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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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JUN 4 1981

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 3, 1981.

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115)
2. Tentative Map (P-9388)

LOCATION: Northeast corner of Dos Rios Avenue and North B Street

SUMMARY

This is a request to divide 8.5+ acres into three parcels in the M-2 Heavy Industrial zone. The purpose of the division is to develop three office/commercial buildings on individual sites. The staff and Sub-division Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject tentative map does not necessitate Planning Commission review because there are no concurrent applications that require review by the Commission.

Surrounding land uses and zoning are as follows:

- North: Paper Company; M-2
- South: Vacant; M-2
- East: Vacant; M-2
- West: Vacant; M-2

The project is exempt from environmental review pursuant to Section 15115 of CEQA. The plans submitted by the applicant do not appear to meet the 50 percent shading requirement of the zoning ordinance. A landscaping plan; demonstrating the shading of the parking lot will be required upon submittal of building permit applications.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following conditions:

APPROVED
BY THE CITY COUNCIL

JUN - 9 1981

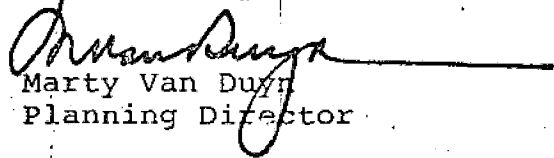
Page 1

OFFICE OF THE
CITY CLERK


1. The applicant shall provide standard subdivision improvements along North C Street, North D Street, Dos Rios Boulevard, North B Street and North 11th Street pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study (May require offsite extensions and oversizing) for the review and approval of the City Engineer prior to filing the final map.
3. The applicant shall submit a right-of-way study for the review and approval of the City Engineer.
4. The applicant shall provide for a 12-foot minimum lane on the west side of North 11th Street and the north side of North D Street.
5. Bonds, private contract and engineering fees required prior to filing the final map.
6. Streets and alleys not shown to be constructed must be abandoned prior to filing the final map.
7. The applicant shall retain all existing trees on the site.

This can be accomplished by adopting the attached tentative map resolution.

Respectfully submitted,


 Marty Van Duren
 Planning Director

RECOMMENDATION APPROVED:


 Walter J. Slupe, City Manager

MVD:HY:bw
Attachments
P-9388

June 9, 1981
District No. 1

RESOLUTION No. 81-409

Adopted by The Sacramento City Council on date of

JUNE 9, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR DOS RIOS BUSINESS
PARK (APN: 001-121-01, 02, 03) (P-9388)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for Dos Rios Business Park, located at the northeast corner of Dos Rios Avenue and North B Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on June 9, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Industrial Park Community Plan in that the plans designate the subject site for industrial uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section 15115.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.

APPROVED
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE
CITY CLERK

- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

The Tentative Map be approved subject to the following conditions:

1. The applicant shall provide standard subdivision improvements along North C Street, North D Street, Dos Rios Boulevard, North B Street, and North 11th Street pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study (may require offsite extensions and oversizing) for the review and approval of the City Engineer prior to filing the final map.
3. The applicant shall submit a right-of-way study for the review and approval of the City Engineer.
4. The applicant shall provide a 12-foot minimum lane on the west side of North 11th Street and the north side of North D Street.
5. Bonds, private contract, and engineering fees required prior to filing the final map.

6. Streets and alleys not shown to be constructed must be abandoned prior to filing the final map.
7. The applicant shall retain all existing trees on the site.

.....

MAYOR

ATTEST:

.....

CITY CLERK

P-9388

5. P-9379 Tentative Map to create office condominiums on .3+ acre in the C-3 Central Business District Zone.
Location: 717 K Street
(D1) FT
6. P-9388 Tentative Map to divide 8+ vacant acres into three parcels in the M-2 Heavy Industrial Zone.
Location: Northeast corner of Dos Rios Avenue and North B Street. (D1) FT
7. P-9389 Tentative Map to divide 4+ acres into two parcels in the C-2 General Commercial Zone.
Location: Northeast corner of Folsom Boulevard and Hornet Drive. (D6) FT
8. P-9185 Post Subdivision to allow phasing for Village Garden North Subdivision. Location: Northwest corner of Main Avenue and Sully Street. (D2)
9. P-8667 Time Extension for Tentative Map for Fuller Town Fourplex Subdivision. Location: Southwest of intersection of Glen-Ellen Circle and 24th Street. (D7)

jm

Attachments



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL, ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

May 19, 1981

Owner of Property:

Carson Development
1126 - 2nd Street
Sacramento, CA 95814

On May 18, 1981, the following matter was filed with my office to set a hearing date before the City Council.

P-9388 Tentative Map to divide 8+ vacant acres into three parcels in the M-2 Heavy Industrial Zone.

Location: Northeast corner of Dos Rios Avenue and North B Street. (D1) FT

The hearing has been set for June 9, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.


Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above listed property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday before meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am:lb

cc: Morton & Pitalo, Inc.
P-9388 Mailing List 31



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

June 11, 1981

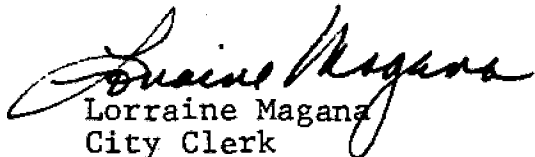
Carson Development
1126 Second Street
Sacramento, CA 95814

Gentlemen:

On June 10, 1981, the City Council adopted Resolution 81-409 which adopted Findings of Fact and approved a tentative map to divide 8+ vacant acres into three parcels in the M-2 Heavy Industrial Zone located at the northeast corner of Dos Rios Avenue and North B Street (P-9388).

Enclosed, for your records, is a copy of the above mentioned resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/38
Enclosure

cc: Morton & Pitalo, Inc.
Planning Department