



# CITY OF SACRAMENTO

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CITY MANAGER'S OFFICE  
**RECEIVED**

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

DEC 4 1980

MARTY VAN DUYN  
PLANNING DIRECTOR

December 4, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Impact Determination  
2. Tentative Map (P-9166)

LOCATION: Southeast corner of Pell Drive and Main Avenue

### SUMMARY

This is a request to divide a 22.8 acre site into five industrial parcels located in the M-1 zone. The purpose of the division is to locate each building on individual sites and to create a 14-acre vacant site intended for future industrial development. The staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

### BACKGROUND INFORMATION

Land divisions that do not have concurrent variance, rezoning, or plan amendment requests can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

Surrounding Land Use and Zoning Are as Follows:

North: Vacant; M-1  
South: Vacant; M-1  
East: Vacant and Single Family; M-1(S)R & R-1  
West: Commercial/Warehouse; M-1

The only concern staff has is with reference to the single family residential units located to the east. Staff is suggesting that an eight foot masonry wall be required along property lines that abut residential properties. An eight-foot wall would provide a buffer to the adjacent single family dwellings located to the east.

A negative declaration was filed by the environmental coordinator on November 26, 1980.

**APPROVED**  
BY THE CITY COUNCIL

DEC 16 1980

OFFICE OF THE  
CITY CLERK

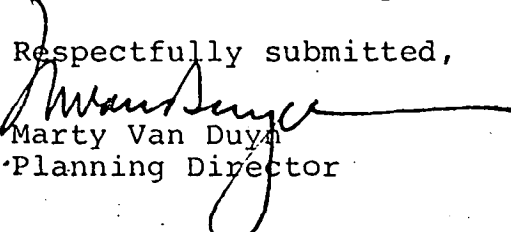
RECOMMENDATION

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:

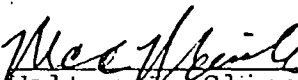
1. The applicant shall provide standard subdivision improvements along Main Avenue pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. The applicant shall provide bonds and a private contract;
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
3. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map. If map is to be filed prior to April 1981, prepay current installment on assessment and taxes.
4. The applicant shall dedicate a 60-foot half-section and round corner for Main Avenue;
5. The applicant shall provide reciprocal access easements and indicate them on the final map;
6. If Grace Avenue is not currently closed off with a curb and gutter, the applicant shall construct curb, gutter and sidewalk across the abandoned street;
7. The applicant shall provide an eight-foot high masonry wall adjacent to residential properties prior to filing the final map;
8. The applicant shall locate existing sewer and water services for Parcels 2 through 5 and provide reciprocal easements or new services as required;
9. The applicant shall meet on-site parking requirements pursuant to Section 6 of the Zoning Ordinance;
10. Existing buildings shall meet all requirements of the City Building Code.

This can be accomplished by adopting the attached Tentative Map resolution.

Respectfully submitted,

  
Marty Van Dux  
Planning Director

RECOMMENDATION APPROVED:

 for:  
Walter J. Slupe, City Manager

MVD:HY:bw  
Attachments  
P-9166

December 9, 1980  
District No. 2

# RESOLUTION NO. 80-836

Adopted by The Sacramento City Council on date of

DECEMBER 16, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE PARCEL MAP FOR OATES & MASSIE  
PROPERTY (APN: 237-022-63) (P-9166)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 22.8 acres that are located at the southeast corner of Pell Drive and Maine Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on December 16, 1980, 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 North Norwood Community Plan in that the plans designate the subject site for Highway Commercial and 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 nor 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 or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- 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 nor 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, nor 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 nor 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:

A. The Negative Declaration be ratified;

B. The Tentative Map be approved subject to the following conditions:

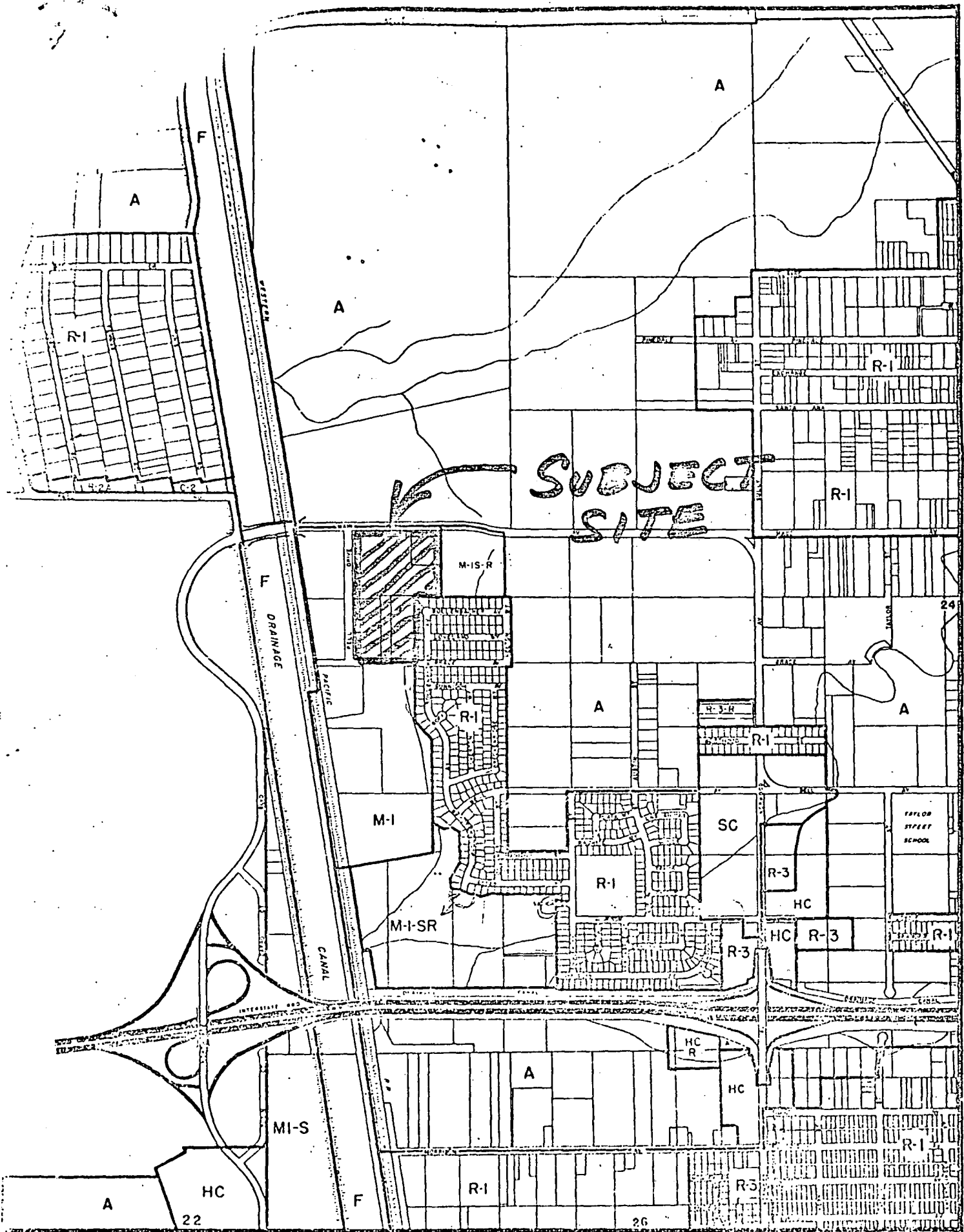
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MAYOR

ATTEST:

