



CITY OF SACRAMENTO

34

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

June 25, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Impact Determination
2. Subdivision Modification to waive service connections
3. Tentative Map (P-9027)

LOCATION: South side of Highway 160 on the south side of Commerce Circle, north of Western Pacific railroad tracks

SUMMARY

This is a proposal to divide 2+ vacant acres into two industrial lots in the M-1 zone. The parcels are intended for future industrial development. The staff and Subdivision Review Committee recommend approval of the map subject to conditions.

BACKGROUND INFORMATION

Land divisions involving four lots or less, that do not have a 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: Freeway; TC
South: Warehouse; M-1
East: Warehouse; M-1
West: Warehouse; M-1

The project is exempt from environmental review pursuant to Section 15115 of CEQA.

APPROVED
BY THE CITY COUNCIL

JUL -1 1980

OFFICE OF THE
CITY CLERK

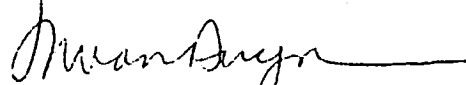
RECOMMENDATION

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


1. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits.
2. Extend sewer line to Parcel B prior to filing final map.

Staff and Planning Commission recommend that the City Council approve the Tentative Map and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL


Walter J. Slipe, City Manager
MVD:HY:bw
Attachments
P-9027

July 1, 1980
District No. 1

RESOLUTION NO. 80-425

Adopted by The Sacramento City Council on date of

JULY 1, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR A PORTION OF LOT 1, JOHNSTON INDUSTRIAL PARK, UNIT NO. 5 (APN: 275-290-09) (P-9027)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 2+ acres that are located south side of Highway 160 on the south side of Commerce Circle, north of Western Pacific Railroad tracks (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 1, 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 Community Plan in that the plans designate the subject site for
- 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 or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the 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 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 **APPROVED** of Sacramento treatment plants have a design capacity
BY THE CITY COUNCIL

JUL - 1 1980

OFFICE OF THE
CITY CLERK

- 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.
- H. In the matter of the requested subdivision modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Street improvements are presently existing and it would not be practical to locate the service connections because the size of the lines cannot be determined until the building permit is requested.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The service connections are only being deferred until building permits are obtained.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Water and sewer service connections will be provided during construction.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The 1974 General Plan designated the site for industrial uses.

