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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

December 23, 1987

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination

2. Tentative Map (P87-339)

LOCATION: Northeast Corner of Raley Boulevard and Bell Avenue

SUMMARY

The application is for a Tentative Map to subdivide a 92± acre site into 22 industrial lots for future development. The Planning Commission and staff recommend approval of the request.

BACKGROUND

The subject 92± acre site is currently zoned M-1(S)R for Light Industrial use and consists of multiple lots. The application is to re-subdivide the site along the proposing internal streets which will allow for future industrial development. Since the zoning includes an R-Review individual development, projects will require subsequent Planning Commission review and approval.

VOTE OF THE PLANNING COMMISSION

On October 8, 1987, the Commission voted seven ayes, one absent, one vacant, to recommend approval of the subdivision.

/

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;

2. Adopt the attached Resolution which adopts Findings and approves the Tentative Map.

Respectfully submitted,

Art Gee for

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:rt
attachments

District No. 2
January 5, 1988

P87-339

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RESOLUTION No. 88-015

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 NORTHEAST CORNER OF RALEY BOULEVARD AND BELL AVENUE.

(P87-339) (APN: 238-0011-013,14,24,25; 238-0020-16,17,18,19,20,21,23,29; 238-0036-07; 238-0044-011)

WHEREAS, the City Council on January 5, 1988, held a public hearing on the request for approval of a tentative map for property located at the northeast corner of Raley Boulevard and Bell Avenue;

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 City Planning Commission 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.

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 5 1988
OFFICE OF THE
CITY CLERK

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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. Both the City General Plan and the North Sacramento Community Plan designate the subject site for 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 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.

   b. Prepare and sewer and drainage study for the review and approval of the City Engineer.

   c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, if any.

   d. Submit a soils test prepared by a registered engineer to be used in street design.

   e. Annex to Regional Sanitation and pay all necessary fees.

   f. Dedicate right-of-way as per study conducted by applicant.

   g. Dedicate a standard 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public way except Bell Avenue and Raley Boulevard.

   h. Dedicate a 12.5 foot public utility easement for overhead electrical facilities and appurtenances adjacent to Bell Avenue and Raley Boulevard.

   i. Abandon any septic tanks under permit from the City Building Inspections Division.

   j. Abandon any wells under permit from the City/County Health Department.

   k. Remove all concrete, tire, scrap metal, 55 gallon drums, trash, rubbish and abandoned vehicles to the satisfaction of the Planning Director and the City/County Health Department.

l. Designate a parcel of land for an electric distribution substation, to be acquired by Sacramento Municipal Utility District, having a net usable area of 100' x 100'. The tentative location will be at the southwest corner of Lot 10 adjacent to Bell Avenue. The exact size and location of the substation site to be mutually agreed upon by SMUD and the property owners prior to the recordation of the subdivision map.

m. Extend off-site drain, sewer and water lines and provide easements for drain and sewer line extension.

n. Bell Avenue, Raley Boulevard, Main Avenue and Reynolds Mall shall consist of one half section and a 15' paved lane in the opposite direction.

o. Show reciprocal access, sewer, water and drainage of final map.

p. Off-site dedication and improvement for round corner at northeast corner of Raley Boulevard and Bell Avenue shall be required. City will condemn at developer's expense.

q. Show all existing easements.

MAYOR

ATTEST:

CITY CLERK

P87-339

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Sacramento City Planning Commission
VOTING RECORD

MEETING DATE: October 8, 1987

ITEM NUMBER: 14A + 14B

PERMIT NUMBER: P 89-339

ENTITLEMENTS

- [ ] GENERAL PLAN AMENDMENT
- [ ] COMMUNITY PLAN AMENDMENT
- [ ] REZONING
- [ ] SPECIAL PERMIT
- [ ] VARIANCE
- [x] TENTATIVE MAP
- [ ] SUBDIVISION MODIFICATION
- [ ] LOT LINE ADJUSTMENT
- [x] ENVIRONMENTAL DET.
- [ ] OTHER _____