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

P-9166



**SUBJECT SITE**

OFFICIAL

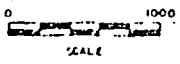
ZONING

MAP

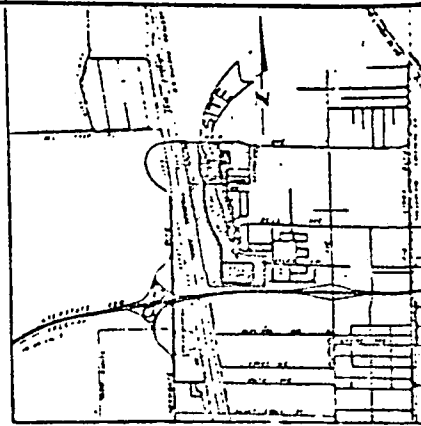
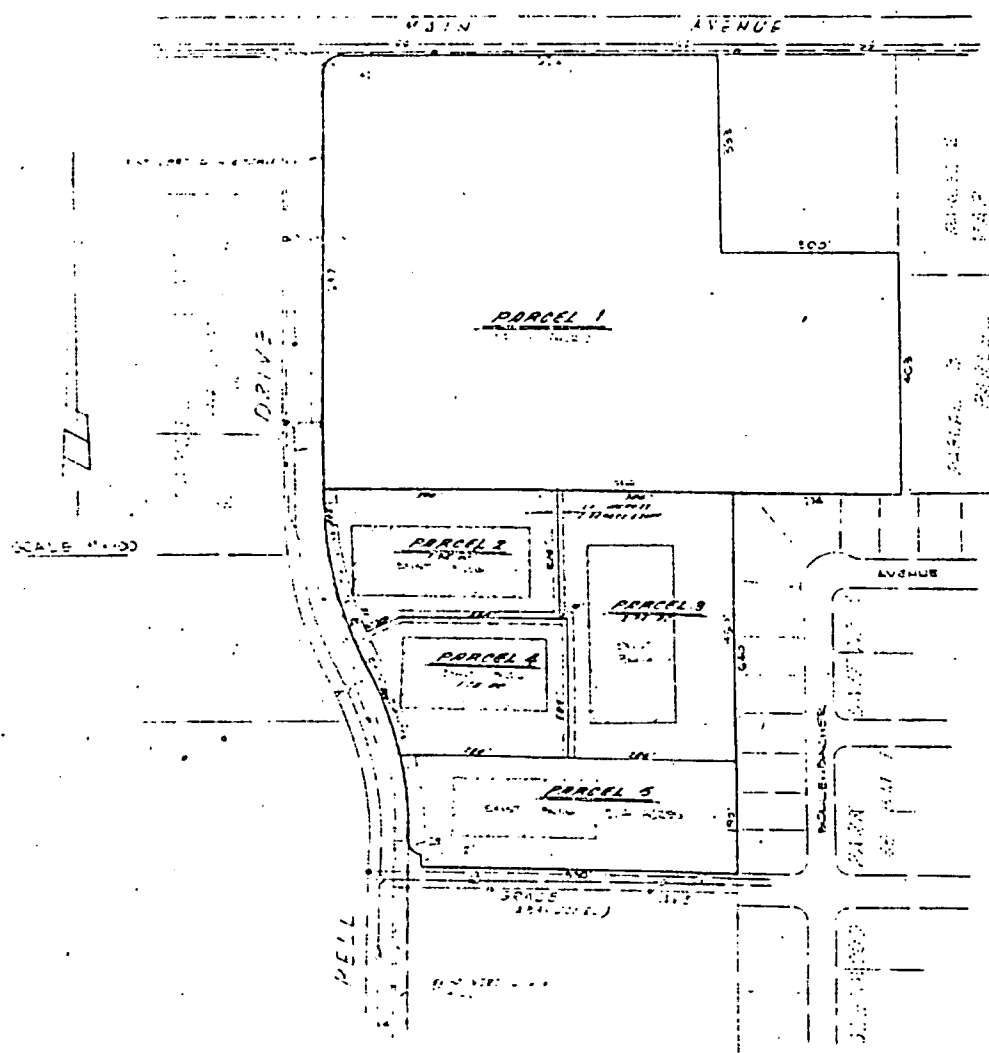
CITY OF SACRAMENTO  
 ORD. NO. 2968-4 IN SERIES  
 ADOPTED JAN. 7, 1974 AS AMENDED  
 TO INCLUDE ALL CHANGES  
 THROUGH ORD. NO. 3221-4 IN SERIES

23

09116



P-9166



LOCATION MAP  
SCALE 1"=1000'

