

10.5



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

November 30, 1992

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

City Council  
Sacramento, California

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

Honorable Members in Session:

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

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
  2. MITIGATION MONITORING PLAN
  3. TENTATIVE MAP TO RECONFIGURE 12 PARCELS TO THREE PARCELS ON 13.51 ± ACRES IN THE M-1 AND M-2 ZONES

LOCATION: U, V and Front Streets - DISTRICT NO. 4

OWNER: City of Sacramento, 927 Tenth Street, Sacramento, CA 95814  
 APPLICANT: Wong and Associates, 201 Lathrop Way, Sacramento, California 95815  
 ENGINEER: Wong and Associates, 201 Lathrop Way, Sacramento, California 95833

**SUMMARY**

This is a request for a tentative map to reconfigure 12 parcels to three parcels on 13.51± acres in the M-1 and M-2 zones. The request will assist the City in the remodeling of the Animal Shelter and other future City projects along Front Street. The Planning Commission and Planning Staff have reviewed the project and recommend approval of the requests.

**VOTE OF THE PLANNING COMMISSION**

On October 22, 1992, the Planning Commission voted seven ayes and two absent to recommend approval of the request.

## **STAFF RECOMMENDATION**

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

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution approving the Mitigation Monitoring Plan;
3. Adopt the attached Resolution approving the Tentative Map to subdivide 7.53± Acres into 41 parcels for single family development and 6 common area parcels in the Single Family Alternative (R-1A) zone.

## **BACKGROUND**

The subject site is located on Front Street with U Street on the north and Interstate 80 on the south. The site is designated Heavy Commercial/ Warehouse by the General Plan and Industrial by the Pocket Community Plan.

The proposal will consolidate the 12 City owned lots in the area into three lots. Parcel 1 would include the Pioneer Reservoir; Parcel 2 would include the Towe Ford Museum; and, Parcel 3 would include the City Animal Shelter. With this tentative map the alley to east of the Animal Shelter and V Street, from Front Street to the west, will be abandoned.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects of to mitigate such effects to a point where clearly no significant effects will occur. A mitigation monitoring plan has also been developed.

## **FINANCIAL DATA**

None.

## **POLICY CONSIDERATIONS**

The project is consistent with the General Plan and Central City Community Plan.

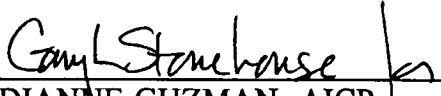
**MBE/WBE EFFORTS**

None.

Respectfully submitted,

  
for GARY L. STONEHOUSE  
Planning Director

**APPROVED:**

  
DIANNE GUZMAN, AICP  
Planning & Development Director

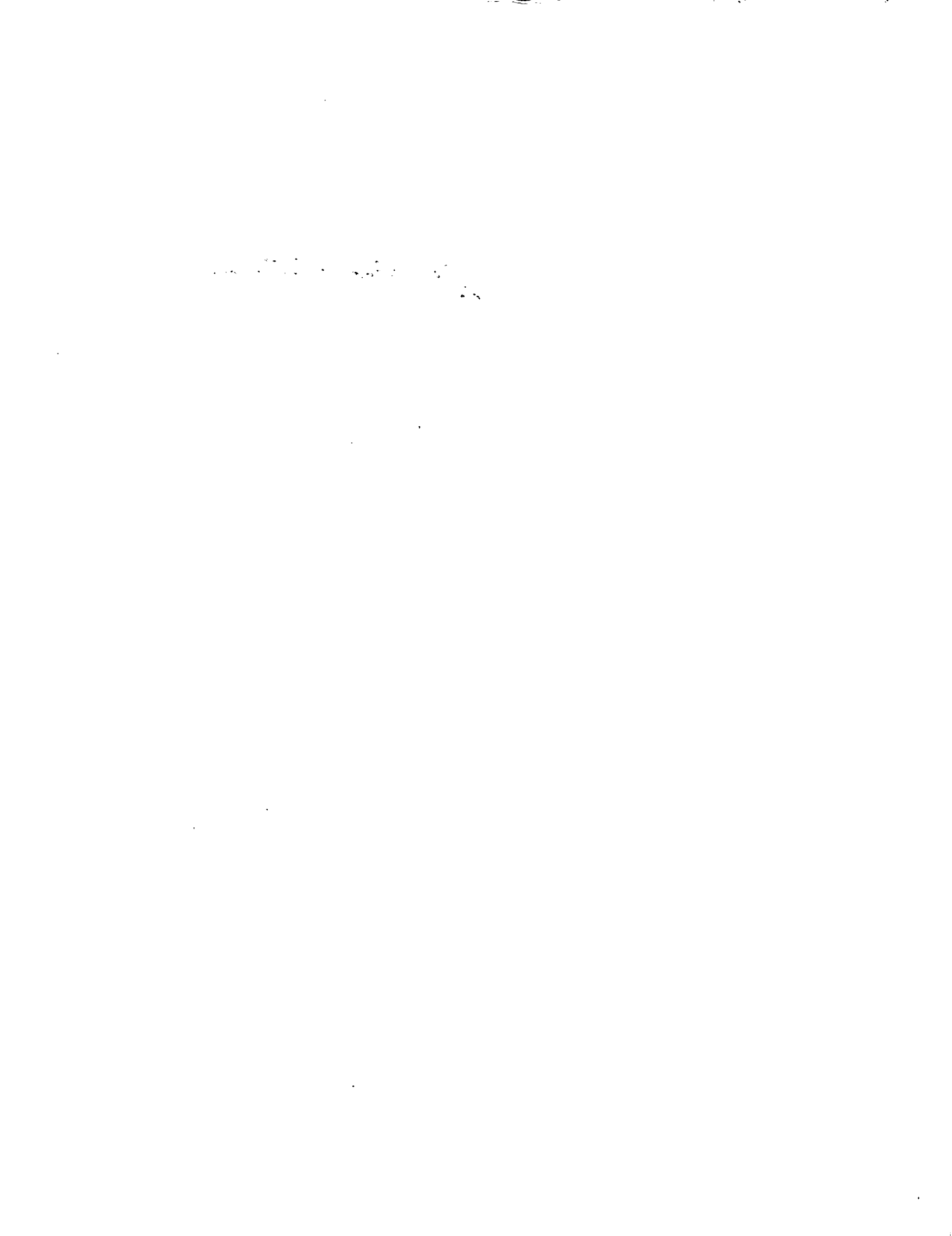
FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

