

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

APPLICANT <u>Murray Smith &amp; Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670</u>		
OWNER <u>John Jackson, 5665 Power Inn Road # 140, Sacramento, CA 95824</u>		
PLANS BY <u>Murray Smith &amp; Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670</u>		
FILING DATE <u>April 22, 1993</u>	ENVIR. DET. <u>Exempt (15315)</u>	REPORT BY <u>SLY</u>
ASSESSOR'S PCL. NO. <u>040-0121-025</u>		

**APPLICATION:** Tentative Map to subdivide 12.0± partially developed acres into three lots located in the Heavy Industrial (M-2S) zone.

**LOCATION:** 8200 Berry Avenue  
(City Council District 6)

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide one parcel totaling 12.0± partially developed acres into three parcels in the (M-2S) zone.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial or Warehouse
1986 South Sacramento	
Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Warehouse

**Surrounding Land Use and Zoning:**

North:	Industrial, M-2S
South:	Industrial, In the County
East:	Industrial, M-2S
West:	Industrial, M-2S

Property Dimensions:	595 feet X 881 feet
Property Area:	12.0± acres
Square Footage of Buildings:	(2) 58,100 square feet each Total-116,200 square feet
Height of Building:	Single story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On June 2, 1993, by a vote of three ayes, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions listed in the attached resolution.

02310

APPLC. NO. P93-081

MEETING DATE June 24, 1993

ITEM NO. 7

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

A. **Land Use and Zoning**

The subject site consists of a 595 foot by 881 foot parcel totaling 12.0± acres in the Heavy Industrial (M-2S) zone. The site is developed with two single story 58,100 square foot industrial warehouses. The General Plan designates the subject site as Heavy Commercial or Warehouse. The South Sacramento Community Plan designates the site as Industrial. The surrounding land use and zoning for the subject site are industrial, zoned (M-2S) to the north, east, and west; and industrial property located in the county to the south.

B. **Applicant's Proposal**

The applicant is proposing to subdivide 12.0± partially developed acres into three lots located in the (M-2S) zone (see Exhibit A).

C. **Policy Considerations**

The proposed industrial subdivision is consistent with the land use designations and policies of the General Plan and South Sacramento Community Plan. General Plan policy states "Provide adequate land for expansion of existing facilities and opportunities for new warehousing/distribution activities." The proposed project will allow a separate vacant industrial parcel to be created that will enable an additional warehousing facility to be constructed at a future time.

D. **Tentative Map**

The site is a rectangular parcel totaling 12.0± acres located on the south side of Berry Avenue. The subdivision will create two rectangular 3.55± acre lots and one rectangular 4.9± acre lot. The subdivision will create a property line between the two existing warehouse buildings and create a third vacant parcel to the south of the buildings. The larger southern lot will be landlocked and be accessed through a reciprocal access easement on both parcels to the north that will be recorded on the map and deeds of the affected lots. No new buildings are proposed at this time. Staff has no objection to the map provided the conditions listed in the attached resolution are met.

E. **Agency Comments**

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed in the attached resolution.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15315).

**RECOMMENDATION:** Staff recommends the Planning Commission approve the Tentative Map to subdivide 12.0± partially developed acres into three lots by adopting the attached resolution.

**Amended by Staff (6-24-93)**  
**RESOLUTION NO. 1427**

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF JUNE 24, 1993**

**ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT  
8200 BERRY AVENUE (P93-081)**

**(APN: 040-0121-025)**

**WHEREAS, the City Planning Commission on June 24, 1993, held a public hearing on the request for approval of a tentative map for property located at 8200 Berry Avenue; and**

**WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond; and**

**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~~ is exempt from environmental determination pursuant to CEQA, Section 15315; and (Amended by staff)**

**WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive and natural heating and cooling opportunities; and**

**WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on 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 Planning Commission 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. (Staff amended)~~**
- 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 provision for its design and improvement, is consistent with the City's General Plan and 1986 South Sacramento Community Plan which designate the site for Heavy Commercial or Warehouse and Industrial respectively.**
- 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**

