding land use and zoning are as follows:

- North: Vacant; and M-2 and C-4
- South: Industrial; and M-2
- East: I-80; and TC
- West: Vacant; and M-2

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

APPROVED
BY THE CITY COUNCIL

JAN 31 1984

OFFICE OF THE
CITY CLERK

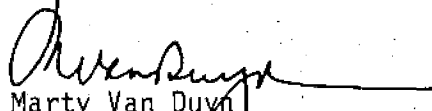
Proposed parcel 2 (2.1 acres) may not be large enough to accommodate the two buildings and required parking area as shown on the original master plan. However, the proposed site is large enough to accommodate future development. Any development of the parcels will require compliance with all zoning requirements such as parking, landscaping, shading, etc.

RECOMMENDATION


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

Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map with Conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

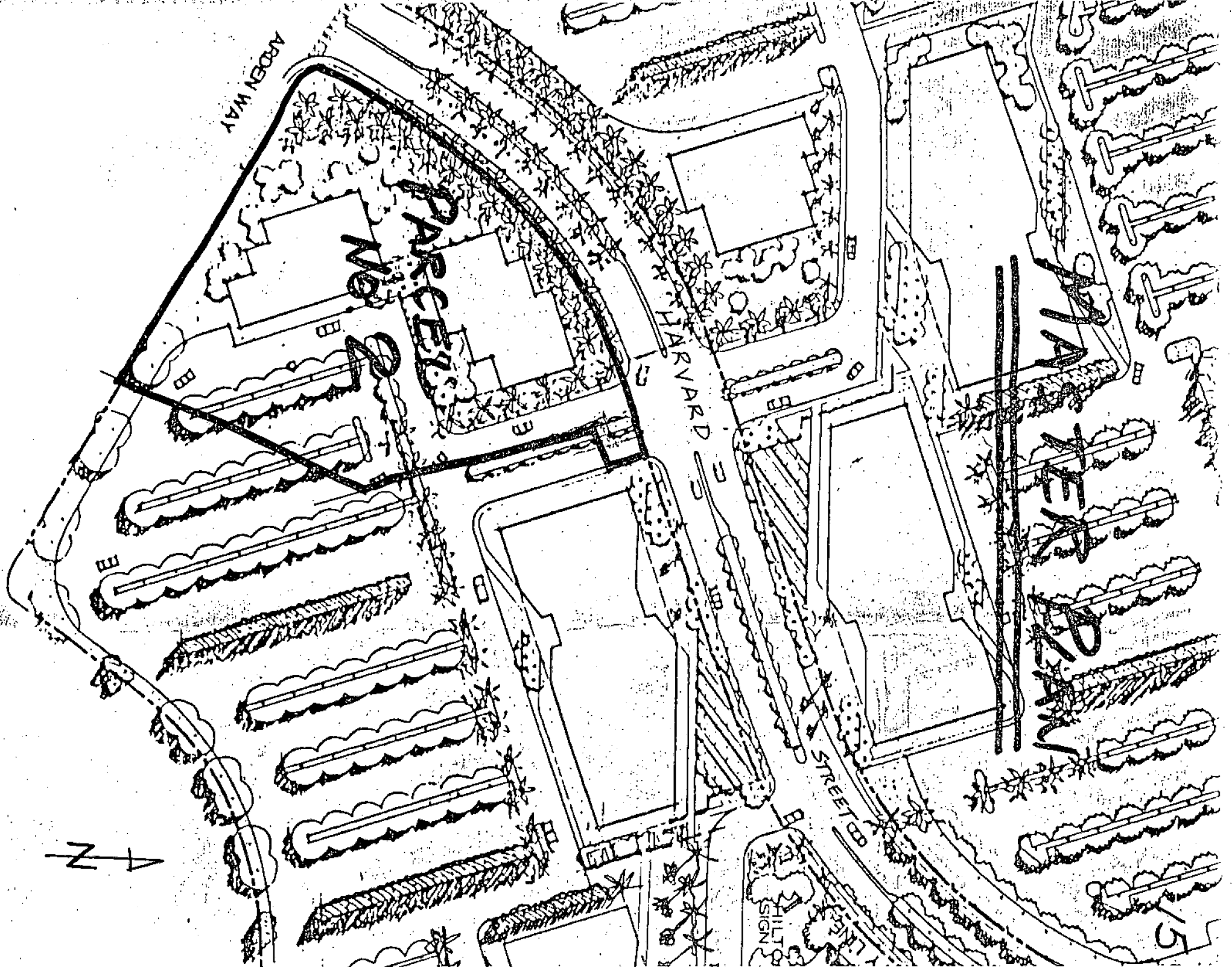
Recommendation Approved:


Walter J. Slipe, City Manager

HY:lao
attachments
P83-402

January 31, 1984
District No. 2

P83-402



RESOLUTION No. 84-072

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH-
EAST CORNER OF ARDEN WAY AND HARVARD STREET

(P- 83-402)(APN: 277-153-2,3,5,6,)

WHEREAS, the City Council, on January 31, 1984, held a public hearing on the request for approval of a tentative map for property located on the northeast corner of Arden Way and Harvard 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 15305;

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 1965 Arden-Arcade Community Plan designate the subject site for heavy commercial/industrial use(s).

APPROVED
BY THE CITY COUNCIL

JAN 31 1984

OFFICE OF THE
CITY CLERK

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. Show any right-of-way which is to be retained;
 - b. Show water easement on the final map;
 - c. Dedicate right-of-way access along Arden Way to the City; and
 - d. Abandon 24-foot wide ingress-egress easement between parcels 1 and 2.

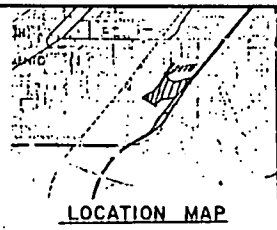
MAYOR

ATTEST:

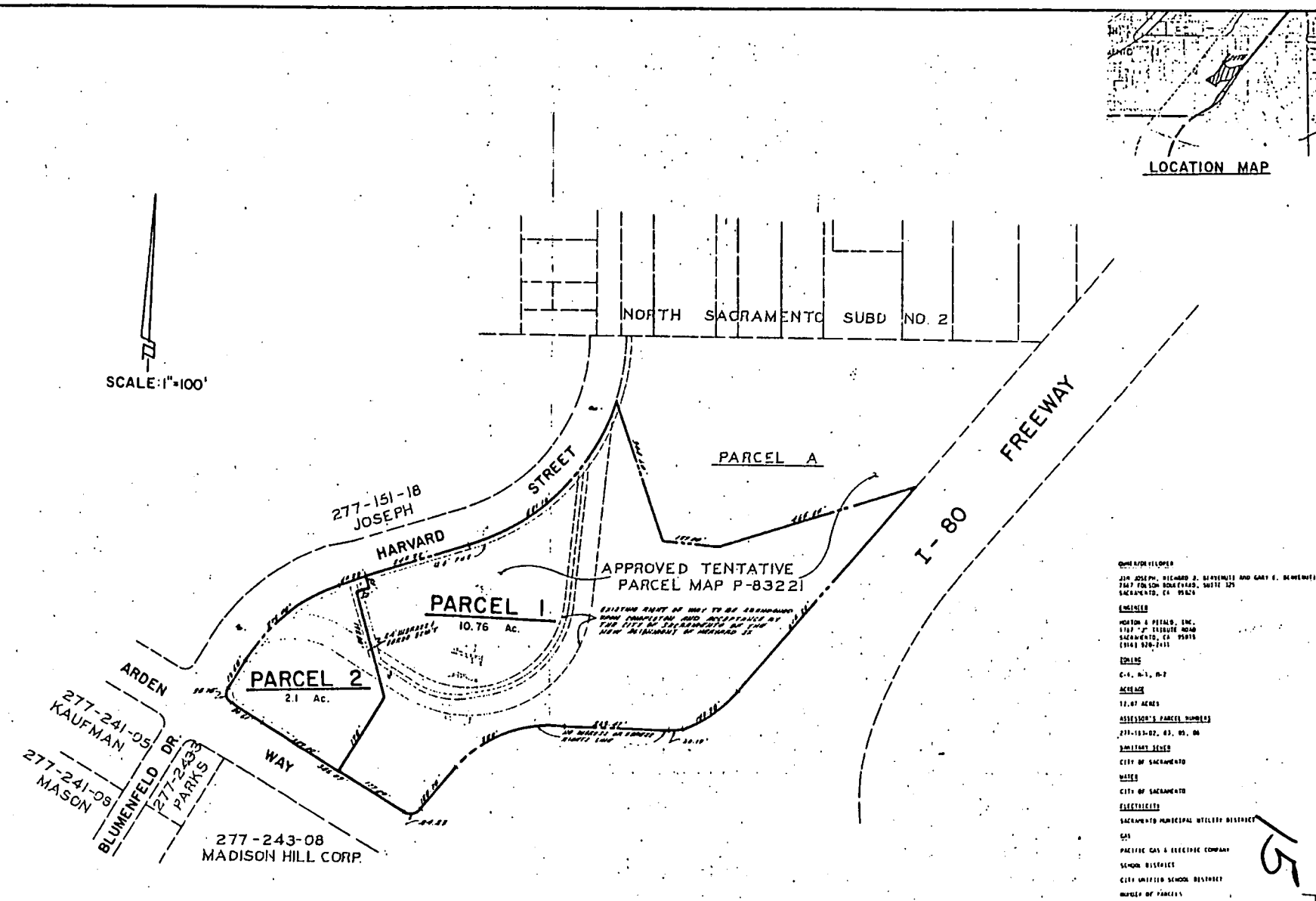
CITY CLERK

P83-402

P-83-402



SCALE: 1"=100'



OWNER FOR FIELDS
 JIM JOSEPH, RICHARD J. SEYMOUR AND GARY E. SEYMOUR
 2147 FOLSOM BOULEVARD, SUITE 121
 SACRAMENTO, CA 95825

ENGINEER
 MORTON & PITALO, INC.
 1742 "D" STREET ROAD
 SACRAMENTO, CA 95811
 (916) 876-7111

TITLE
 C-4, M-1, M-2

ACREAGE
 12.87 ACRES

ASSESSOR'S PARCEL NUMBERS
 277-151-02, 03, 05, 06

JURISDICTION
 CITY OF SACRAMENTO

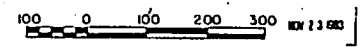
WATER
 CITY OF SACRAMENTO

ELECTRICITY
 SACRAMENTO MUNICIPAL UTILITY DISTRICT

GAS
 PACIFIC GAS & ELECTRIC COMPANY

SCHOOL DISTRICT
 CITY UNIFIED SCHOOL DISTRICT

MAPS OF PARCELS



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REVISIONS	NO	DESCRIPTION	APPROVED BY	DATE
FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY	DATE
	HORIZONTAL: 1"=100'			
	VERTICAL: 1"=100'			
