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# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**  
JAN 28 1981

**CITY PLANNING DEPARTMENT**  
725 "J" STREET  
SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

January 28, 1981

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** 1. Negative Declaration  
2. Tentative Map (P-9231)

**LOCATION:** Southwest corner of Main Avenue and Pell Drive

SUMMARY

This is a request for entitlements necessary to divide a 7+ acre site into 10 industrial parcels located in the M-1 Zone. The purpose of the division is to allow future development of individual sites for industrial type uses. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

The proposed land division does not necessitate review by the Planning Commission because there is no concurrent request for a Variance, Rezoning, or Plan Amendment.

Surrounding Land Use and Zoning:

- North: Industrial; M-1 (PUD)
- South: Vacant; M-1
- East: Vacant; M-1
- West: Drainage Channel; F

**APPROVED**  
BY THE CITY COUNCIL

FEB 3 1981

OFFICE OF THE  
CITY CLERK

*as amended.*

A Negative Declaration was filed on December 1, 1980.

The applicant is proposing to create four landlocked parcels which will require access via an adjacent parcel. Staff suggested that reciprocal access easements between all parcels be shown on the final map in order to insure proper access. The easements should reflect the building and parking layout as shown on the Tentative Map submitted by the applicant.

The building proposed for Parcel G (Southeast corner of site) contains 10,800 square feet of floor area. Based on the Zoning Ordinance, a loading space (10 feet wide, 14 feet high, 40 feet long) is required for this site. Plans must be revised to meet this requirement prior to obtaining building permits.

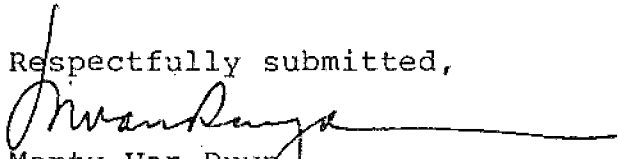
#### RECOMMENDATION

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 pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. (Bonds, private contract and Engineering fees to be posted prior to filing final map.)
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 pay off assessments prior to filing the final map.
4. The applicant shall indicate reciprocal access easements between all parcels on the final map.
5. The applicant shall indicate sewer, drainage, and water line easements on the final map.
6. The applicant shall relocate the street lights on Pell Drive to avoid conflict with proposed curb cuts.
7. The applicant shall submit a detailed landscape and irrigation plan for those landscaped areas shown on the Tentative Map for the review and approval of the Planning Director prior to issuance of building permits for each building. Approved landscaping shall be installed prior to occupancy of buildings.
8. The applicant shall dedicate and improve a 64-foot half-section in Main Avenue prior to filing the final map.

It is recommended that the City Council adopt the attached Tentative Map Resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Sligo, City Manager

MVD:HY:jm  
Attachments  
P-9231

February 3, 1981  
District No. 2

RESOLUTION No. 81-074

Adopted by The Sacramento City Council on date of

FEBRUARY 3, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,  
APPROVING A REQUEST FOR TENTATIVE MAP  
FOR PROPERTY LOCATED AT THE SOUTHWEST  
CORNER OF MAIN AVENUE AND PELL DRIVE  
(APN: 237-022-60, 61, 62) (P-9231)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at the southwest corner of Main Avenue and Pell Drive (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 February 3, 1981, 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 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 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.

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OFFICE OF THE  
CITY CLERK

*As amended*

- 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:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. (Bonds, private contract and Engineering fees to be posted prior to filing final map.)
  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 pay off assessments prior to filing the final map.
  4. The applicant shall indicate reciprocal access easements between all parcels on the final map.
  5. The applicant shall indicate sewer, drainage, and water line easements on the final map.
  6. The applicant shall relocate the street lights on Pell Drive to avoid conflict with proposed curb cuts.

7. The applicant shall submit a detailed landscape and irrigation plan for those landscaped areas shown on the Tentative Map for the review and approval of the Planning Director prior to issuance of building permits for each building. Approved landscaping shall be installed prior to occupancy of buildings.
8. The applicant shall dedicate and improve a <sup>60</sup>~~64~~-foot half-section in Main Avenue prior to filing the final map.

.....  
\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9231





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

January 19, 1981

Owner of Property:

The Hoffman Co.  
P.O. Box 13349  
Sacramento CA 95813

On January 16, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map to create 10 industrial parcels from 3 existing parcels on 7+ vacant acres in the Light Industrial M-1 Zone. Location: Southwest corner of Main Avenue and Pell Drive. (P-9231) (FT) (D2)

The hearing has been set for February 3, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

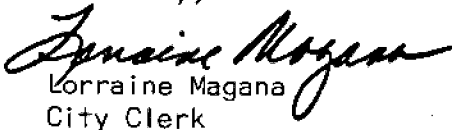
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT  
725 - J STREET  
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,

  
Lorraine Magana  
City Clerk

LM:am

CC: Frost & Baker, Inc.  
P-9231 (15)



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

815 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 442-5426

LORRAINE MAGANA  
CITY CLERK

February 4, 1981

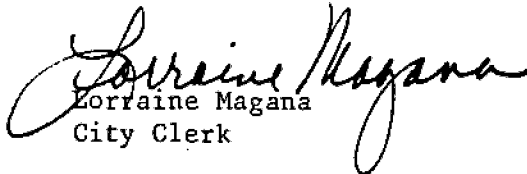
The Hoffman Company  
P.O. Box 13349  
Sacramento, CA 95813

Gentlemen:

On February 3, 1981, the City Council approved the following for property located at the southwest corner of Main Avenue and Pell Drive: (P-9231)

Tentative map to create ten industrial parcels from 3 existing parcels on 7+ vacant acres in the Light Industrial M-1 Zone.

Sincerely,

  
Lorraine Magana  
City Clerk

LM:sj

Encl.

cc: Frost & Baker, Inc.  
Planning

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