STAFF RECOMENDATION

- [x] Favorable
- [ ] Unfavorable

wilcards

- [x] Correspondence
- [ ] Petition

LOCATION: Northeast corner Raley Boulevard & Bell Avenue

PROPONENTS

NAME	ADDRESS

OPPONENTS

NAME	ADDRESS

MOTION# _____

	YES	NO	MOTION	SECOND
Chinn	✓		✓	
Ferris	✓			
Hollick	✓			
Holloway	absent			
Ishmael	✓			
Otto	✓			✓
Walton	✓			
Ramirez	✓			

MOTION

- [ ] TO APPROVE
- [ ] TO DENY
- [ ] TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- [ ] TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- [ ] INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- [ ] TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- [x] TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- [x] TO RATIFY NEGATIVE DECLARATION
- [ ] TO CONTINUE TO _____ MEETING
- [ ] OTHER _____

PLANNING AND DEVELOPMENT

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CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

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APPLICANT H-2 Development Co. - 2233 Watt Avenue, Suite 290, Sacramento, CA 95825
*OWNER D. & W. Dodson- 5413 Raimer Way, Carmichael 95608; G & J. Roach - 1748 Reynolds Way, Sacramento 95838
PLANS BY Spink Corporation - P.O. Box 2511, Sacto, CA 95814
FILING DATE 7-24-87 ENVIR. DET. Neg. Dec. 9-28-87 REPORT BY DJH:sg
ASSESSOR'S PCL. NO. 238-0011-013,14,24,25; 238-0020-016,17,18,19,20,21,23,29; 238-0036-007; 236-0044-011

*J. & V. Fernandex - 6346 16th St., Rio Linda 95673; J. Chavez - 1704 Main Ave., Sacto.95838
M. Cheadle/Etal - 710 Grand Ave., Alameda 94501; G. & D. Lamm - 1411 G. St., Rio Linda 9567
H. Giere/Tr - 4515 Mead Ave., Sacto. 95822;
R. Addessa - 642 54th St., Sacto. 95819

APPLICATION: A. Negative Declaration

B. Tentative Map to subdivide 92± acres into 22 lots in the Light Industrial-Review (M-1(S)-R) zone

LOCATION: Northeast corner of Raley Boulevard and Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to resubdivide 92± acres.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1(S)-R
Existing Land Use of Site:	Vacant, 1 single family & 1 commercial structure

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Vacant & single family: M-1(S)-R	Front:	25'	NA
South:	Warehouse/office park, school; M-1(S)-R	Side(Int):	0	NA
East:	Warehouse & vacant; M-1(S)-R	Side(St):	25'	NA
West:	Vacant & single family; M-1(S)-R	Rear:	0	NA

Parking Required:	None shown
Property Dimensions:	Irregular
Property Area:	92± acres
Square Footage of Building:	None stated
Height of Building:	None stated
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be extended

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 9, 1987, by a vote of five ayes and four absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 14 tax assessor's parcels under eight different ownerships totaling 92± vacant acres in the Light Industrial-Review (M-1(S)-R) zone. The 1984 North Sacramento Community Plan designates the area for Light Industrial uses. The site is also a portion of the 850 acre area identified in

the Community Plan as the area West of McClellan for infrastructure planning. Deficiencies regarding storm drainage, water supply and sewage collection were identified in the plan. Formation of assessment districts or other funding tools were identified as means to provide services to the area. Surrounding land uses are shown on the land use and zoning map and include a mixture of residential, commercial, warehousing and McClellan Air Force Base.

B. Project Description

The applicant is requesting the resubdivision of 14 lots into 22 lots under eight different ownerships.