SUBMITTED		APPROVED:		DATE:
MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING				TENTATIVE PARCEL MAP CAPITAL WEST - USA.A. PARCEL 2 OF PARCEL MAP 72 PM 26 & A PORTION OF SECTION 13 OF RANCHO DE PASO CITY OF SACRAMENTO CALIFORNIA



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JAN 11 2 48 PM '84

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

MARTY VAN DUYN
PLANNING DIRECTOR

*Map: 1-31-84
FEA Date: 2-7-84*

January 11, 1984

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request to Set Public Hearings

1. P83-402 Parcel Map to divide 12.9+ vacant acres located in the Heavy Commercial Zone (C-4), Light Industrial Zone (M-1), and Heavy Industrial Zone (M-2) into two parcels. (D2)
(APN: 277-153-02,03,05,06) (FT)
LOC: Northwest quadrant of I-80 and Arden Way
2. P83-422 Various requests for property located on the north side of Garden Highway, west of Gateway Oaks Drive. (D1)
(APN: 274-320-24,25) (FT)
 - a. Tentative Map to divide 72+ vacant acres into two parcels located within the Single Family (R-1), Townhouse (R-1A) and Garden Apartment (R-2B) zones.
 - b. Subdivision Modification to defer Parkland Dedication requirements for Lot B.

Tao

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February 2, 1984

Jim Joseph,
Richard & Gary Benvenuti
7667 Folsom Boulevard, #325
Sacramento, CA 95826

Dear Sirs:

On January 31, 1984, the Sacramento City Council took the following action(s) for property located at the NW quadrant of I-80 and Arden Way (P-83402):

Adopted Resolution CC84072 adopting Findings of Fact approving a Parcel Map to divide 12.9± vacant acres located in the Heavy Commercial zone, Light Industrial Zone, and Heavy Industrial zone into two parcels.

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

Sincerely,

Anne Mason
Assistant City Clerk

AM/sl/15

Enclosure: **CC 84072**

cc: Planning Department

Morton & Pitalo, Inc.
1767 J Tribute Road
Sacramento, CA 95815