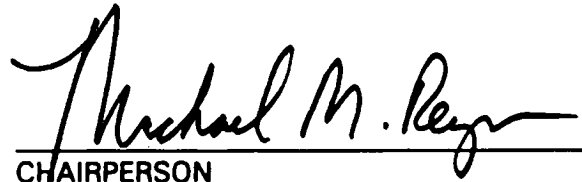
conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:

- A. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- B. Meet all County Sanitation District requirements. Provide sewer service to Parcel 3. This will require a public or private sewer easement across Parcel 1 or 2;
- C. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- D. Dedicate the west and south 5 feet of Parcel Map as a Public Utility Easement for overhead and underground facilities and appurtenances;
- E. Dedicate a 5 foot by 20 foot Public Utility Easement for overhead facilities and appurtenances to cover the existing anchor near the southwest corner of Parcel 3;
- F. Show all existing easements;
- G. Show reciprocal ingress, egress, maneuvering and drainage easements on Final Map. Place a note on the Final Map: private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;
- H. Provide a private water easement from Parcel 3 across either Parcel 1 or 2 to the satisfaction of the Department of Utilities;
- I. Provide separate metered water services to each parcel. Service to Parcel 3 may be deferred to time of Building Permit; and
- J. Property line between Parcels 1 and 2 shall be located to comply with the City's Driveway Ordinance, City Code Section 38.13.163.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

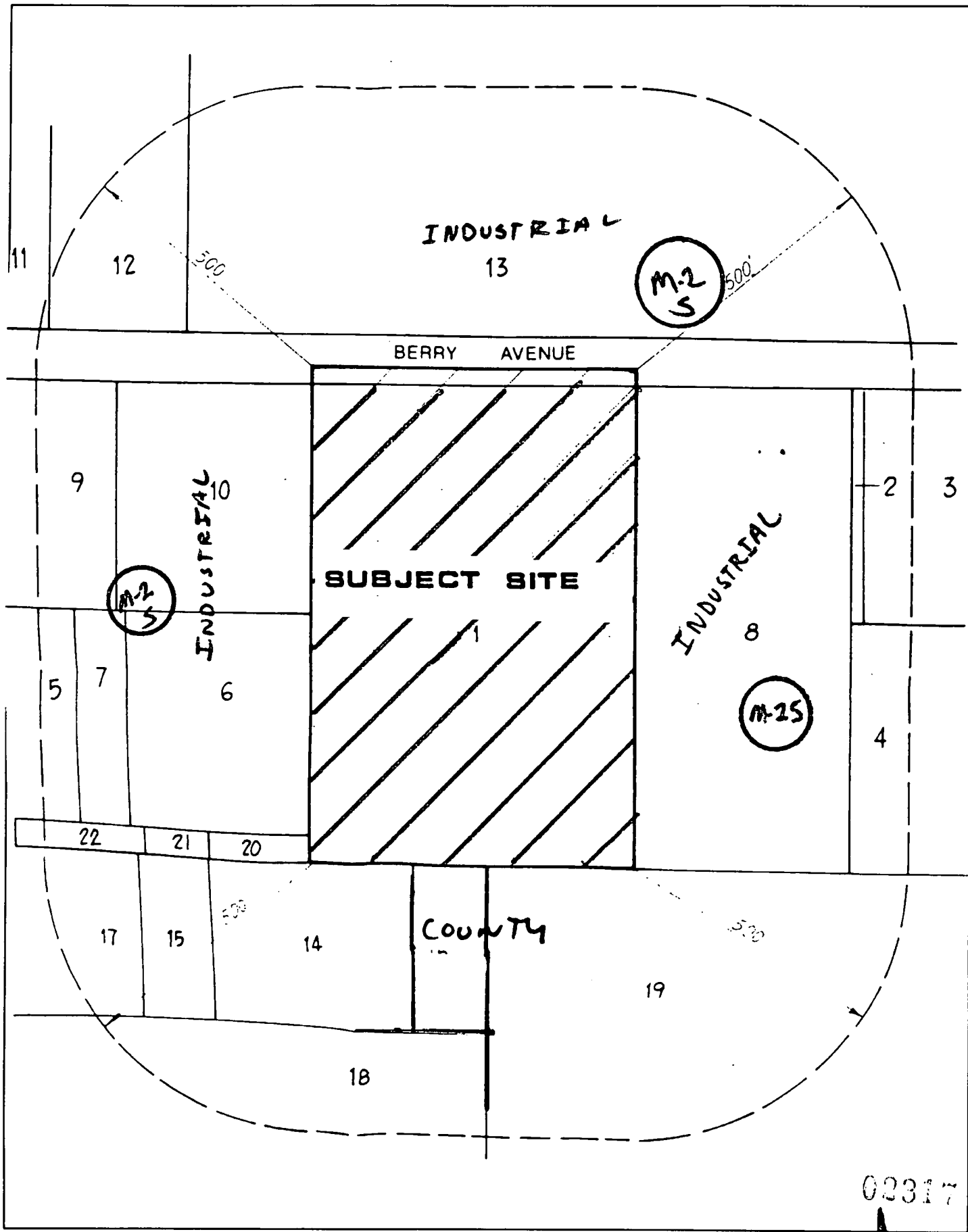
- A. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

