



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

January 23, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P85-016) (APN: 061-140-38,39,40,41,42) (FT)

LOCATION: South side of Belvedere Avenue; 600± feet west of Florin-Perkins Road

SUMMARY

The applicant is requesting the necessary entitlements to resubdivide five existing parcels located in the Heavy Industrial, M-2(S) zone into five new parcels. The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

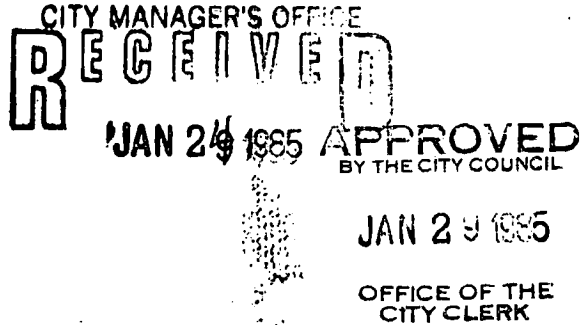
BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North: Industrial; M-2(S)
South: Industrial; M-2(S)
East: Vacant; M-2(S)
West: Industrial; M-2(S)

The request is being made for financial purposes. There are no specific users at this time. The applicant should be aware that office uses require Special Permit approval in the M-2(S) zone. Street improvements are being constructed as part of the Florin-Perkins Industrial Park.



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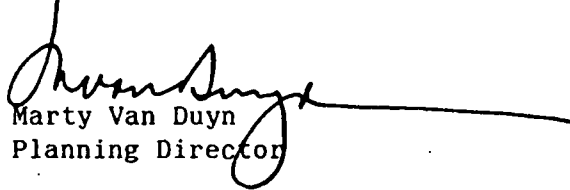
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and determined that it will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION

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

Adoption of the attached Resolution adopting Findings of Fact approving the Tentative Map subject to conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

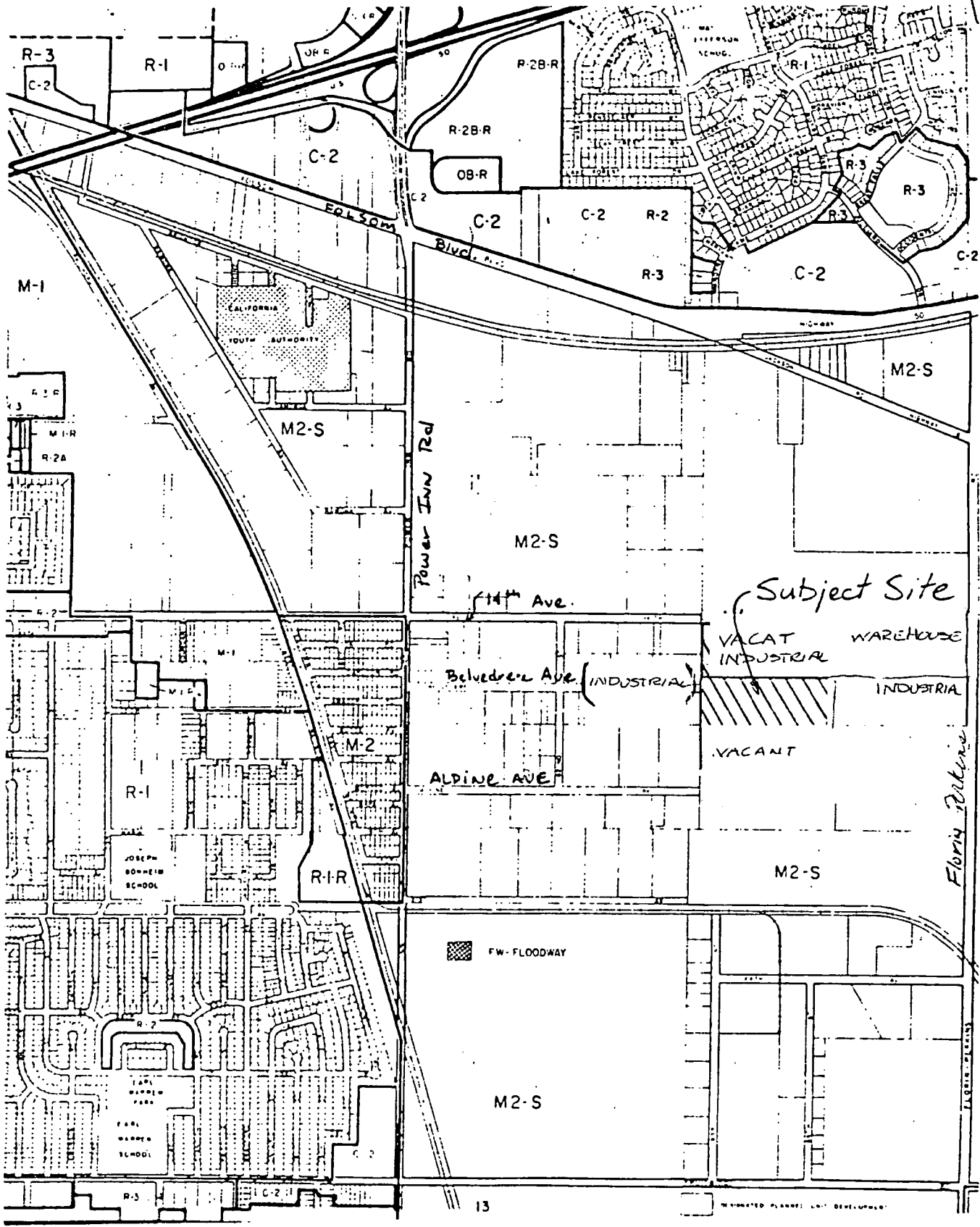
RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

