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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
827 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 448-5604

CITY MANAGER'S OFFICE
RECEIVED
DEC 13 1984

MARTY VAN DUYN
PLANNING DIRECTOR

December 12, 1984

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

DEC 18 1984

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination (Exempt, Section 15315)
2. Tentative Map (P84-408)(APN: 001-200-17)(FT)

LOCATION: 600 North 5th Street

SUMMARY

The applicant is requesting to subdivide 3+ vacant acres into two industrial parcels. Parcel 1 is to be purchased and developed by an equipment distributor. There is no user for Parcel 2 at this time. 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: Buildings under construction; M-2
- South: Grinnell; ITT outdoor storage; M-2
- East: Outdoor storage; M-2
- West: Vacant; M-2

The subject site is located in the Richards Boulevard industrial area and is zoned M-2. The applicant should be aware that office uses are restricted to 25 percent of each structure unless Planning Commission approval is obtained.

ENVIRONMENTAL DETERMINATION

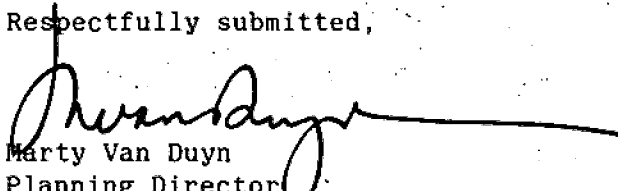
The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

RECOMMENDATION

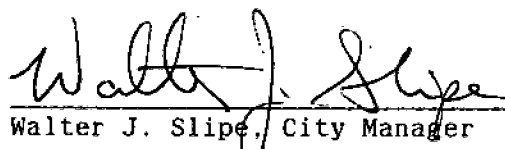
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee recommends:

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

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

SD: pkb
Attachment
P84-408

December 18, 1984
District No. 1

P84-408

AMERICAN RIVER

M-2 (PC)

SITE

M-2

BLVD.

NORTH 3 RD ST

NORTH 5 TH ST

NORTH 7 TH ST

RICHARDS TO I-5

CITY OF SACRAMENTO
FILTRATION PLANT

STEWART AVE

NO

VICINITY - LAND USE - ZONING

(9)

RESOLUTION No. 84-1036

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 600 NORTH
5TH STREET

APPROVED
BY THE CITY COUNCIL

(P-84-408) (APN: 001-200-17)

DEC 18 1984

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on December 18, 1984, held a public hearing on the request for approval of a tentative map for 600 North 5th Street;

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 is exempt from environmental determination pursuant to CEQA, Section 15315;

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. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. 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 1965 Industrial Park Community Plan designate the subject site for industrial purposes.



3. 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.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. 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. Provide each parcel with separate sewer and water services and hookup; and
 - b. Provide reciprocal sewer, water, drainage and access easements across Parcel 2 for Parcel 1.

MAYOR

ATTEST:

CITY CLERK

P84-408

TENTATIVE PARCEL MAP

APN 001-200-10

APN 001-200-11

APN 001-200-12

APN 001-200-21

APN 001-200-22

APN 001-200-23

APN 001-200-24

APN 001-200-25

APN 001-200-26

APN 001-200-27

APN 001-200-28

APN 001-200-29

APN 001-200-30

APN 001-200-31

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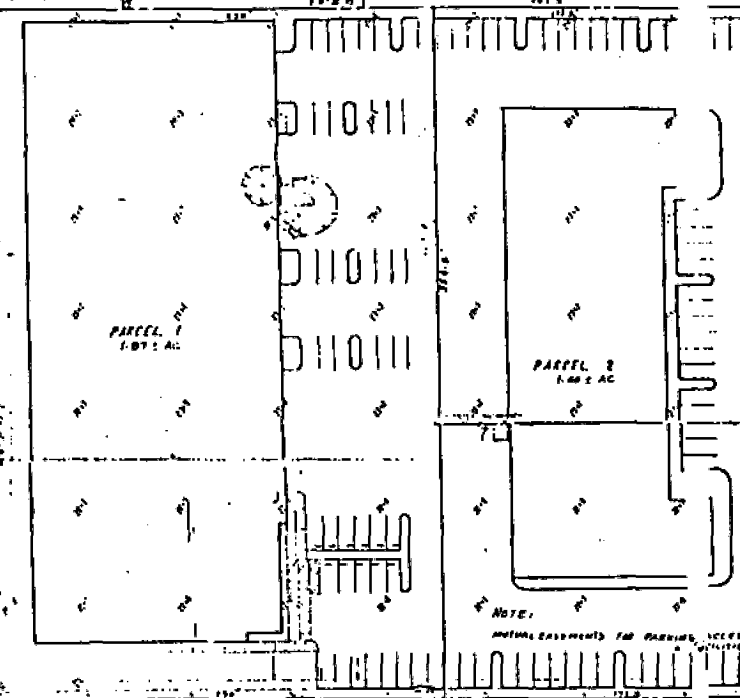
APN 001-200-96

APN 001-200-97

APN 001-200-98

APN 001-200-99

APN 001-200-100



5TH STREET

NORTH

NOTE

THIS MAP IS A TENTATIVE PARCEL MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	363-4141
ELECTRICITY	SMUD	433-3333
TELEPHONE	PG&E BILL	333-3333
WATER	CITY OF SACRAMENTO	443-3373
SEWER	CITY OF SACRAMENTO	443-3373
SEWERAGE	CITY OF SACRAMENTO	443-3333
WASTEWATER	PG&E BILL	333-3333
TRAIL	CITY OF SACRAMENTO	443-3333

884-408

ENGINEERING PLAN 2112
DATE 10/15/08
BY JTS
CHECKED BY JTS
FIELD BOOK NO. 208

JTS ENGINEERING CONSULTANTS, I.C.
514 J STREET
SACRAMENTO, CALIFORNIA 95814 (916) 491-6700

DATE 10/15/08
SCALE 1" = 30'
PROJECT 001-200-17
SUBMITTER JTS

TENTATIVE PARCEL MAP
600 NORTH 5TH STREET
APN 001-200-17

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December 26, 1984

Southern Pacific Industrial
c/o M. Catuzzo
3600 Power Inn Road
Sacramento, CA 95826

Dear Gentlemen:

On December 18, 1984, the Sacramento City Council took the following action(s) for property located at 600 North 5th Street:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 3.3 vacant acres into two parcels in the Heavy Industrial, M-2 zone. (P-84408)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/20

Enclosure: **Resolution 84-1036**

cc: Planning Department

JTS Engineering
811 J Street
Sacramento, CA 95814