December 8, 1992  
District No.4

CONTACT PERSON:  
Don Smith, Associate Planner  
(916) 264-5850

DG:GS:WW:DS:vr  
b:\cc12-08\p92-063.cc

Attachments



**RESOLUTION NO.**

92-896

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**APPROVED**  
BY THE CITY COUNCIL

ON DATE OF \_\_\_\_\_

DEC 8 1992

**MITIGATION MONITORING PLAN  
FOR PIONEER RESERVOIR (P92-63)  
TO RECONFIGURE 12 PARCELS INTO  
3 PARCELS ON 13.51+ ACRES. (APN:  
09-0102-07 THROUGH 11, 009-0164-  
016, 009-0012-05,32,44,60, & 61)**

OFFICE OF THE  
CITY CLERK

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

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

1. The Mitigation Monitoring Plan for the Pioneer Reservoir (P92-063) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated July 10, 1992.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

P92-063

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

4

12-8-92  
10.5

Recording  
Not  
Required

-  
-  
-  
-  
-

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# MITIGATION MONITORING PLAN

FOR

Pioneer Reservoir (92-063)

Initial Study

Prepared By:  
City of Sacramento Environmental Services Division  
July 10, 1992

Adopted By:  
Sacramento City Council

Date: 12/8/92

*John S. ...*  
MAYOR

*Patricia A. Burrows*  
CITY CLERK

(B)

## MITIGATION MONITORING PLAN

### Introduction

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916)264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

### Legal Description

APN 009-0102-07 through 11, 009-0164-016, 009-0012-05,32,44,60 & 61

See Attachment

### Project Description

The project site is located at U, V, and Front Streets (APN 009-0102-007 through 011, 009-0164-016, 009-0012-005,032,044,060,061), within the Central City Community Plan Area (see Attachment B, locator map). Presently the site is developed with 3 separate uses: 1) An Animal Shelter, 2) Flood Control Facilities, 3) a Museum. The 1986-2006 Sacramento General Plan update (SGPU) designates the site as Heavy Commercial/Warehouse, while the Central City Community Plan land use designation is Industrial. The existing and proposed zoning for the site is Light Industrial (M-1) and Heavy Industrial (M-2). The applicant is proposing to consolidate the existing 10 parcels into 3 parcels, one for each of the three distinct uses on the site. Adjacent land use to the north is Public Utility; to the south, Public Utility, Industrial, and Interstate Highway 80; to the east, Interstate Highway 5, and to the west, Public Utility, State use. (per site visit, 06/20/92).





## **I. GENERAL REQUIREMENTS**

A note shall be placed on the final subdivision map to the effect that whenever any improvements are made or construction occurs on any parcel in this subdivision, the City or its successor(s) in interest shall comply with all applicable mitigation measures in this Mitigation Monitoring Plan.

## **II. PLANT/ANIMAL LIFE- TREE PRESERVATION**

### MITIGATION MEASURE

- A. If any construction or other improvements are proposed for the Pioneer Reservoir parcel the City Arborist shall evaluate all trees on site and prepare a tree protection/preservation/replacement plan. The improvement and/or construction plans shall incorporate all tree protection preservation/replacement measures required by the City Arborist.

### ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento  
Department of Public Works, City of Sacramento  
Department of Parks and Community Services, City of Sacramento

### MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the project plans incorporate the tree preservation measures resulting from the Arborist's investigation as mandated by the above mitigation measure. Prior to the issuance of a Notice to Proceed, the Public Works Department shall require that the project plans incorporate the tree protection measures resulting from the Arborist's investigation as mandated by the above mitigation measure. The Building Division/Public Works Department shall transmit the project plans to the City Arborist for verification that planting requirements have been correctly shown on the project plans.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

The Building Division shall document implementation of all mitigation measures prior to issuance of final

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building permits, a Certificate of Occupancy or a Certificate of Compliance for the project.

The Public Works Department shall document implementation of all mitigation measures prior to issuance of a Notice of Completion.

### III. NOISE

#### MITIGATION MEASURE

- B. The following noise reduction measures shall be used for office areas of structures to be built on any parcel in this subdivision:
1. All joints in exterior walls shall be grouted or caulked airtight.
  2. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
  3. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
  4. Windows must have a minimum STC rating of 28 or better. Windows facing the noise source should comprise less than 25% of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind, per ASTM standards.
  5. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
  6. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
  7. Alternative methods and materials may be used, subject to approval of the Environmental Services Division.
  8. A note shall be placed on the plans submitted for building permits indicating the noise mitigation measures 1-7 above.

#### ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate all of the applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment. Prior to issuance of any Final Building Permits, Certificate of Occupancy or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

**IV. CULTURAL RESOURCES**

MITIGATION MEASURE

- C. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction on any parcel in this subdivision, work in the immediate vicinity shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

The building plans shall be noted to state that work shall be stopped and an archaeologist shall be consulted in the event that any archaeological materials are found.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues. Revised mitigation measures shall be incorporated into the project plans prior to resumption of work in the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as

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determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area. The Building Division shall verify that the project plans incorporate the revised measures prior to resumption of work in the affected area.

Site inspections by the Building Division shall watch for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.

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Pacific Gas and Electric Company

5555 Florin-Perkins Road  
P.O. Box 277444  
Sacramento, CA 95827

RECEIVED  
FEB 22 Rec'd  
WONG & ASSOCIATES



February 4, 1992

Abandonment No.: LA-2194  
641

Requesting party:

Wong & Associates  
201 Lathrop Way, Ste F  
Sacramento, CA 95815

Attention: Meril Reynolds

To:

Honorable City Council  
Sacramento City Hall  
915 I Street  
Sacramento, CA 95814

Gentlemen:

You have before you a petition to abandon the portion of "V" Street lying between the Sacramento river and Front Street.