Tentative Map Comments

In reviewing the parcelization pattern, staff has the following comments. The proposed street pattern could be improved by adding a curve or offset on Street B. The straight shot north to Main Avenue from Bell Avenue provides a race strip. Staff recommends that any future north-south street be curved or offset similar to Pell Drive. The 1984 North Sacramento Plan indicated warehouse uses, large manufacturing such as the U.S. Machinery facility on Raley Boulevard, and users of large areas with a low number of employees. The purpose of encouraging uses with a low number of employees was to provide a buffer for the McClellan Air Force Base activities.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration subject to the following mitigation measures:

1. Offer the residence for relocation; and

2. Prepare a tree plan showing the location and species and condition for preservation plan.

RECOMMENDATION: Staff recommends the following actions:

A. Ratify the negative declaration; and

B. Recommend approval of the tentative map, subject to conditions with follow.

Tentative Map Conditions - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.

2. Prepare a sewer and drainage study for the review and approval of the City Engineer.

3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, if any.

4. Submit a soils test prepared by a registered engineer to be used in street design.

5. Annex to Regional Sanitation and pay all necessary fees.

6. Dedicate right-of-way as per study conducted by applicant.

7. Dedicate a standard 12.5-foot public utility easement for underground electrical facilities and appurtenances adjacent to all public way except Bell Avenue and Raley Boulevard.

8. Dedicate a 12.5-foot public utility easement for overhead electrical facilities and appurtenances adjacent to Bell Avenue and Raley Boulevard.

9. Abandon any septic tanks under permit from the City Building Inspections Division.

10. Abandon any wells under permit from the City/County Health Department.

11. Remove all concrete, tire, scrap metal, 55-gallon drums, trash, rubbish and abandoned vehicles to the satisfaction of the Planning Director and the City/County Health Department.

12. Designate a parcel of land for an electric distribution substation, to be acquired by Sacramento Municipal Utility District, having a net usable area of 100' x 100'. The tentative location will be at the southwest corner of Lot 10 adjacent to Bell Avenue. The exact size and location of the substation site to be mutually agreed upon by SMUD and the property owners prior to the recordation of the subdivision map.

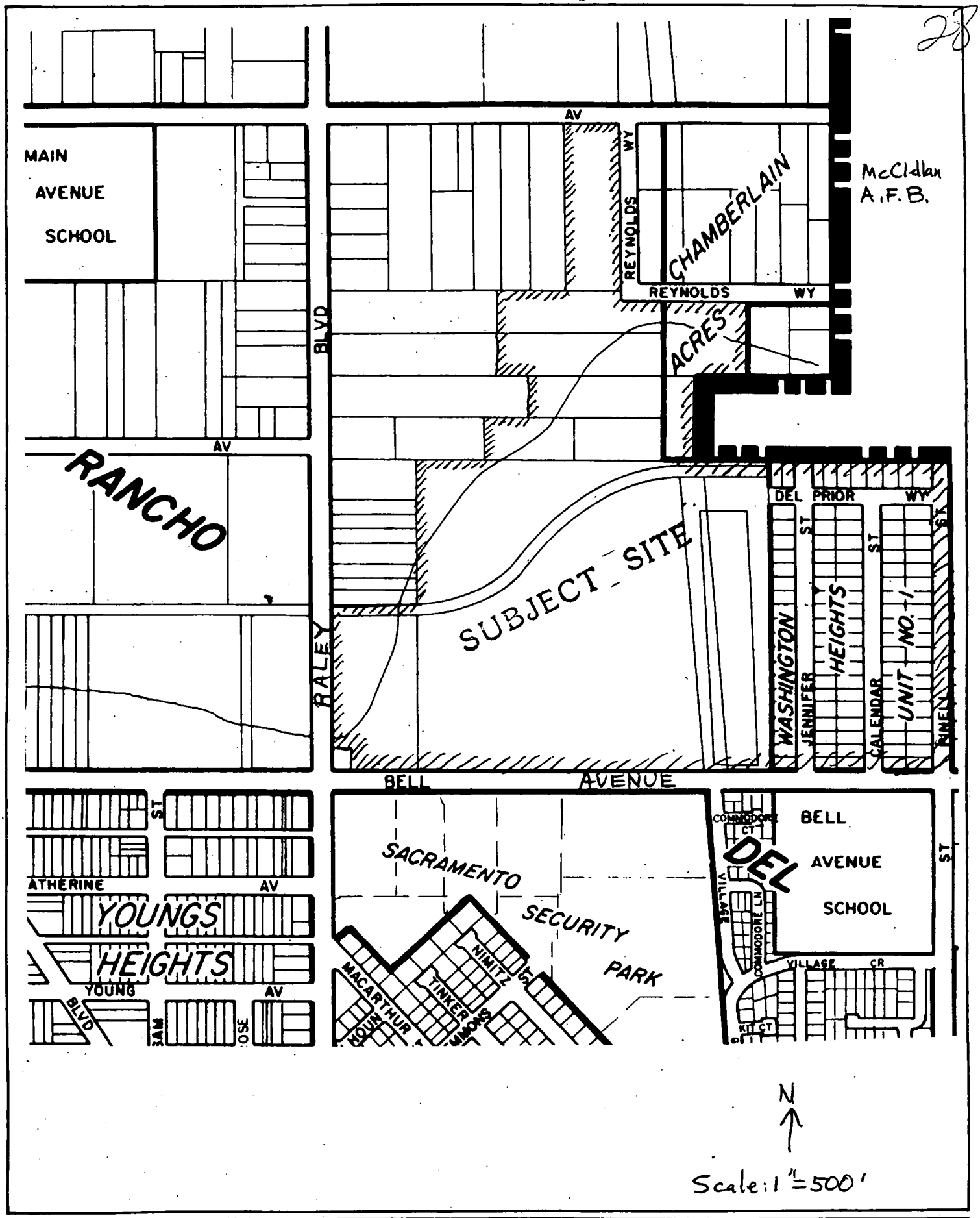
13. Extend off-site drain, sewer and water lines and provide easements for drain and sewer line extension.