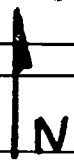
  
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SECRETARY TO CITY PLANNING COMMISSION

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**LAND USE & ZONING MAP**



P93-081

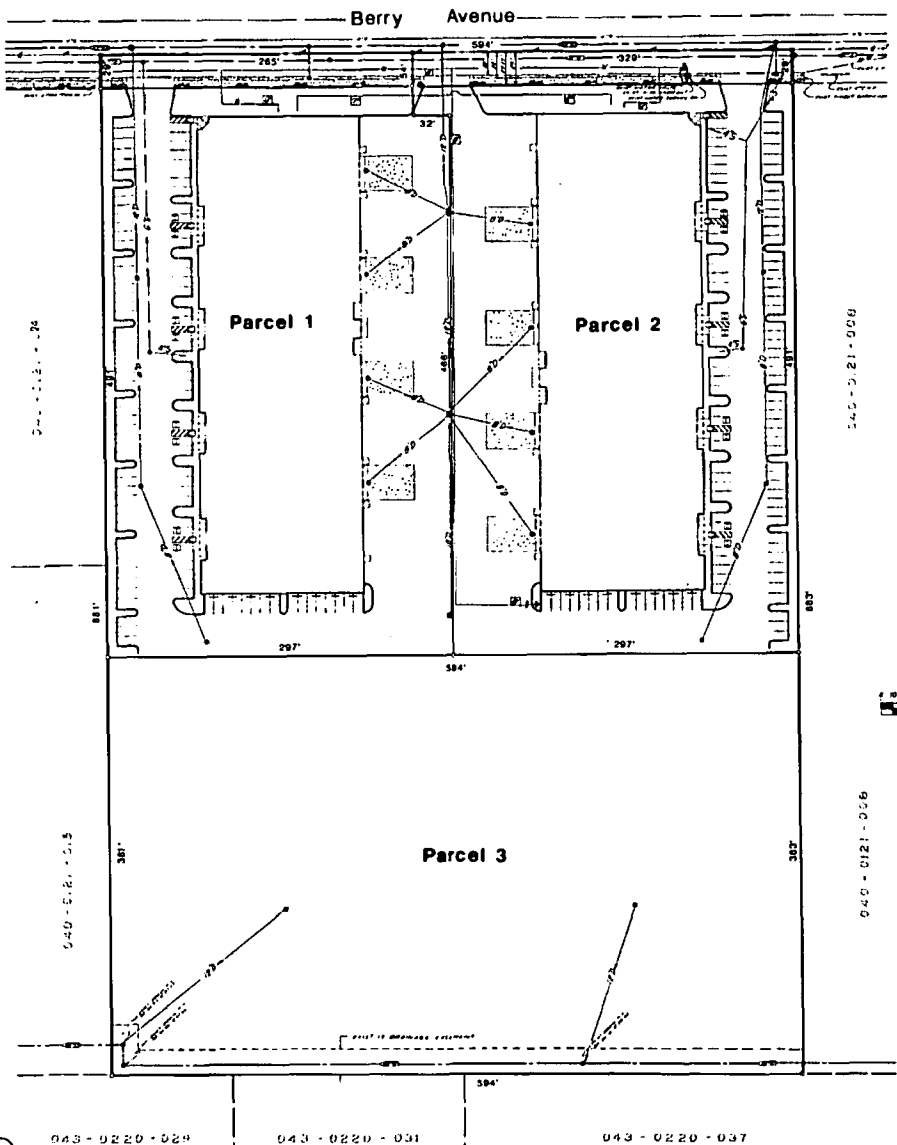
JUNE 24, 1993

ITEM 7

Tentative Parcel Map  
 Lot 11 and a portion of Lot 12,  
 PLAT OF FLORIN ACRES (8 B.M. 29)

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA

SCALE 1" = 50' APRIL, 1993



OWNER/SUBDIVIDER: JOHN JACKSON ET AL  
 5665 POWER INN ROAD #10  
 SACRAMENTO, CA 95824  
 (916) 380-8113

PLANNER/  
 ENGINEER: MURRAY SMITH & ASSOCIATES  
 3110 GOLD CANAL DRIVE  
 RANCHO CORDOVA, CA 95610  
 (916) 635-1511

IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO  
 DEPARTMENT OF PUBLIC WORKS

EXISTING USE: INDUSTRIAL DISTRIBUTION WAREHOUSE

PROPOSED USE: INDUSTRIAL DISTRIBUTION WAREHOUSE

EXISTING ZONING: M25

PROPOSED ZONING: M25

ASSESSOR PARCEL NO: 040-0121-025

SEWAGE DISPOSAL: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

PAVING: CITY OF SACRAMENTO

FIRE PROTECTION: CITY OF SACRAMENTO

SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

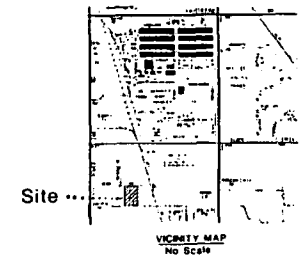
ELECTRICAL SERVICE: S.M.U.D.

GAS SERVICE: P.C.G.E.

ACREAGE: 12.0 ACRES GROSS, 11.6 ACRES NET

NO. OF LOTS: 3

EXHIBIT - A  
TENTATIVE MAP



**Murray Smith**  
 Murray Smith & Associates  
 Civil Engineering Land Planning  
 3110 Gold Canal Dr.  
 Rancho Cordova, CA 95610  
 (916) 635-1511

SUBMITTED BY: <b>Murray Smith</b> & ASSOCIATES, ENGINEERING		REV.	DATE	DESCRIPTION	BY

CITY OF SACRAMENTO COUNTY OF SACRAMENTO, CALIFORNIA		DRAWN: CKD.	DATE: APR 93
		F.B. REF.:	SHEET
		SCALE:	1
		1" = 50'	OF 1
		PROJECT No. 93027	