PG&E has gas facilities in the subject area and has no objection to the proposed abandonment provided a Reservation Clause is inserted to protect the existing facilities within the northerly 20 feet of the easterly 130 feet of said street

"Reserving, however, to Pacific Gas and Electric Company the right from time to time to install, maintain, repair, operate, replace, remove and renew such underground pipes, fixtures and appurtenances for the operation of gas facilities within said area."

Should you have any questions, please call Mr. Mike Gunby at (916) 386-5284.

Sincerely,

*Debra L. Canadas*  
DEBRA L. CANADAS  
Land & Property Maintenance  
Supervisor

MAG:lkw

P92-063

OCT 22, 1992

①

# 3

891  
92-~~0012~~  
**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

DEC 8 1992

OFFICE OF THE  
CITY CLERK

A RESOLUTION APPROVING TENTATIVE MAP FOR  
PROPERTY LOCATED ON FRONT STREET SOUTH OF U  
STREET AND NORTH OF INTERSTATE 80

(P92-063) (APN: 009-0012-007, thru 011; 009-0012-005, 032, 043, 044,  
060 and 061)

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 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, as follows:
  - 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 stated in this condition:
  - a. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P92-063);

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FOR CITY CLERK USE ONLY

P92-063

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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- b. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- c. Show all existing easements;
- d. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- e. Existing roadway easement for Front Street across Parcel 1 shall be retained along with required public and private utility easements;
- f. Abandonment of V Street, the alley, and a portion of U Street shall comply with abandonment letters on file with the Public Works Department. Easements shall be retained for existing utilities to remain; and
- g. Relocate property line between Parcel 3 and Parcel 1 east of Front Street to 10' south and east of Sumps 1 and 1A to the satisfaction of the Public Works Department and the Utilities Department.

\_\_\_\_\_  
MAYOR

ATTEST:

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

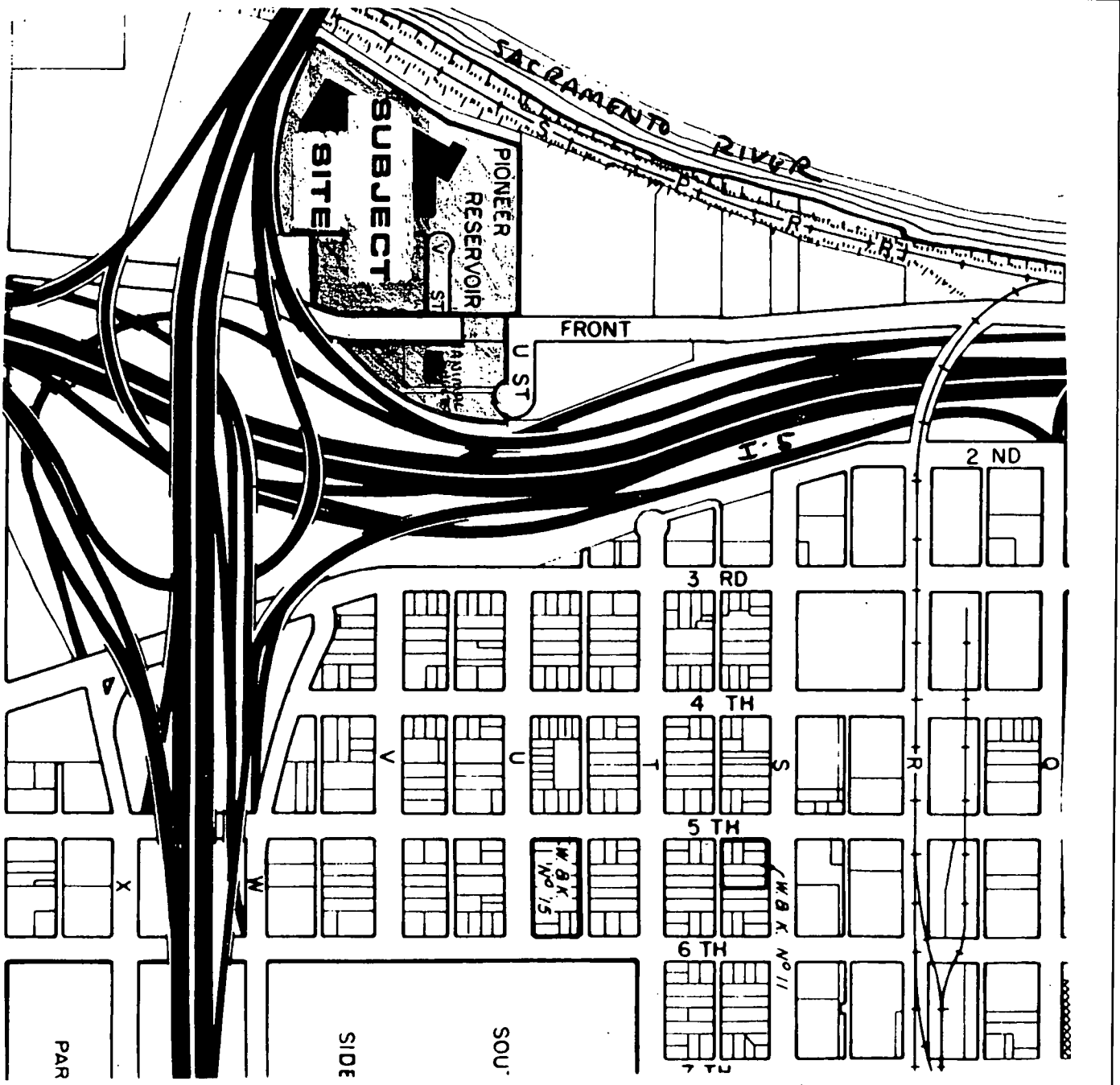
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**FOR CITY CLERK USE ONLY**

