



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 10 1982

MARTY VAN DUYN
PLANNING DIRECTOR

March 10, 1982

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

MAR 16 1982

- SUBJECT: 1. Environmental Determination (Exempt 15115)
- 2. Tentative Map (P-82-001)

OFFICE OF THE
CITY CLERK

LOCATION: Southeast corner of 88th Street and 37th Avenue

SUMMARY:

This is a request to divide a 3.3 acre site into three industrial sites. The purpose of the division is to allow an existing structure to be located on a separate lot and to create two additional lots intended for future development. The staff and Subdivision Review Committee recommended approval of the request.

BACKGROUND INFORMATION

The subject request does not necessitate review by the Planning Commission because there are no concurrent variance, rezoning, or plan amendment requests. Therefore, the application was transmitted directly to the City Council.

Surrounding land use and zoning are as follows:

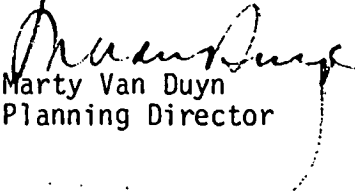
- North: Industrial; and M-1
- South: Morrison Creek; and M-1
- East : Industrial; and M-1
- West: Industrial; and M-1

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore, this project is exempt from the provisions of CEQA.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommends that the City Council approve the project by adopting the attached tentative map resolution adopting findings of fact, approving the tentative map as submitted.

Respectfully submitted,


Marty Van Duyn
Planning Director

Recommendation Approved:


Walter J. Slibe, City Manager

MVD:HY:cp
Attachments
P-82-001

March 16, 1982
District No. 6

APPROVED
BY THE CITY COUNCIL

RESOLUTION No. 72-180

Adopted by The Sacramento City Council on date of **MAR 16 1982**

March 16, 1982

OFFICE OF THE
CITY CLERK

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR FRUITRIDGE INDUSTRIAL
PARK UNIT 2, LOT 5 (APN: 062-080-23)(P-82-001)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for Fruitridge Industrial Park Unit 2 located at SE corner of 88th Street and 37th Avenue,
(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 March 10, 1982, 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 in that the plan designates 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
- 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.

- 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.

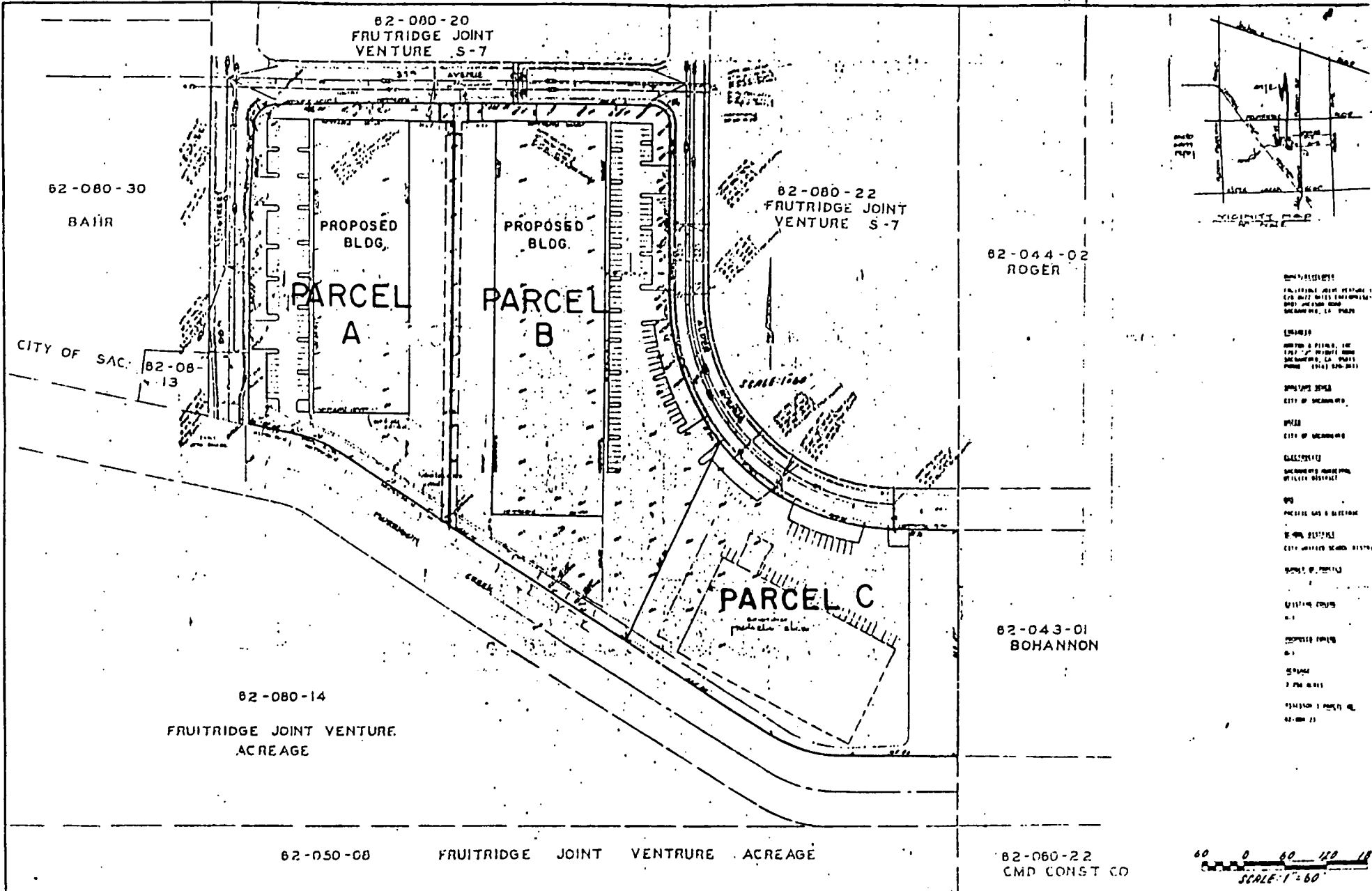
NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

The Tentative Map be approved as submitted.

MAYOR

ATTEST:

CITY CLERK



MORTON & PITALO, INC.
 1700 J ST. SACRAMENTO, CA 95811
 (916) 441-1111

DATE: 12/15/01

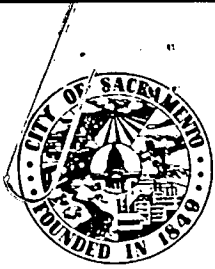
PROJECT: FRUITRIDGE JOINT VENTURE S-7
 UNIT 2 LOT 5

SCALE: 1" = 60'

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NO.	DESCRIPTION	APPROVED DATE	FIELD BOOK NO.	SCALE:	DRAWN BY:	CHECKED BY:	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	DATE:	TENTATIVE PARCEL MAP FOR FRUITRIDGE INDUS. PARK UNIT 2 LOT 5 CITY OF SACRAMENTO, CALIFORNIA
				DATE:	DATE:	DATE:				

P-82-001



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

March 17, 1982

Fruitridge Joint Venture
8401 Jackson Road
Sacramento, CA 95826

Dear Gentlemen:

On March 16, 1982, the Sacramento City Council took the following action(s) for property located at the southeast corner of 88th Street and 37th Avenue (P-82001):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to dsivide 3.3 acres into three parcels in the M-1(s) Zone, subject to stated conditions.

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

Sincerely,


Lorraine Magana
City Clerk

LM/mm/27
Enclosure

cc: Planning Department
Morton and Pitalo, Inc.