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

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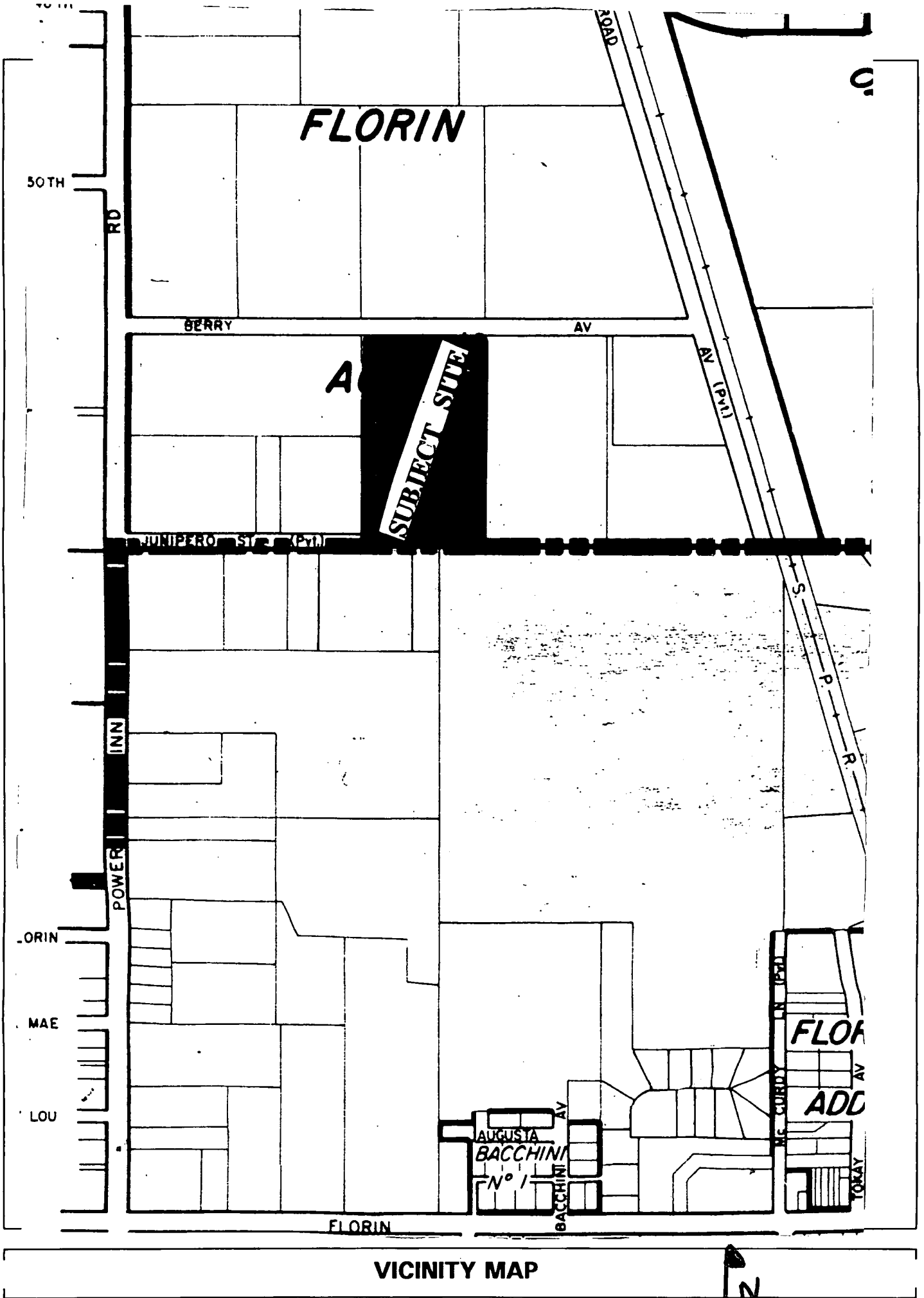
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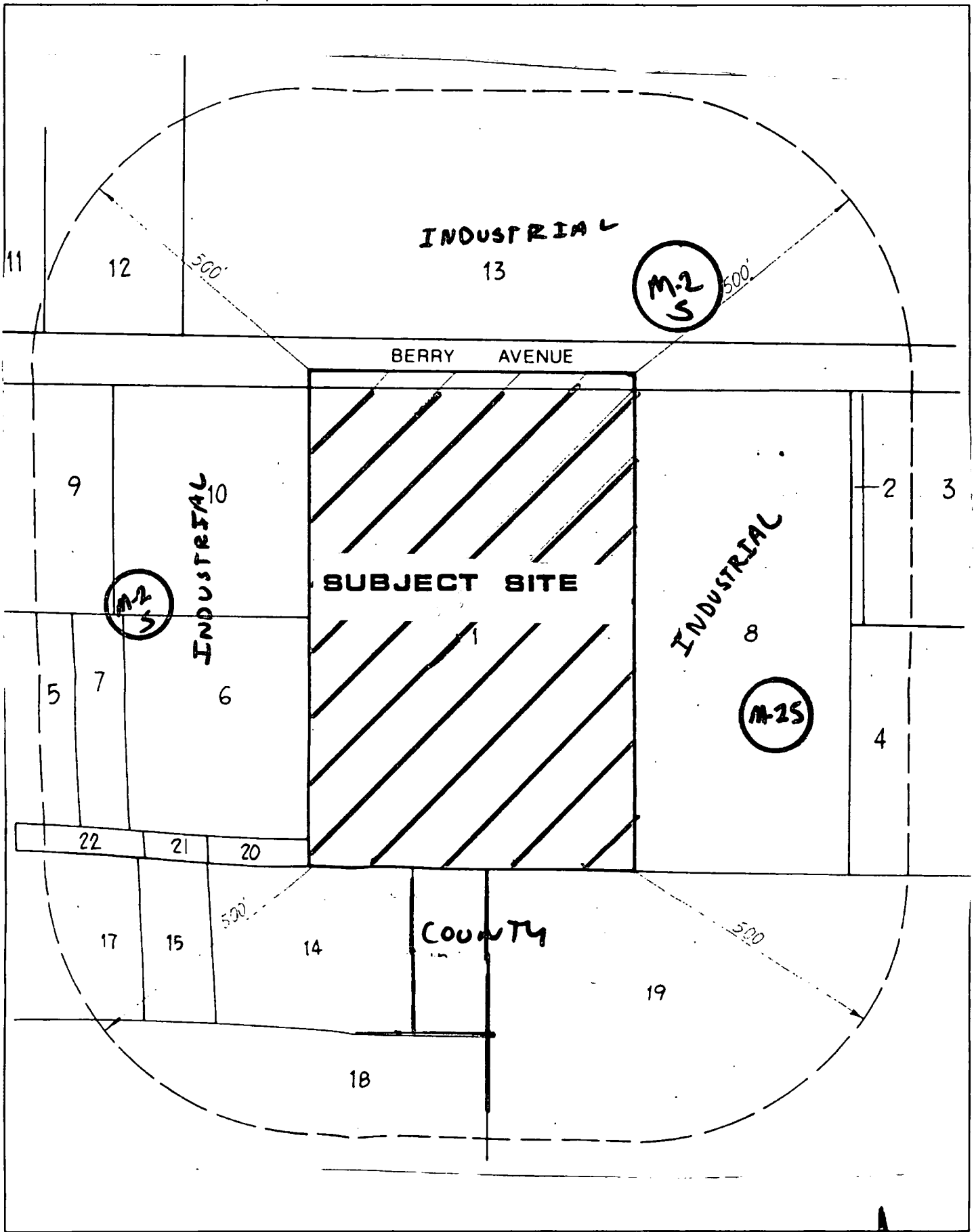