P92-063

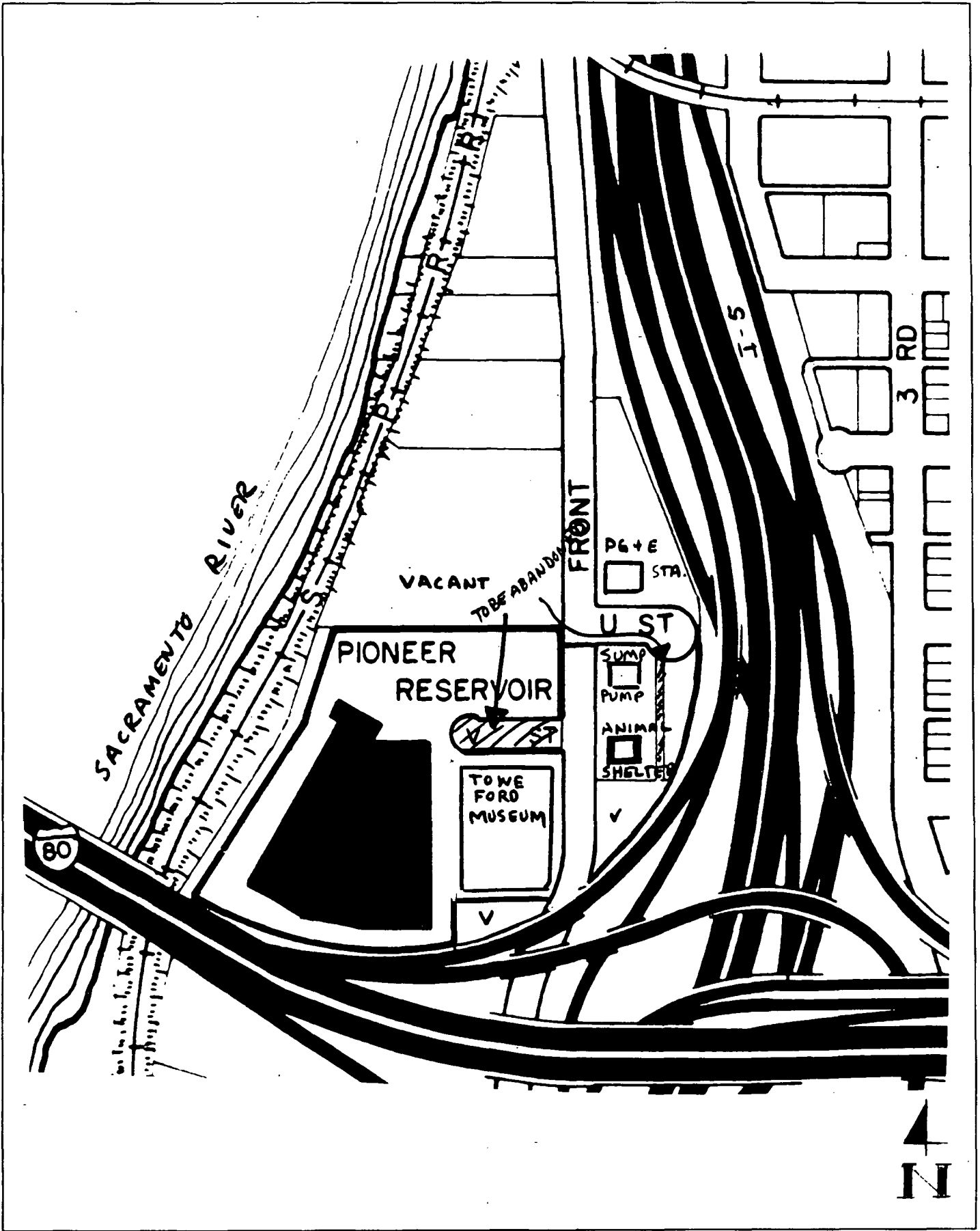
RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



VICINITY MAP





LAND USE & ZONING MAP

Item 16

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VICINITY MAP

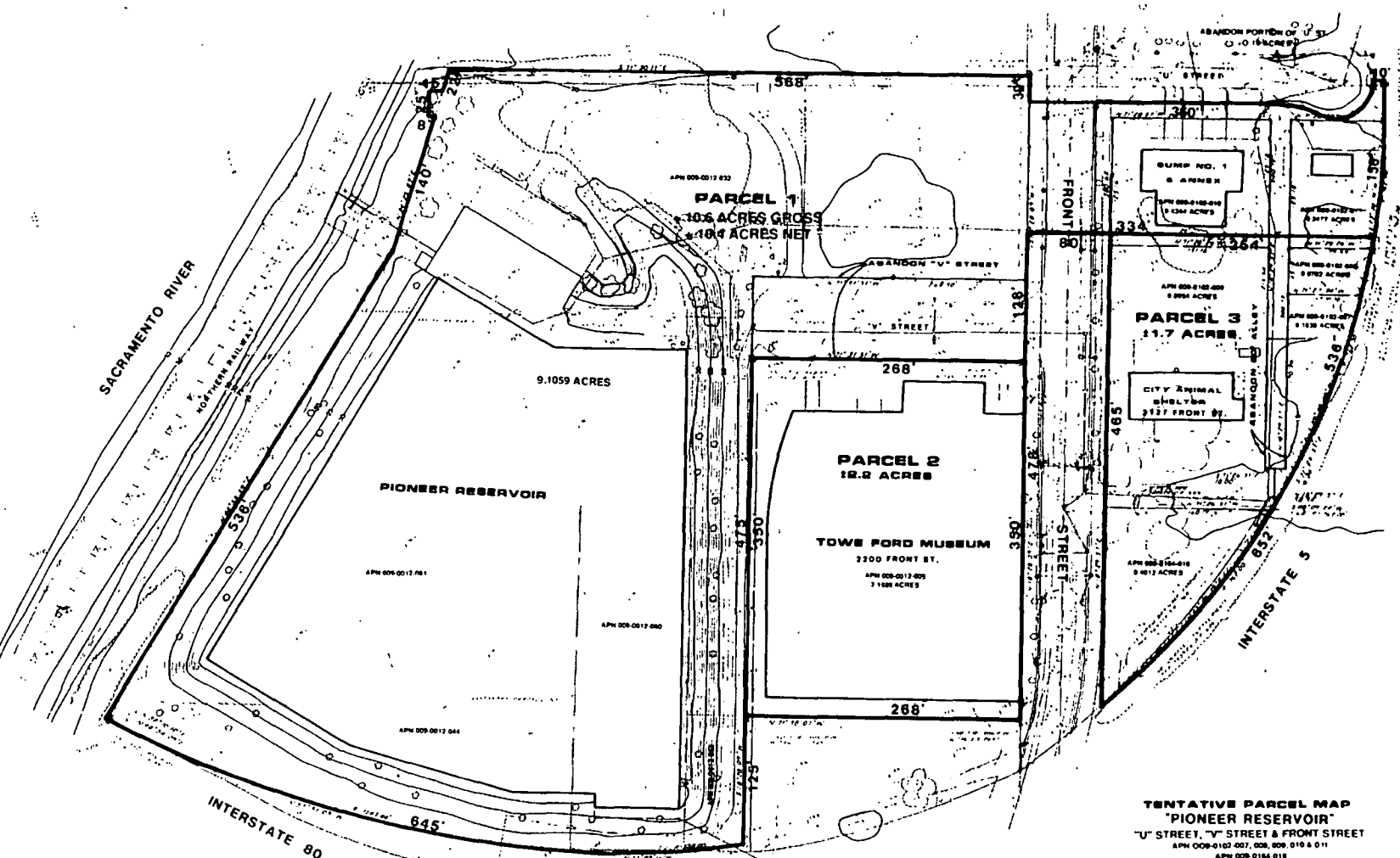
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  - APN 009-0012-100 1/4"