14. Bell Avenue, Raley Boulevard, Main Avenue and Reynolds Way shall consist of one half-section and a 15' paved lane in the opposite direction.

15. Show reciprocal access, sewer, water and drainage of final map.

16. Off-site dedication and improvement for round corner at northeast corner of Raley Boulevard and Bell Avenue shall be required. City will condemn at developer's expense.

17. Show all existing easements.



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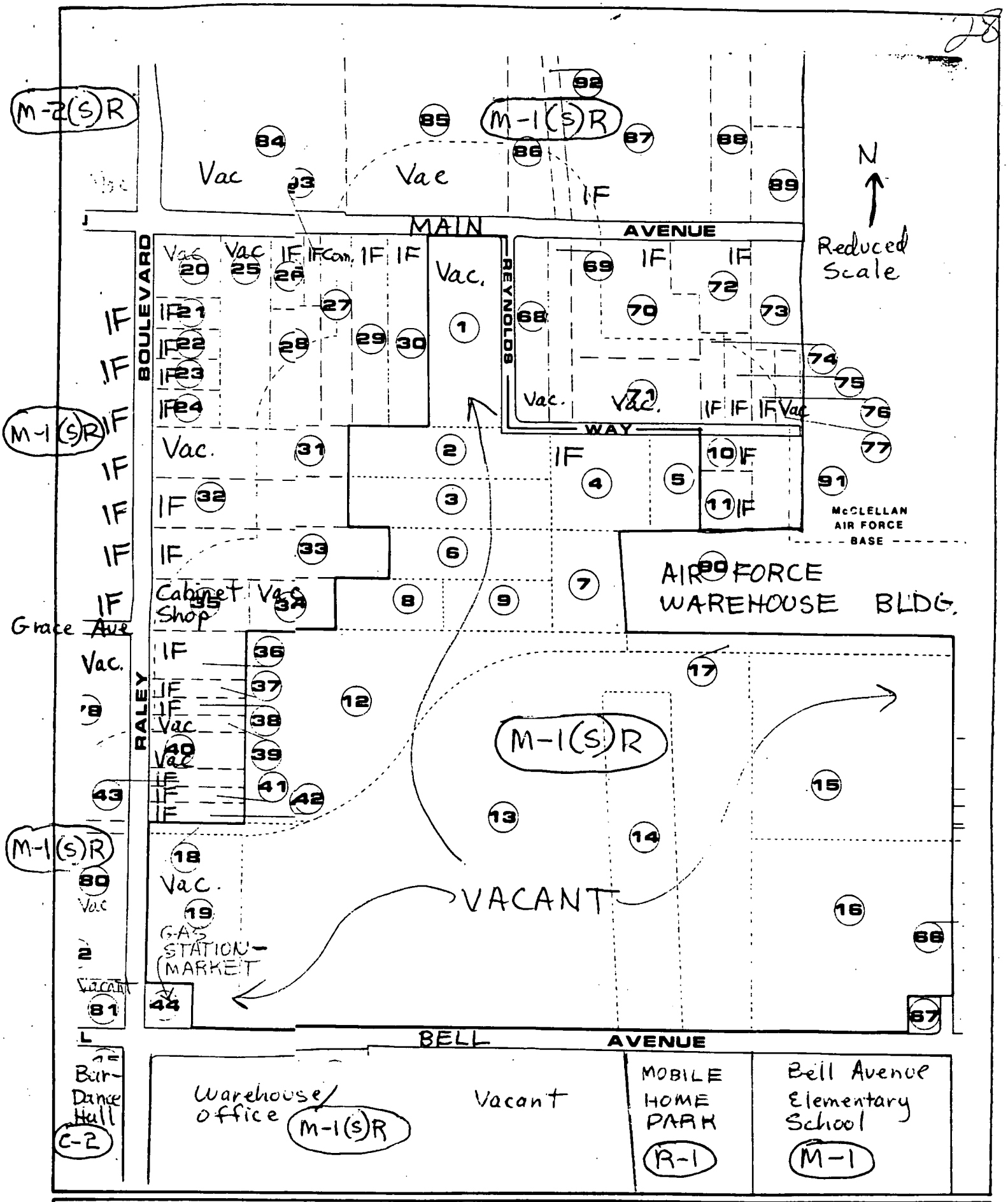

LAND USE & ZONING MAP

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EXHIBIT A

ATTACHMENT A

RECORD OWNERS AND A.P.N.'S

1.	Dodson Dora/Etal/ Wallrich 5413 Raimer Way Carmichael, CA 95608	A.P.N. - 238-0011-013
2.	Roach Gerald E/Janet R 1748 Reynolds Way Sacramento, CA 95838	A.P.N. - 238-0011-014, 020-023, 029
3.	Fernandez Julian/Vera M 6346 16th Street Rio Linda, CA 95673	A.P.N. - 238-0011-024
4.	Chavez Joe M 1704 Main Avenue Sacramento, CA 95838	A.P.N. - 238-0011-025
5.	Cheadle Margaret/Etal 710 Grand Avenue Alameda, CA 94501	A.P.N. - 238-0036-007 238-0044-011
6.	Lamm David/Gloria Etal 1411 G Street Rio Linda, CA 95673	A.P.N. - 238-0020-016, 019, 020
7.	Giere Helen L/Tr 4515 Mead Avenue Sacramento, CA 95822	A.P.N. - 238-0020-017, 018
8.	Addessa Raymond D 642 54th Street Sacramento, CA 95819	A.P.N. - 238-0020-021