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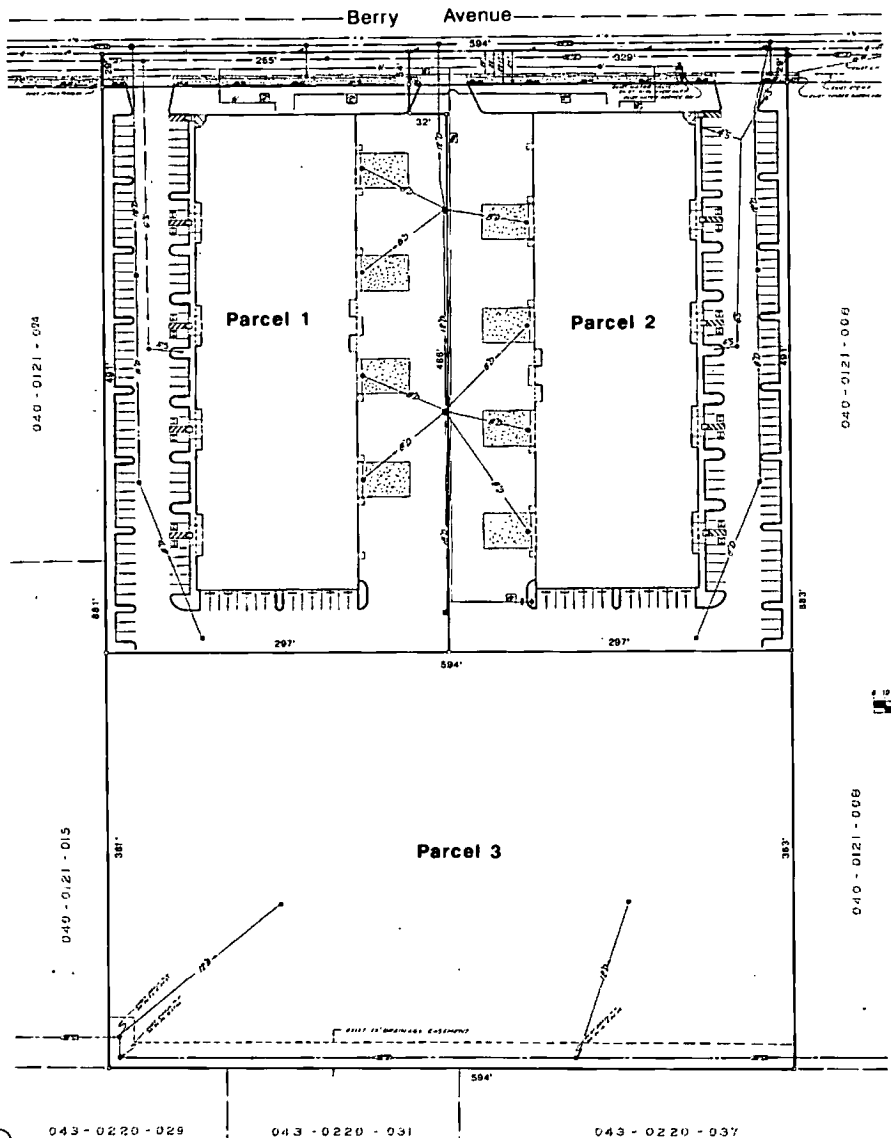