**SITE DATA**

PROJECT NO.	001
PROJECT NAME	PIONEER RESERVOIR
PROJECT TYPE	WATER TREATMENT
PROJECT STATUS	PLANNING
PROJECT LOCATION	SACRAMENTO RIVER
PROJECT OWNER	CITY OF SACRAMENTO
PROJECT CONTACT	WONG & ASSOCIATES, INC.
PROJECT ADDRESS	2200 FRONT ST., SACRAMENTO, CA 95811
PROJECT PHONE	(916) 441-1111
PROJECT FAX	(916) 441-1112
PROJECT E-MAIL	WONG@WONGASSOCIATES.COM
PROJECT WEBSITE	WWW.WONGASSOCIATES.COM

- NOTE:**
- PARCEL 1 - FUTURE FLOOD CONTROL EXPANSION.
  - PARCEL 2 - REMAIN AS TOWE FORD MUSPIRM
  - PARCEL 3 - ANIMAL CONTROL FACILITIES EXPANSION

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	313-1111
ELECTRICITY	PG&E	232-5200
TELEPHONE	PG&E	811-7000
WATER	CITY OF SACRAMENTO	261-2000
SEWER	CITY OF SACRAMENTO	261-2000
DRAINAGE	CITY OF SACRAMENTO	261-2000
U.S.A.	U.S.A.	800-828-2444
FIRE	CITY OF SACRAMENTO	312-1111
CABLE	SACRAMENTO	927-1300



**TENTATIVE PARCEL MAP**  
**"PIONEER RESERVOIR"**  
**"U" STREET, "V" STREET & FRONT STREET**  
 APN 009-0012-007, 008, 009, 010 & 011  
 APN 009-0154-018  
 APN 009-0012-005, 027, 043, 044, 050 & 051  
 CITY OF SACRAMENTO STATE OF CALIFORNIA  
 SCALE: 1"=40'

**WONG & ASSOCIATES, INC.**  
 SURVEYING ENGINEERS & PLANNERS  
 2200 FRONT STREET, SACRAMENTO, CA 95811  
 (916) 441-1111

**SKA**  
 Surveying & Mapping Services  
 2200 FRONT STREET, SACRAMENTO, CA 95811  
 (916) 441-1111

GRAPHIC SCALE

**SACRAMENTO CITY PLANNING COMMISSION  
VOTING RECORD**

Meeting Date	<u>October 22, 1992</u>
Item Number	<u>3B</u>
Permit Number	<u>P92-063</u>

**ENTITLEMENTS**

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP                                      |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION                           |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT                                |
| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION                        |
| <input type="checkbox"/> VARIANCE                 | <input checked="" type="checkbox"/> OTHER <u>Mitigation Monitoring Plan</u> |

Staff Recommendation  
 Favorable  Unfavorable  
 Correspondence  
 Petition

LOCATION: U, V and Front Streets

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R  
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N  
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NAME	ADDRESS

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NAME	ADDRESS

MOTION # \_\_\_\_\_

MOTION

	Yes	No	Motion	Second
BECERRA	<i>absent</i>			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓		✓	
MYERS	✓			
REYNA	<i>absent</i>			
WALKER	✓			
WEMMER	✓			✓
NOTESTINE	✓			

- |   |   |
|---|---|
| <input type="checkbox"/> To Approve   | <input checked="" type="checkbox"/> To recommend approval & forward to City Council       |
| <input type="checkbox"/> To Deny  | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report       | <input type="checkbox"/> To ratify negative declaration                                   |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report                     | <input type="checkbox"/> To continue to _____ meeting                                     |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> Other _____  |

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CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Wong and Associates, 201 Lathrop Way, Ste 1, Sacramento, CA 95815				
OWNER	City of Sacramento, 927 10th Street, Sacramento, CA 95814				
PLANS BY	Wong and Associates, 201 Lathrop Way, Ste 1, Sacramento, CA 95815				
FILING DATE	3-19-92	ENVIR DET	Negative Declaration	REPORT BY	Don Smith
APN	009-0102-007 thru 011, 009-0164-016, 009-0012-005, 032, 043, 044, 060 and 061				

- APPLICATION:**
- A. Negative Declaration;
  - B. Mitigation Monitoring Plan;
  - C. Tentative Map to reconfigure 12 parcels to three parcels on 13.51± partially developed acres in the Light Industrial (M-1) and Heavy Industrial (M-2) zones; and,
  - D. Section 65402 Review for the abandonment of a 20 foot wide alley approximately 340 feet long on the east side of the City Animal Shelter, and V street on the west side of Front Street.

**LOCATION:** U, V and Front Streets

**PROPOSAL:** The applicant is requesting to reconfigure twelve parcels into three parcels on 13.51± partially developed acres in the Light Industrial (M-1) and Heavy Industrial (M-2) zones.