**OWNER & DEVELOPER**  
 GATTE & GASSIE  
 1101 FLORIN PARKWAY #204  
 SACRAMENTO, CA 95833

**ENGINEER**  
 MORTON & PITALO, INC.  
 1187 37<sup>TH</sup> STREET ROAD  
 SACRAMENTO, CA 95818  
 PH 916 422-8411

**UTILITY DATA**  
 CITY OF SACRAMENTO

**STATE**  
 CITY OF SACRAMENTO

**ELECTRICITY**  
 SACRAMENTO MUNICIPAL UTILITY DISTRICT

**GAS**  
 PACIFIC GAS & ELECTRIC CO.

**WATER DISTRICT**  
 CITY OF SACRAMENTO CHIEF SCHOOL DISTRICT

**SEWER**  
 CITY OF SACRAMENTO

**ADDITIONAL DATA**  
 11/11/2011  
 11/11/2011  
 11/11/2011  
 11/11/2011  
 11/11/2011  
 11/11/2011

**DATE OF LOT**  
 11/11/2011

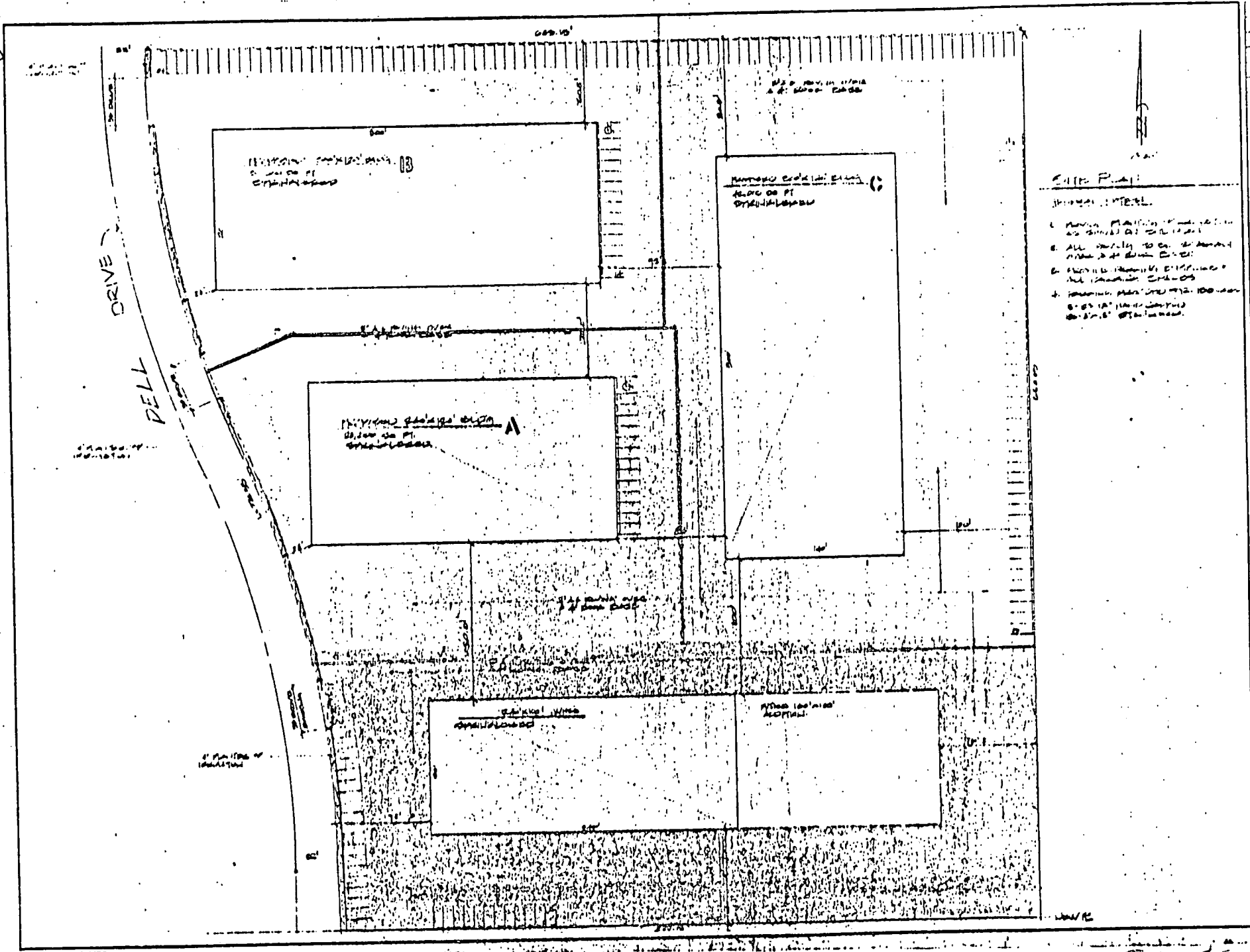
**# PARCELS**  
 5 PARCELS

CERTIFICATE OF COMPLIANCE COMBINE  
 PREVIOUS PARCELS' PARCELS NUMBER  
 REGISTERED IN 1978 BOSSIG PAGE 1000

SCALE	DATE	PROJECT	CLIENT	<b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING PLANNING SURVEYING	11/11/2011 11/11/2011	<b>TENTATIVE PARCEL MAP</b> FOR <b>OATS AND MASSIE PROP.</b> CITY OF SACRAMENTO, CALIFORNIA	SHEET <b>ONE</b> OF ONE
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P 9166

P-9166



**SITE PLAN**

- GENERAL NOTES:
1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

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**LEO MCGLADE & ASSOCIATES**  
 2111 CENTRAL EXPRESSWAY, SUITE 200  
 SACRAMENTO, CALIFORNIA 95811  
 TEL: (916) 441-1111  
 FAX: (916) 441-1112  
 WWW: WWW.LEOMCGLADE.COM

SITE PLAN

LEO MCGLADE & ASSOCIATES  
 2111 CENTRAL EXPRESSWAY, SUITE 200  
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# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

December 17, 1980

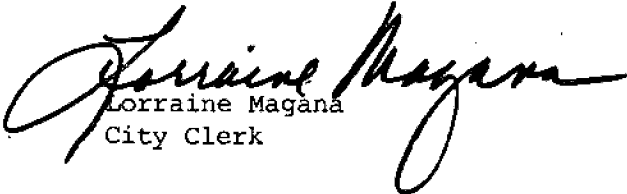
Oates and Massie  
5101 Florin - Perkins Roads  
Sacramento, CA 95826

Gentlemen:

On December 16, 1980, the City Council approved the following for property located at the southeast corner of Pell Drive and Main Avenue (P-9166):

Adopted a resolution adopting the Findings of Fact approving a request for Tentative Parcel Map to divide 3+ acres with four existing warehouses in the Light Industrial M-1(S) zone into five parcels.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/lg/29

Encl:

cc: Morton & Pitalo  
Planning Dept.