**LAND USE & ZONING MAP**

P93-081

JUNE 24, 1993

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ASSESSOR PARCEL NO.: 040-0121-025

SEWER DISPOSAL: CITY OF SACRAMENTO

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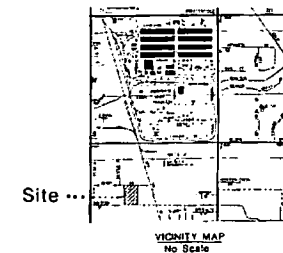
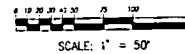


EXHIBIT - A  
 TENTATIVE MAP

**Murray Smith**  
 Murray Smith & Associates  
 Civil Engineering & Land Planning  
 3110 Gold Canal Dr.  
 Rancho Cordova, CA 95870 (916) 635-1512

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REV.	DATE	DESCRIPTION

CITY OF SACRAMENTO COUNTY OF SACRAMENTO, CALIFORNIA	
DRAWN: CKD	DATE: APRIL 93
F.B. REF:	SHEET: 1
SCALE: 1" = 50'	OF: 1
PROJECT No. 93027	

**RECEIVED**

**APR 22 1993**

**CITY OF SACRAMENTO  
CITY PLANNING DIVISION**

**P08 181**

**Amended by Staff (6-24-93)**  
**RESOLUTION NO.**

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION**  
**ON DATE OF JUNE 24, 1993**

**ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT**  
**8200 BERRY AVENUE (P93-081)**

**(APN: 040-0121-025)**

**WHEREAS, the City Planning Commission on June 24, 1993, held a public hearing on the request for approval of a tentative map for property located at 8200 Berry Avenue; and**

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**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~~ is exempt from environmental determination pursuant to CEQA, Section 15315; and (Amended by staff)**

**WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive and natural heating and cooling opportunities; and**

**WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on 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 Planning Commission 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. (Staff amended)~~**
- 2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.**
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**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

01310