**PROJECT INFORMATION:**

General Plan Designation: Heavy Commercial/ Warehouse  
Central City  
Community Plan Designation: Industrial  
Existing Zoning of Site: M-1 and M-2  
Existing Land Use of Site: Pioneer Reservoir, Sump Pump, Towe Ford Museum  
and City Animal Shelter

**Surrounding Land Use and Zoning:**

North: Vacant and Public Utility; M-1 and M-2  
South: Vacant and Freeway; M-2 and T-C  
East: Freeway; T-C  
West: Sacramento River; F

Property Dimensions: Irregular  
Property Area: 13.51± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On October 10, 1992, by a vote of four ayes and five absent, the Subdivision Review Committee voted to recommend approval of the tentative map. Recommended conditions of approval are contained below.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of 13.51 ± partially developed acres in the Light Industrial (M-1) and the Heavy Industrial (M-2) zones. The General Plan designates the subject site Heavy Commercial/Warehouse. The Central City Community Plan designates the site Industrial. The property is city owned property and is the location of the Pioneer Reservoir, a sump pump, the City Animal Shelter and the Towe Ford Museum. Surrounding land uses include: vacant property and a PG and E utility station to the north; the Interstate Five Freeway to the east; the Sacramento River to the west; and, a vacant lot and Highway 80 to the south. Surrounding properties are zoned: Light Industrial (M-1) and Heavy Industrial (M-2) to the north; Transportation Corridor (T-C) to the east; Floodway to the west; and, Heavy Industrial (M-2) and Transportation Corridor (T-C) to the south.

**B. Applicant's Proposal**

The applicant is requesting a tentative map to reconfigure twelve parcels into three parcels on 13.51 ± partially developed acres in the Light Industrial (M-1) and Heavy Industrial (M-2) zones. In addition, the applicant requests the abandonment of an alley which is located east of the Animal Shelter and V Street west of Front Street.

**C. Staff Analysis**

The property has a variety of public and quasi- public users. The request to reconfigure the lots is being made to allow better administration of the property by the different users. The abandonment of the alley and V Street are requested to allow better utilization of the property. Since the freeway system was constructed, public access through the alley and this portion of V Street is now unnecessary.

The proposed abandonment has been reviewed by the various Divisions of the Public Works Department and other agencies who may be affected by the abandonment. These include: Utilities, Engineering and Traffic Divisions, Police Department, PG&E, SMUD, Sacramento Cable and Pacific Bell. There were no objections given to the abandonment (see attached letters). The abandonment is subject to Government Code 65402 which requires a consistency assessment of the abandonment with the General Plan. The abandonment is consistent with the policies of the General Plan.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to 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.



**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

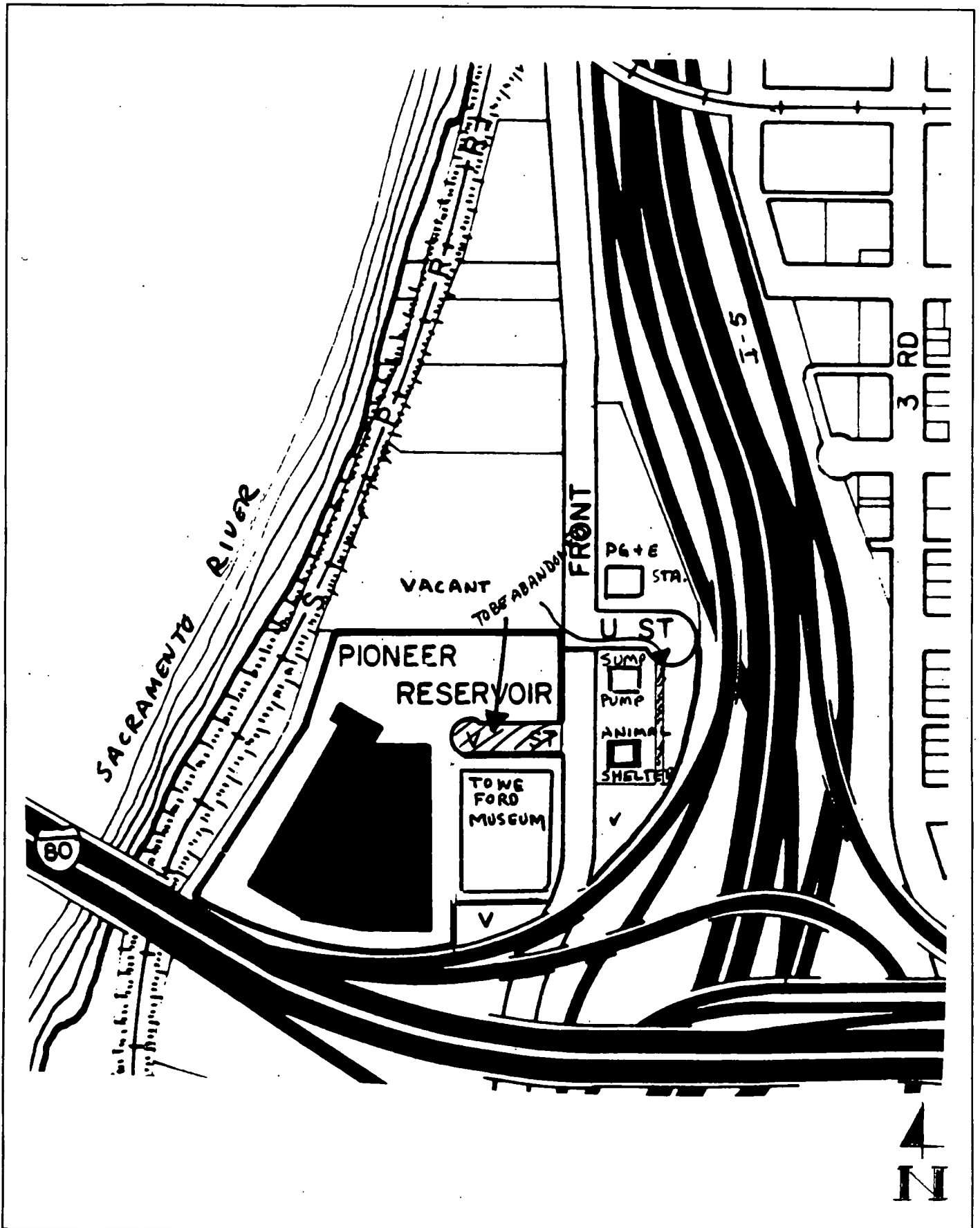
- A. Ratify the Negative Declaration; and,
- B. Approve the Mitigation Monitoring Program;
- C. Recommend approval of the Tentative Map to reconfigure 12 parcels to three parcels on 13.51± partially developed acres in the Light Industrial (M-1) and Heavy Industrial (M-2) zones and forward to the City Council; and,
- D. Recommend approval of the staff report and find the abandonment consistent with the General Plan and forward to the City Council.