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

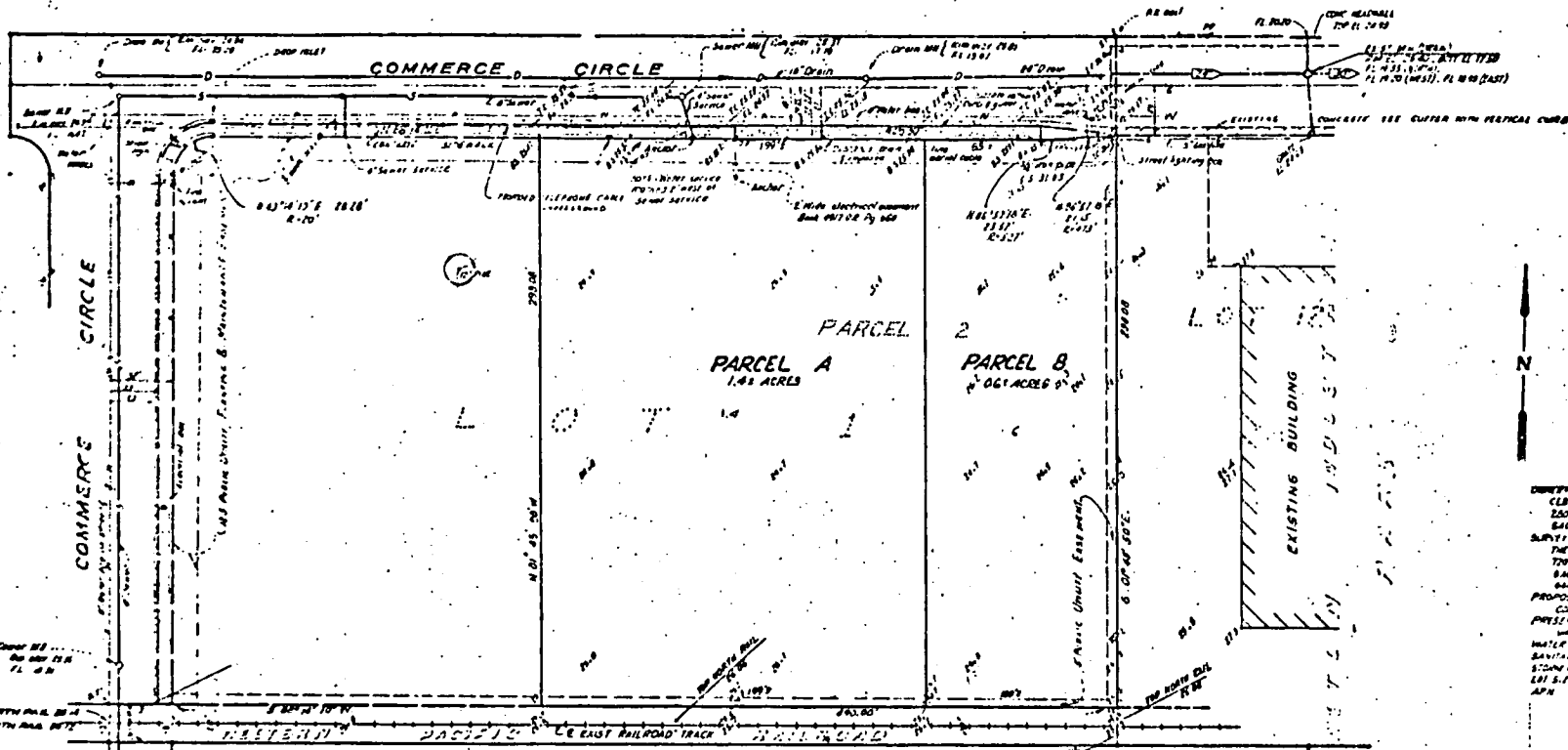
- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits.
 - 2. Extend sewer line to Parcel B prior to filing final map.

MAYOR

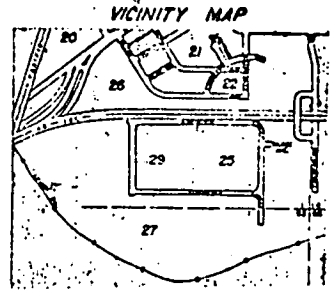
ATTEST:

CITY CLERK

P-9027



CLIENT: CLEB, A PARTNERSHIP
 250 COMMERCE CIRCLE
 SACRAMENTO, CALIFORNIA 95828, 916-298-1100
 SURVEYOR: THE SPINK CORPORATION
 720 F STREET
 SACRAMENTO, CALIFORNIA
 SAN 870-1113-205
 PROPOSED USE: COMMERCIAL
 PRESENT USE: UNDEVELOPED
 WATER SUPPLY: PUBLIC
 SANITARY FACILITIES: PUBLIC
 STORM DRAINAGE: 100 YEAR - 24 INCH
 APR. 875-184-001



DESIGNED BY	DATE	DESCRIPTION	BY
DRAWN BY			
CHECKED BY			

SEARCH NAME: _____
 ELEVATION: _____
 DESCRIPTION: _____

TENTATIVE PARCEL MAP
 PORTION LOT 1, JOHNSTON INDUSTRIAL PARK, UNIT NO. 5

FIELD BOOKS
 NO. _____
 DATE _____
 PAGE _____

SCALE
 1" = 30'
 JOB NO. 2170-301
 PROJECT: _____
 DATE: _____

THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING ENGINEERING
 ARCHITECTURE SURVEYING MAPPING SYSTEMS
 100 F STREET, SACRAMENTO, CALIFORNIA 95811, 916-298-1100