SD:lao
Attachments
P85-016

January 29, 1985
District No. 6

P85-016
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VICINITY - LAND USE - ZONING

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PARCELS 3, 4, 5, 6, AND 7 OF
FLORIN-PERKINS INDUSTRIAL PARK

(P- 85-016)(APN: 061-140-38,39,40,41,42)

WHEREAS, the City Council, on January 29, 1985, held a public hearing on the request for approval of a tentative map for parcels 3, 4, 5, 6, and 7 of Florin-Perkins Industrial Park;

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 therein.
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 1967 College Greens Community Plan designate the subject site for industrial use(s).

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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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - c. Construct a public sewer lateral to the satisfaction of County Sanitation District No. 1;
 - d. Map cannot be filed until improvements currently under construction as part of Florin-Perkins Industrial Park Assessment District are functionally complete to the satisfaction of the Director of Public Works;
 - e. Provide reciprocal sewer, water, access and drainage easements for Parcels A,B,C and D;
 - f. Provide five-foot water easement on Parcels A,B,C and D to the satisfaction of the City Water & Sewer Division.The applicant shall check with the County Sanitation District and meet all requirements.

MAYOR

ATTEST:

CITY CLERK

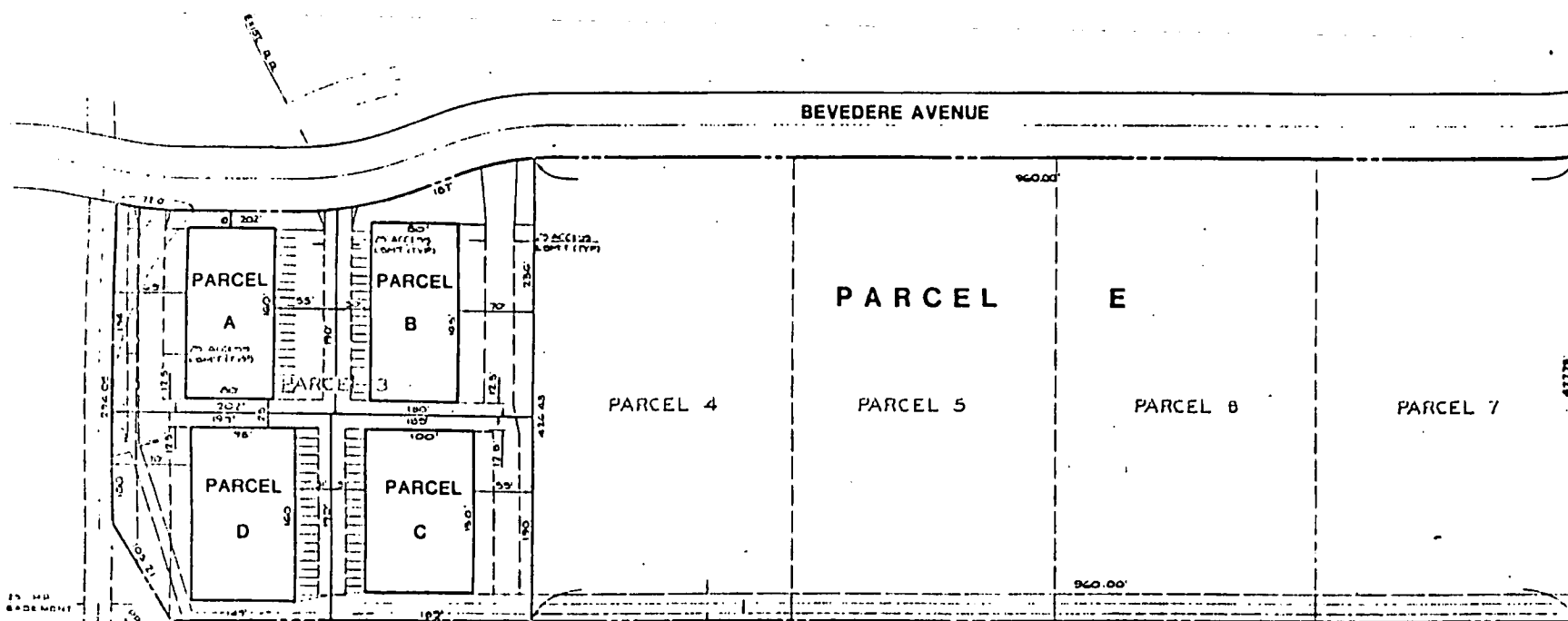
P85-016

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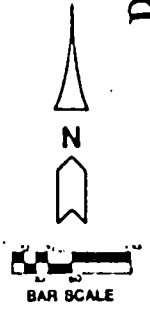
TENTATIVE PARCEL MAP
PARCELS 3, 4, 5, 6, 7 OF FLORIN PERKINS INDUSTRIAL PARK
PORTION OF N.E.1/4 SEC.23, T.8N., R.5E., M.D.B.&M.
 NOVEMBER, 1984
 CITY OF SACRAMENTO

SCALE: 1"=50'
 CALIFORNIA

BEVEDERE AVENUE



P 85016

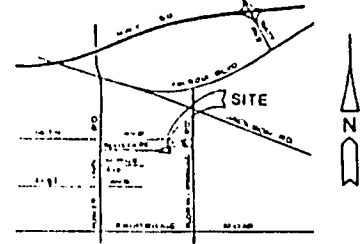


PARCEL 1 5PM 10

NIMITZ INVESTMENT CO. 790418/552

- NOTES:**
1. THERE ARE NO TIES ON SITE.
 2. THE BUILDINGS, PARKING AND DRIVEWAYS SHOWN HEREON ARE FOR PROPOSED USES AND DO NOT EXIST AT THIS TIME.
 3. DIVERSION TO ACHIEVE OF LOTS 4, 5, 6, 7 AND THE PARCELIZATION OF LOT 3, NO PUE'S TO BE ABANDONED.
 4. SEWERAGE SYSTEM IS NOT AS YET CONSTRUCTED TO CITY STANDARDS. A CONTRACT HAS BEEN AWARDED TO APPROPRIATE CONSTRUCTION COMPANY TO CONSTRUCT BEVEDERE AVENUE AS PART OF THE FLORIN PERKINS INDUSTRIAL PARK DEVELOPMENT DISTRICT.

