



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
NANCY VAN DUYN
PLANNING DIRECTOR
July 2, 1980

RECEIVED

JUL 2 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Impact Determination
 2. Tentative Map (P-8761)

LOCATION: Southeast corner of Richards Boulevard & Bercut Drive

SUMMARY

This is a request to divide 3+ acres into two commercial lots. The purpose of the division is to develop a restaurant on Parcel 2 and a motel on Parcel 1. The staff and Subdivision Review Committee recommended approval of the map subject to conditions.

BACKGROUND INFORMATION

Land divisions involving four lots or less, 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.

The surrounding land uses and zoning are as follows:

- North: Restaurant and warehouse; M-2
- South: City Reservoir; M-2
- East: Truck terminal; M-2
- West: Freeway; TC

A Negative Declaration for the project was filed on June 27, 1980.

In review of the proposal by Subdivision Review Committee, two committee members (County Health and Water/Sewer Division) voted against the tentative map. They are concerned with the traffic congestion at the intersection of Richards Boulevard and Bercut Drive. The intersection is presently very heavily used and left turns onto Richards Boulevard from Bercut are very difficult; and, with additional development, the problem will be compounded. Signalization of the intersection is not likely because of its close proximity to the freeway off/on ramps which were recently signalized.

APPROVED
BY THE CITY COUNCIL

JUL - 8 1980

OFFICE OF THE
CITY CLERK

July 2, 1980

The Committee discussed an alternative which involves the abandonment of Bercut Drive along the westerly boundary and locating a north/south street along the eastern boundary of the site which will connect Richards Boulevard with Bannon Street (southern boundary). This would relieve the traffic congestion at Richards and Bercut Drive and would also allow the option of a signal at this intersection.

After further discussion of the traffic problem, the Traffic Engineering Division indicated that the alternative to locate a north/south street on the east side of the property is a preferred alternative. It would help reduce the congestion at the corner of Richards Boulevard and Bercut Drive.


RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommended approval of the Tentative Map subject to the following conditions:

1. The applicant shall dedicate and improve Richards Boulevard to a 40-foot right-of-way half-section;
2. The applicant shall dedicate and improve Bannon Street to a 27-foot right-of-way;
3. The applicant shall dedicate sufficient right-of-way and make the necessary corner improvements to accommodate the above improvements;
4. The applicant shall provide street lights as per the City of Sacramento Subdivision Ordinance (Section 40.811);
5. A 58-foot wide north/south street shall be provided along the easterly line which will connect Richards Boulevard and Bannon Street. The applicant shall also initiate proceedings to abandon Bercut Drive from Richards Boulevard to Bannon Street.

The staff recommends that the City Council ratify the Negative Declaration, approve the tentative map and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:HY:jm
Attachments
P-8761

July 8, 1980
District No. 1

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

JULY 8, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP LOCATED AT THE SOUTHEAST
CORNER OF RICHARDS BOULEVARD AND BERGUT DRIVE
(APN: 001-040-29) (P-8761)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 3+ acres that are located at the southeast corner of Richards Boulevard and Bergut Drive (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on July 8, 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 Industrial Park Community Plan in that the plans designate 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 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, 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 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:

1. The applicant shall dedicate and improve Richards Boulevard to a 40-foot right-of-way half-section;
2. The applicant shall dedicate and improve Bannon Street to a 27-foot right-of-way;
3. The applicant shall dedicate sufficient right-of-way and make the necessary corner improvements to accommodate the above improvements;
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MAYOR

ATTEST:

CITY CLERK

P-8761



SACRAMENTO CITY COUNCIL

PUBLIC NOTICE

Notice is hereby given that the Sacramento City Council is scheduled to consider the following projects on July 8, 1980 at 7:30 p.m. in the Council Chamber of City Hall, second floor, 915 I Street, Sacramento, CA. The Environmental Coordinator has determined that the projects will not have significant adverse impact on the environment and has filed a Negative Declaration. The last day to appeal this determination is July 7, 1980. Such appeal should be filed with the Sacramento City Planning Department by the above date. A copy of the Negative Declaration may be reviewed/obtained at the Sacramento City Planning Department, 725 J Street, Sacramento, CA 95814. The projects scheduled are:

P-8968 Tentative Map to divide 4.25+ vacant acres in Light Industrial M-1 Zone into 3 parcels. Subdivision Modification to waive service connections.
Loc: northeast corner Western Avenue and West Silver Eagle Road (APN: 250-122-07)

P-8761 Tentative Map to divide 3+ vacant acres in the Heavy Industrial M-2 Zone into 2 commercial lots to develop an 8,360+ sq. ft. two-story motel and restaurant facility.
Loc: Southeast corner Richards Blvd. and Bercut Drive (APN: 001-040-29)

SACRAMENTO CITY COUNCIL

BY: LORRAINE MAGANA
CITY CLERK

AD NO. 4456
RUN 1 TI: July 26, 1980
5 STONE PROOFS

RESOLUTION NO. 80-441

Adopted by The Sacramento City Council on date of
JULY 8, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP LOCATED AT THE SOUTHEAST
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- 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.

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MAYOR

ATTEST:

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P-8761