**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. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P92-063);
- 2. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- 3. Show all existing easements;
- 4. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- 5. Existing roadway easement for Front Street across Parcel 1 shall be retained along with required public and private utility easements;
- 6. Abandonment of V Street, the alley, and a portion of U Street shall comply with abandonment letters on file with the Public Works Department. Easements shall be retained for existing utilities to remain; and
- 7. Relocate property line between Parcel 3 and Parcel 1 east of Front Street to 10' south and east of Sumps 1 and 1A to the satisfaction of the Public Works Department and the Utilities Department.





**LAND USE & ZONING MAP**

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3707 Kings Way, Sec. B17  
P.O. Box 15038  
Sacramento, California 95851

**PACIFIC BELL.**  
A Pacific Telesis Company

March 3, 1992

Meril Reynolds  
Wong & Associates  
201 Lathrop Way, Ste F  
Sacramento, CA 95815

RE: Abandonment of 'V' Street lying west of Front Street

This is in reference to your letter dated January 14, 1992, regarding the proposed vacation of 'V' Street in the City of Sacramento, County of Sacramento, State of California.

Communication facilities are located within that portion of the above mentioned vacation which must be retained for service to the area and beyond. This company, therefore, requests the following language be incorporated in any resolution or ordinance of vacation of 'V' Street lying west of Front Street.

"EXCEPTING AND RESERVING THEREFROM PURSUANT TO THE PROVISIONS OF Section 8340 of the Street and Highways Code and for the benefit of Pacific Bell, the permanent easement and the right at any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduit, cable, wire, poles and other convenient structures, equipment and fixtures for the operation of telegraphic and telephone lines and other communication facilities, including access and the right to keep the property free from inflammable materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across that portion of 'V' Street lying west of Front Street abandoned."

Upon receipt of a certified copy of the vacating ordinance or resolution to the address above, which should include the foregoing language, this company shall have no objection to the proposed vacation.

Sincerely,

  
Yolanda Matranga  
Public Works Coordinator

P92-063

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DEPARTMENT OF UTILITIES  
DIVISION OF  
FLOOD CONTROL AND SEWERS

CITY OF SACRAMENTO  
CALIFORNIA

1391 - 35TH AVENUE  
SACRAMENTO, CA  
95822-2911  
916-264-7250

TO: Meril Reynolds  
Wong & Associates  
201 Lathrop, Suite F  
Sacramento, Ca. 95815

LOCATION OF ABANDONMENT: "V" Street, West of Front Street

(See attached letter dated February 20, 1992, To: Meril Reynolds, From: Gary Reents, Flood Control and Sewers)

The above referenced abandonment has been requested. The Flood Control and Sewer Division dispositions this abandonment in the following manner:

- No objection to the proposed abandonment. (See "Comments" below)
- No objection to the proposed abandonment provided an easement is retained. (See letter)
- Not approved. (See "Comments" below)

SIGNED: G. A. Chalman DATE: 2/20/92

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DEPARTMENT OF UTILITIES  
DIVISION OF  
FLOOD CONTROL AND SEWERS

CITY OF SACRAMENTO  
CALIFORNIA

1391 - 35TH AVENUE  
SACRAMENTO, CA  
95822-2911

916-264-7250

March 4, 1992  
920097:CC:ds

Meril Reynolds  
Wong & Associates  
201 Lathrop Way, Suite F  
Sacramento, CA 95815

**SUBJECT: ABANDONMENT OF "V" STREET, WEST OF FRONT STREET**

Dear Meril:

The Flood Control and Sewers Division (Division) received the above referenced Abandonment Request, dated January 29, 1992, from Wong and Associates. Unfortunately, the abandonment request did not contain sufficient detail for the Division to make a determination. Accordingly, our office contacted the City's Engineering Division and received the attached additional parcel layout for this area. Obtaining this additional information delayed our response to your request.

The Division approves the abandonment of "V" Street lying west of Front Street as proposed, with the understanding that all existing easements are retained and no structures, gates, fences, or facilities are constructed over, or within, the existing easements.

The Division needs to retain all existing easements and access to these easements for the following reasons:

1. Continued O&M of Pioneer Reservoir combined sewage storage facility.
2. Operation and maintenance of existing 12" combined sewer line located in "V" Street.

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3. Possible expansion of Sewage Sump 1 and 1A facility and Pioneer Reservoir facility in response to the California Regional Water Quality Control Board's Combined Sewer System Cease and Desist Order.

If you have any questions, please contact Craig Chalmers at 264-7667.

Sincerely,

Craig Chalmers for  
Gary Reents, Supervising Engineer

**attachments**

**cc: Bert McCollam, Manager of Flood Control and Sewers Division  
Ray Santin, Operations and Maintenance Superintendent  
Farrell Crawford, Assistant Water and Sewer District Superintendent  
Ken Fischer, Associate Engineer  
Mark Dilley, Engineering Technician  
Terry Moore, Supervising Engineer  
File: Combined System**

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DEPARTMENT OF  
PUBLIC WORKS

WATER DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

February 24, 1992

1391 - 35TH AVENUE  
SACRAMENTO, CA  
95822-2911

916-449-5271  
FAX 916-449-8555

**ABANDONMENT FORM LETTER**

TO: Wong & Associates      201 Lathrop Way, Suite I, Sacramento, CA 95815  
Applicants Name/      Mailing Address

FROM: Joyce Pilgrim, Acting Sr. Engineering Tech

ABANDONMENT OF: V STREET LYING WEST OF FRONT STREET  
Location (see attached map and description)

The Water Division has reviewed your request and made the following recommendations:

No objection to the proposed abandonment.

No objection to the proposed abandonment provided an easement  
be retained, see comments below.

Not approved, see comments below.