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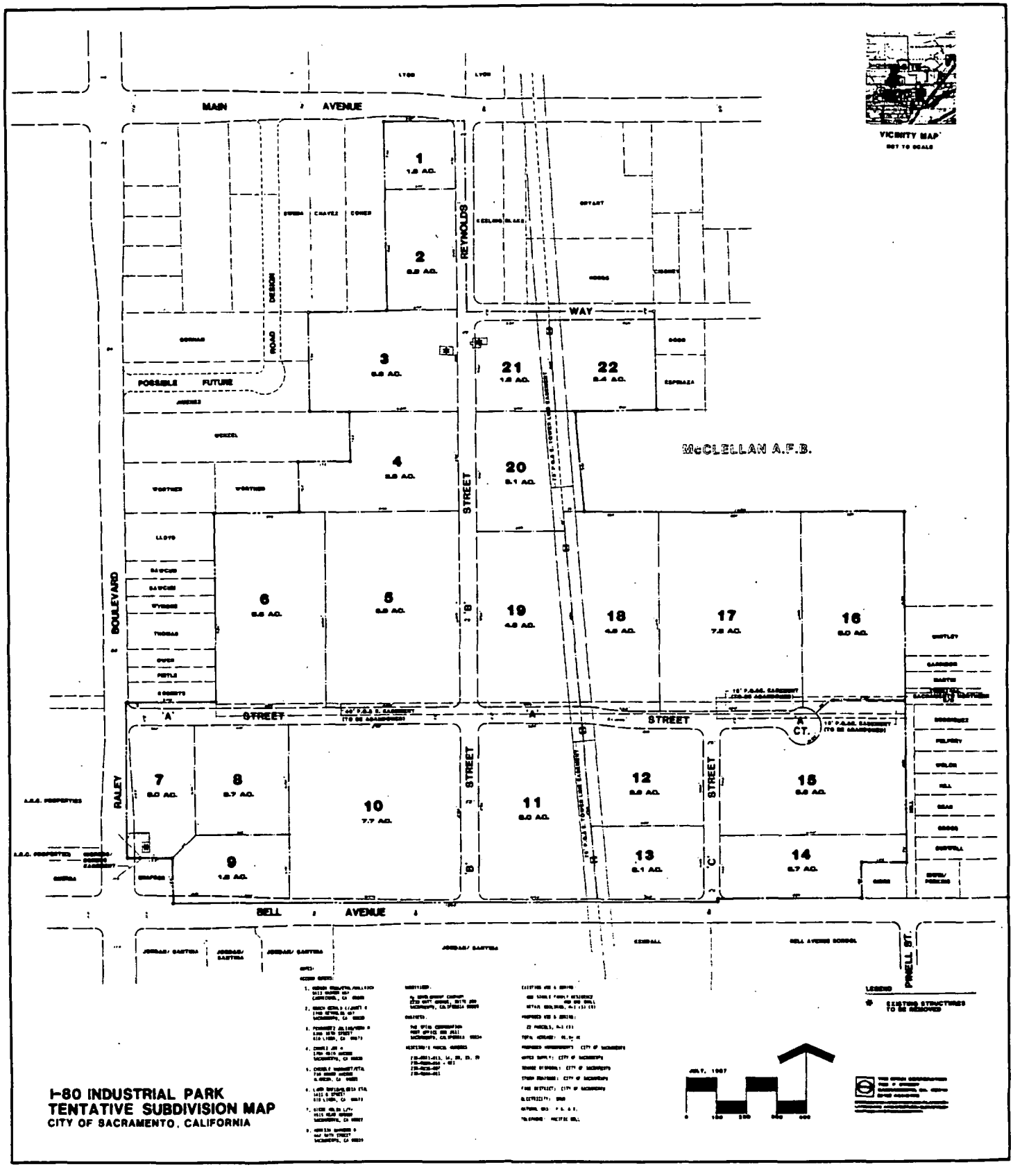
EXHIBIT B TENTATIVE MAP



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January 8, 1988

H-2 Development Co.
2233 Watt Avenue Suite 290
Sacramento CA 95825

Dear Gentlemen:

On January 5, 1988, the Sacramento City Council took the following action(s) for property located at the northeast corner of Raley Boulevard and Bell Avenue:

> Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 92± acres into 22 lots in the M-1(S)-R zone.

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

Sincerely,

Lorraine Magana
City Clerk

LM/mls/28

Enclosure

cc: Planning Department