

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

March 21, 1988

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

PLANNING  
916-449-5604

MAR 29 1988

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

- SUBJECT: 1. Environmental Determination
2. Tentative Map (~~P88-086~~) (**FT**) (APN: 226-0070-023,024,056)

LOCATION: Northeast Corner of Main Avenue and Kelton Way

SUMMARY

This is a request to subdivide 48+ vacant acres into two parcels for future development. Staff and the Subdivision Review Committee recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring action by the Planning Commission can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding land uses and zoning are as follows:

- |        |  |
|--------|--|
| North: | Vacant: A                                      |
| South: | Residential: A and R-1                         |
| East:  | Residential (under construction): R-1 and R-1A |
| West:  | Industrial: M-1 PUD                            |

The subject site is an industrial and residential subdivision known as Main Avenue Business Park. The PUD was approved by the City Council with the intention of providing an industrial park with a residential area that would buffer an approved residential subdivision east of the site (that subdivision is currently under construction).

The current request is to divide the parcel along zoning lines established with the PUD. Planning staff is currently processing a tentative map to subdivide Parcel B into 74 single family lots.

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommend:

- 1. Ratifying the Negative Declaration;
- 2. Approving the Tentative Map by adopting the attached Resolution and Findings of Fact.

Respectfully submitted,



Michael Davis  
Director of Planning and Development

RECOMMENDATION APPROVED:



WALTER J. SLUPE, CITY MANAGER

MD:MVD:SD:rt  
attachments

District No. 2  
March 29, 1988

P88-086

# RESOLUTION No. 88-248

**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 KELTON WAY AND MAIN AVENUE

**APPROVED**  
BY THE CITY COUNCIL

(P88-086) (APN: 226-0070-23,024,056)

MAR 29 1988

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council on March 29, 1988, held a public hearing on the request for approval of a tentative map for property located at the northeast corner of Kelton Way and Main 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 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. 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.

- 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 1984 North Sacramento Community Plan designate the subject site for residential 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 the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide street light pursuant to Section 40.811 of the City Code;
  - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - c. Meet all County Sanitation District requirements; annex to Regional Sanitation, if necessary;
  - d. Dedicate a standard 12.5 foot Public Utility Easement for overhead and underground electrical facilities and appurtenances adjacent to all public ways;
  - e. Dedicate the east five feet of Parcel A and the west five feet of Parcel B, a Public Utility Easement for underground and overhead electrical facilities and appurtenances;
  - f. Abandon any wells on-site under permit from the City/County Health Department;
  - g. Comply with all requirements of PUD;
  - h. Dedicate right-of-way on Kelton Way and Main Avenue per study on file with the Public Works Department (including existing round corners);

- i. Install traffic signal at Main Avenue and Kelton Way; and
- j. Provide access to pump station through Parcel A.