COMMENTS:

1. The Water Division has no objection to the proposed abandonment provided the existing rights-of-ways be retained as easements for existing water mains and facilities.
2. Building fences, gates, or other obstructions shall not be constructed upon the easement.
3. Water Division personnel shall have unrestricted access to the easement at all times.

Signed:

*Joyce J. Pilgrim*

Date: 2-27-92

WDABAN

P92-063

OCT. 22, 1992

# 307

SACRAMENTO CABLE TELEVISION  
4350 Pell Drive  
Sacramento, CA 95838  
Attn: Construction Department

915-33

RECEIVED

FEB 5 - Rec'd

WONG & ASSOCIATES

TO: WONG & ASSOCIATES  
(Applicant's Name)  
201 LATHROP WAY, SUITE I  
(Applicant's Address)  
SACRAMENTO, CA 95815  
(City, State and Zip)

LOCATION OF ABANDONMENT: 'V' STREET LYING WEST OF FRONT STREET

(See Attached Map & Description)

The following abandonment has been requested. Please check the appropriate box below. TYPE or PRINT your comments, if applicable, and return to the applicant.

- No objection to the proposed abandonment. (See "Comments" below)
- No objection to the proposed abandonment provided an easement is retained. (See "Comments" below)
- Not approved. (See "Comments" below)

COMMENTS:

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SIGNED: Jama C. Mouton

DATE: 2-4-92

FRM2-02  
02.2591. PC2-063

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RECEIVED

FEB 8 - Rec'd

WONG & ASSOCIATES

DEPARTMENT OF  
PUBLIC WORKS  
  
TRANSPORTATION DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

1023 J STREET  
SUITE 2100  
SACRAMENTO, CA  
95814-2819

916-449-5307  
FAX 916-448-8450

TO: WONG & ASSOCIATES  
(Applicant's Name)  
201 LATHROP WAY, SUITE I  
(Applicant's Address)  
SACRAMENTO, CA 95815  
(City, State and Zip)

LOCATION OF ABANDONMENT: 'V' STREET LYING WEST OF FRONT STREET

(See Attached Map & Description)

The following abandonment has been requested. Please check the appropriate box below. TYPE or PRINT your comments, if applicable, and return to the applicant.

- No objection to the proposed abandonment. (See "Comments" below)
- No objection to the proposed abandonment provided an easement is retained. (See "Comments" below)
- Not approved. (See "Comments" below)

COMMENTS:

*No Comments*

SIGNED: *Kimlang M. Yu*

DATE: 2-4-92

FRM2-02  
02.2591.1

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DEPARTMENT OF  
PUBLIC WORKS  
  
ENGINEERING DIVISION  
Electrical Design

CITY OF SACRAMENTO  
CALIFORNIA

927 TENTH STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2705

916-449-8220  
FAX 916-449-8678

TO: WONG & ASSOCIATES  
(Applicant's Name)  
201 LATHROP WAY, SUITE I  
(Applicant's Address)  
SACRAMENTO, CA 95815  
(City, State and Zip)

CONSTRUCTION SECTION  
640 BERGUT DRIVE  
SUITE B  
SACRAMENTO, CA  
95814-0151

916-449-5282

LOCATION OF ABANDONMENT: 'V' STREET LYING WEST OF FRONT STREET

(See Attached Map & Description)

The following abandonment has been requested. Please check the appropriate box below. TYPE or PRINT your comments, if applicable, and return to the applicant.

- No objection to the proposed abandonment. (See "Comments" below)
- No objection to the proposed abandonment provided an easement is retained.  
(See "Comments" below)
- Not approved. (See "Comments" below)

COMMENTS:

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SIGNED: R. Howlett

DATE: 2.19.92

FRM12-02  
02.2591.1

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CITY OF SACRAMENTO

DEPARTMENT OF POLICE  
HALL OF JUSTICE  
113 4TH STREET  
SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 448-3121

JOHN P KEARNS  
CHIEF OF POLICE

ABANDONMENT FORM LETTER

TO: WONG & ASSOCIATES 201 LATHROP WAY, SUITE I SACRAMENTO, CA 95815  
applicants name mailing address

FROM: Community Resources Section, Police Department

ABANDONMENT OF: 'V' STREET LYING WEST OF FRONT STREET  
location (see attached map and description) OF FRONT ST.

The following Abandonment has been requested. Please check the appropriate box. TYPE or PRINT your comments if applicable and return to the applicant:

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided the following conditions are met. (see comments)
- Not approved. see comments below.

COMMENTS: \_\_\_\_\_  
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SIGNED: J.H. Bawley, Planning Coordinator DATE: 9-12-92

P92063

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# CITY OF SACRAMENTO

## DEPARTMENT OF FIRE

FIRE ADMINISTRATION

William R. Powell  
Fire Chief

### ABANDONMENT FORM LETTER

TO: WONG & ASSOCIATES , 201 LATHROP WAY, SUITE I SACRAMENTO, CA 95815  
applicants name mailing address

FROM: Gennis Smith , Fire Department

ABANDONMENT OF: 'V' STREET LYING WEST OF FRONT STREET  
location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box. TYPE or PRINT your comments if applicable and return to the applicant. BAST OF FRONT STREET

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided an easement be retained.
- Not approved. see comments below.

COMMENTS: \_\_\_\_\_  
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SIGNED: *Dennis Smith* DATE: 4.17.92 (32)  
#3



# SMUD

SACRAMENTO MUNICIPAL UTILITY DISTRICT □ P. O. Box 15830, Sacramento CA 95862-1830, (916) 452-3211  
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

DATE: April 9, 1992

SMUD FILE: PWC/CO 615

CITY COUNCIL  
CITY OF SACRAMENTO  
C/O MERIL REYNOLDS  
WONG AND ASSOCIATES  
201 LATHROP WAY, STE I  
SACRAMENTO CA 95815

We have been informed of the proposed abandonment of a portion of V Street lying West of Front Street as shown on the attached EXHIBIT A. We have reviewed this request and our comments are as follows: Because this District has no facilities within the area proposed for abandonment we will not object to this abandonment.

John C. Hughes  
Supervising Land Specialist  
Land and Environmental Services

pwcc615

792-063

DISTRICT HEADQUARTERS □ 6201 S Street, Sacramento CA 95817-1899

APR 22 1992

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