OWNER/DEVELOPER:	BEVEDERE INDUSTRIAL PARK, A JOINT VENTURE 8113 JACKSON ROAD SACRAMENTO, CA 95826 PH: 381-1881	SCHOOL DISTRICT: SACRAMENTO UNIFIED SCHOOL DISTRICT								
ENGINEER:	G W CONSULTING ENGINEERS 2200 GLENDALE LAKE, SUITE "A" SACRAMENTO, CA 95827 PH: 488-1720	WATER SUPPLY: CITY OF SACRAMENTO								
ZONING: PRESENT: NIS (LIGHT INDUSTRIAL) PROPOSED: NIS (LIGHT INDUSTRIAL)		SANITARY SEWER: COUNTY OF SACRAMENTO								
NUMBER OF LOTS: 8		STORM DRAIN & FLOOD CONTROL: CITY OF SACRAMENTO								
AREA:	<table border="0"> <tr><td>PARCEL 2 - 0.359 AC</td><td rowspan="4">} EXISTING</td></tr> <tr><td>PARCEL 3 - 0.356 AC</td></tr> <tr><td>PARCEL 4 - 0.937 AC</td></tr> <tr><td>PARCEL 5 - 0.937 AC</td></tr> <tr><td>PARCEL 6 - 0.937 AC</td><td rowspan="2">} PROPOSED</td></tr> <tr><td>PARCEL 7 - 0.937 AC</td></tr> </table>	PARCEL 2 - 0.359 AC	} EXISTING	PARCEL 3 - 0.356 AC	PARCEL 4 - 0.937 AC	PARCEL 5 - 0.937 AC	PARCEL 6 - 0.937 AC	} PROPOSED	PARCEL 7 - 0.937 AC	PRESENT USE: VACANT
PARCEL 2 - 0.359 AC	} EXISTING									
PARCEL 3 - 0.356 AC										
PARCEL 4 - 0.937 AC										
PARCEL 5 - 0.937 AC										
PARCEL 6 - 0.937 AC	} PROPOSED									
PARCEL 7 - 0.937 AC										
		PROPOSED USE: LIGHT INDUSTRIAL								
		BLDG. AREA:								
		BLDG. A 12,000 SF								
		BLDG. B 19,700 SF								
		BLDG. C 19,000 SF								
		BLDG. D 18,700 SF								
		APN'S PARCEL 3: G1-140-08								
		4: G1-140-09								
		5: G1-140-40								
		6: G1-140-41								
		7: G1-140-42								



LOCATION MAP
NO SCALE

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">REVISION</td><td style="width: 50%;">DATE</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	REVISION	DATE							<p>G W CONSULTING ENGINEERS ENGINEERS & ARCHITECTS & SURVEYORS 2200 GLENDALE LAKE, SUITE "A" SACRAMENTO, CA 95827</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">DRAWN BY: B. BRISTOW</td><td style="width: 50%;">CHECKED BY: J. ANDERS</td></tr> <tr><td>DATE: 11/15/84</td><td>DATE: 11/15/84</td></tr> <tr><td>SCALE: 1"=50'</td><td>SCALE: 1"=50'</td></tr> <tr><td>TITLE: TENTATIVE PARCEL MAP</td><td>TITLE: TENTATIVE PARCEL MAP</td></tr> <tr><td>CITY OF SACRAMENTO</td><td>CITY OF SACRAMENTO</td></tr> </table>	DRAWN BY: B. BRISTOW	CHECKED BY: J. ANDERS	DATE: 11/15/84	DATE: 11/15/84	SCALE: 1"=50'	SCALE: 1"=50'	TITLE: TENTATIVE PARCEL MAP	TITLE: TENTATIVE PARCEL MAP	CITY OF SACRAMENTO	CITY OF SACRAMENTO	<p>TENTATIVE PARCEL MAP PARCELS 3, 4, 5, 6, 7, OF FLORIN PERKINS INDUSTRIAL PARK CITY OF SACRAMENTO, CALIFORNIA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">FILE NO. 1040-07</td><td style="width: 50%;">SHEET NO. 1/1</td></tr> </table>	FILE NO. 1040-07	SHEET NO. 1/1
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RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
JAN 4 2 08 PM '05

#18

3. P85-010 Tentative Parcel Map to divide 0.23+ acres, located in the Townhouse, R-1A zone, developed with a duplex, into two lots for property located on the northeast corner of Twin River Way and Yuba River Circle. (D8) (APN: 031-320-02) (FT)

4. P85-016 Tentative Parcel Map to resubdivide 15+ vacant acres consisting of five lots into five lots located in the Heavy Industrial, M-2(S) zone for property located on the south side of Belvedere Avenue, 600+ feet west of Florin-Perkins Road. (D6) (APN: 061-140-38,39,40,41,42) (FT)

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1-29-1985

January 30, 1985

Panatoni, Oates, & Massie
8413 Jackson Road
Sacramento, CA 95826

Dear Gentlemen:

On January 29, 1985, the Sacramento City Council took the following action(s) for property located on the south side of Belvedere Avenue, 600± feet west of Florin-Perkins Road:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to resubdivide 15± vacant acres consisting of five lots into five lots. (P-85016)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/19

Enclosure: **Resolution 85-069**

cc: Planning Department

GW Consulting Engineers
5910 Auburn Blvd. Ste. 9
Citrus Heights, CA 95621