\_\_\_\_\_  
MAYOR

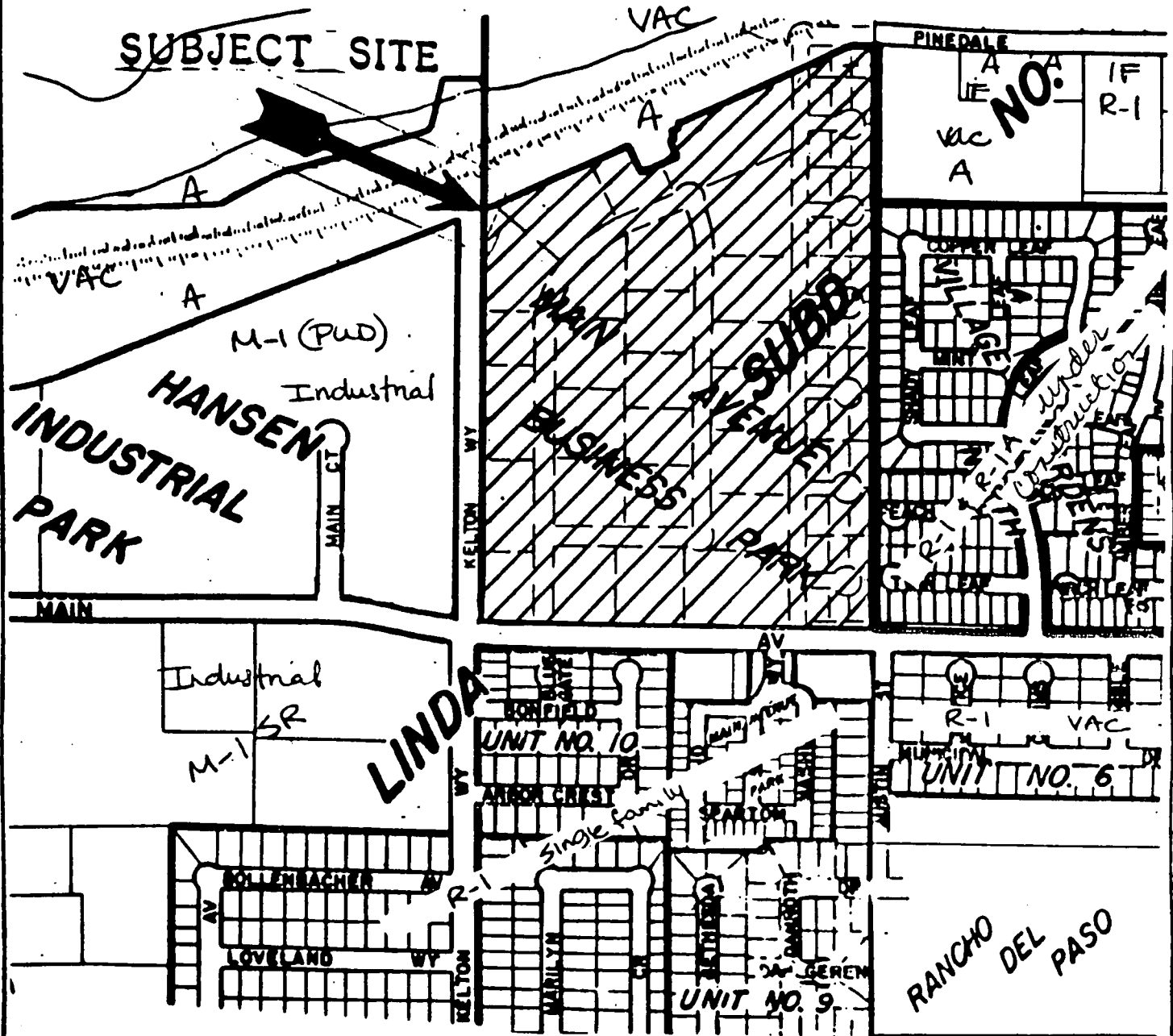
ATTEST:

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

**P88-086**

R-1

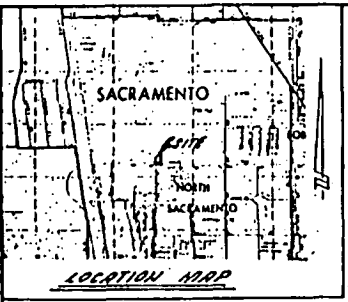
SUBJECT SITE



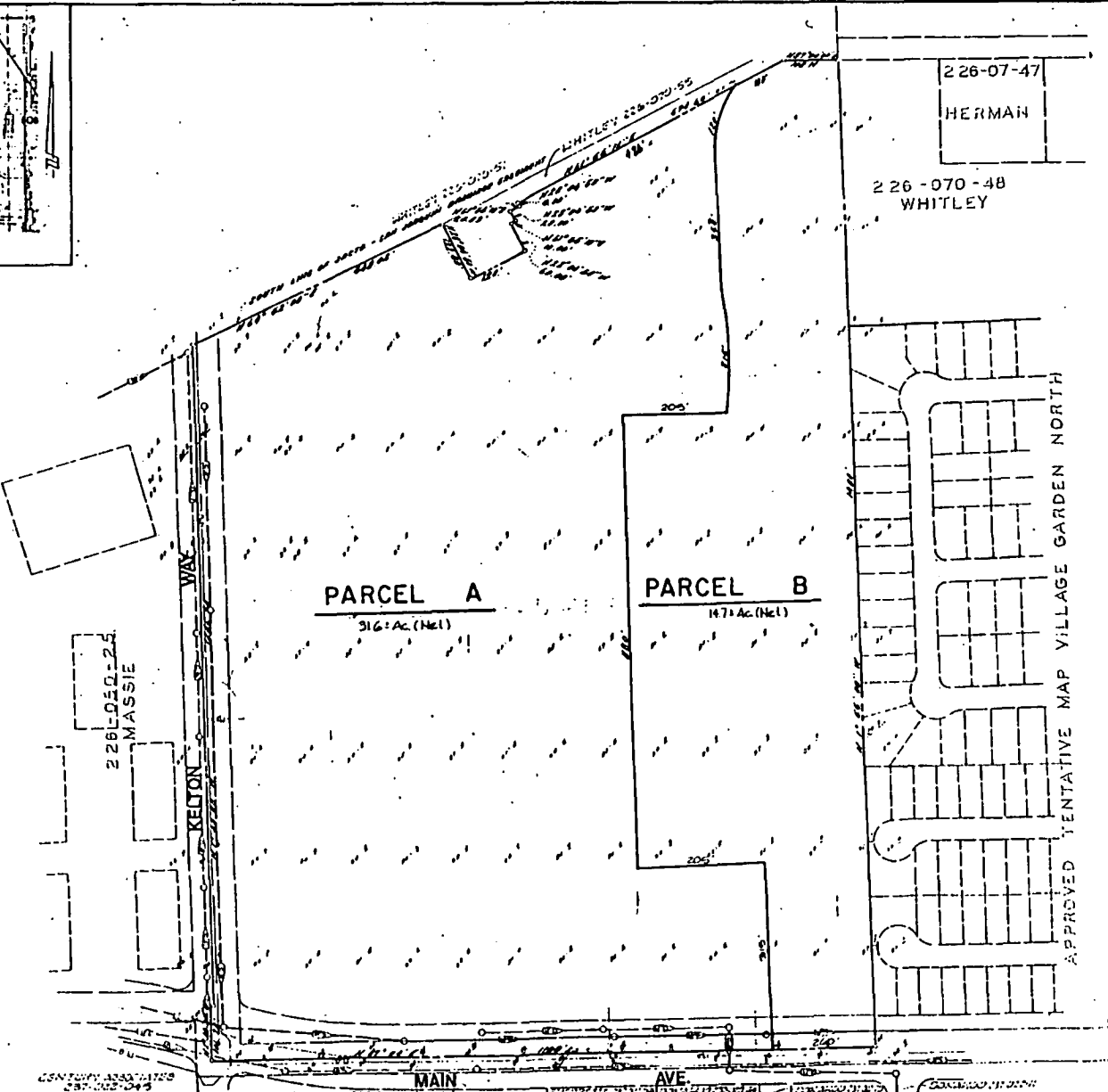
**VICINITY - LAND USE - ZONING**

P88086

7



SCALE: 1" = 100'



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- 226-070-48
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- 226-070-02
- 226-070-01

NO.	DESCRIPTION	APPROVED BY	DATE

FIELD BOOK NO.	SCALE	PREPARED BY	CHECKED BY

**mp** **MORTON & PITALO, INC.**  
CIVIL ENGINEERING  
PLANNING SURVEYING

APPROVED	DATE

TENTATIVE PARCEL MAP  
MAIN AVE / BUSINESS PARK  
N.E. COR. OF MAIN AVE & RELTON WAY  
CITY OF SACRAMENTO, CALIFORNIA

DATE	JUNE 1980
SHEET	1
OF	1

171

April 4, 1988

Hobbs Marlow  
11520 San Vicente Boulevard, Suite 108  
Los Angeles, CA 90049

Dear Gentlepeople:

On March 29, 1988, the Sacramento City Council took the following action(s) for property located at the northeast corner of Kelton Way and Main Avenue. (P-88086):

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 48± vacant acres into 2 lots in the Light Industrial (M-1-S) and Single Family (R-1) zones for property located at the northeast corner of Kelton Way and Main Avenue. (D2)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/rr/#14

Enclosure

cc: Planning Department

Morton and Pitalo, Inc.