



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
SEP 22 1982

MARTY VAN DUYN  
PLANNING DIRECTOR

September 22, 1982

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

SEP 28 1982

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

- SUBJECT: 1. Environmental Determination;
2. Subdivision Modification to waive water and sewer service connections; and
3. Tentative Map (P82-113)

LOCATION: Southeast corner of Fruitridge Road and Power Inn Road

SUMMARY

This is a request for entitlements necessary to divide a 7.4 acre parcel into seven separate parcels. The purpose of the division is to locate the three existing structures on individual lots and allow future development of the remaining lots. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject request does not necessitate review by the Planning Commission because there are no concurrent requests for rezoning, special permit, variance, or plan amendment. Therefore, the project is being transmitted directly to the City Council.

Surrounding land use and zoning are as follows:

- North: Industrial; and M-2-S
- South: Industrial; and M-2-S
- East : Army Depot; and M-2-S
- West : Single Family and commercial; and R-1 and C-1

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

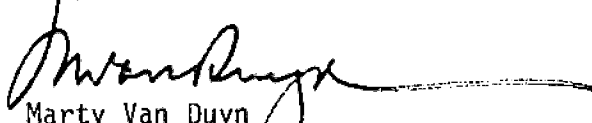
The applicant submitted a site plan indicating the future development of the site. Staff wants to point out that it is not possible to determine compliance with the Zoning Ordinance requirements (i.e., parking, landscaping, etc.) until specific plans and uses are established. This will be accomplished when building permit applications are submitted.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends that the City Council approve the project by:


1. Ratifying the Negative Declaration; and
2. Adopting the attached resolution adopting findings of fact and approving the Subdivision Modification and Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slize, City Manager

MVD:HY:cp  
Attachment  
P82-113

September 28, 1982  
District No. 6

# RESOLUTION No. 82-681

Adopted by The Sacramento City Council on date of

APPROVED  
BY THE CITY COUNCIL

SEP 28 1982

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT,  
APPROVING A REQUEST FOR SUBDIVISION  
MODIFICATION AND TENTATIVE MAP FOR  
PROPERTY LOCATED ON THE SOUTHEAST CORNER OF  
FRUITRIDGE ROAD AND POWER INN ROAD (APN: 027-083-01,02;  
027-350-32,33)(P82-113)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for property located at the southeast corner of Fruitridge Road and Power Inn Road, (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 September 28, 1982, 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 Colonial 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.

- 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.
  
- 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: It is difficult to determine the adequate size of lines until specific development plans are submitted.

- 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 installation of water and sewer connections is only being deferred until specific development plans are submitted and building permits are issued.

- 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: The granting of the subdivision modification will not change the characteristics of the area.

- 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 site is designated for industrial development.

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. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:
  - 1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels 1, 3, 5, 7. These services must be paid for and installed at the time of obtaining building permits;
  - 2. The developer shall deposit with City 23% of the estimated construction costs to remove and reconstruct frontage improvements along the Power Inn Road frontage to provide increased intersection capacity. The construction of said improvements is proposed to be accomplished as part of the City F.A.U. Project.
  - 3. Indicate reciprocal access, sewer, water easements for parcels 4, 5, and 6;
  - 4. Pay off all existing assessments;
  - 5. The existing Eucalyptus trees, located on the easterly property line, shall be retained unless the City arborist, after consultation with the Planning Director, permits their removal. A note shall be placed on the final map referencing this;

- 6. A note shall be placed on the final map indicating that no structures are permitted within the PG & E easement area.

MAYOR \_\_\_\_\_

ATTEST:

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

TENTATIVE PARCEL MAP

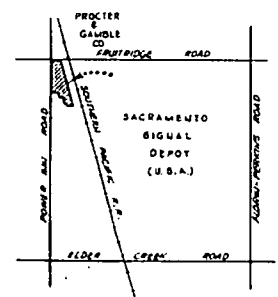
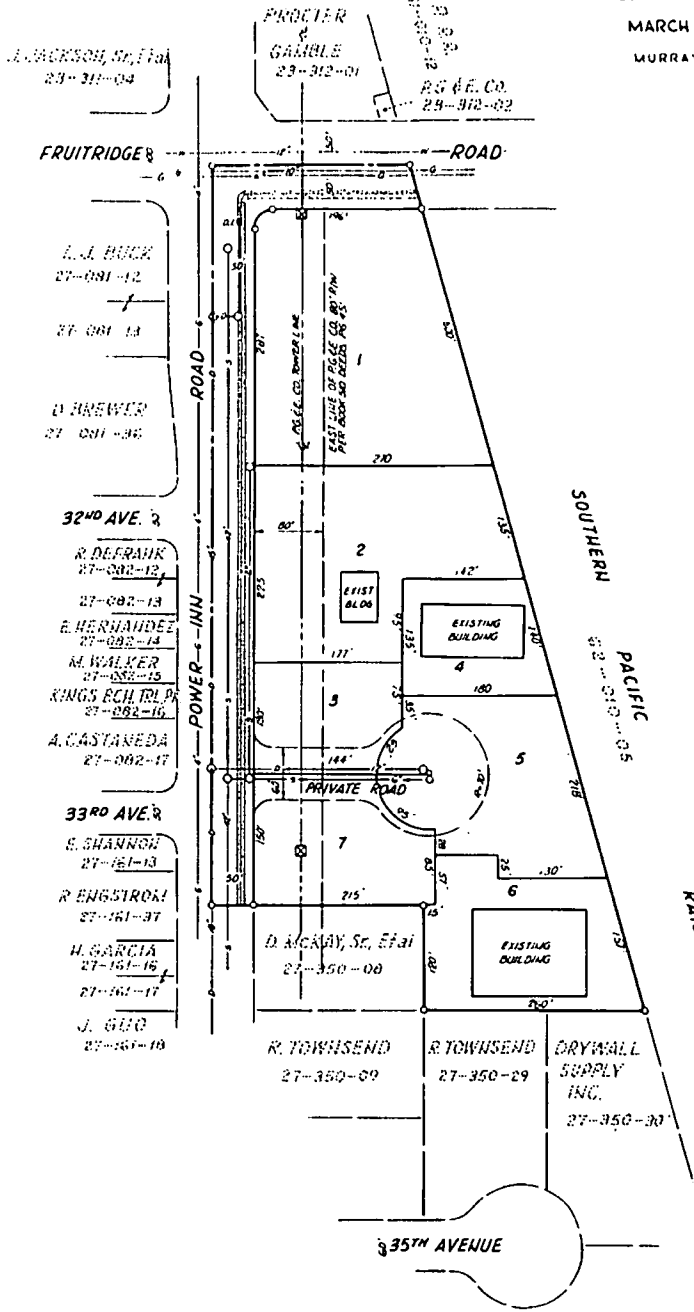
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LOTS 33 THRU 38 AND A POR. OF LOTS 28 & 29  
OF FULLER INDUSTRIAL PARK (58 B.M.1)

CITY OF SACRAMENTO, CALIFORNIA

MARCH 1982 SCALE: 1"=100'

MURRAY SMITH AND ASSOCIATES

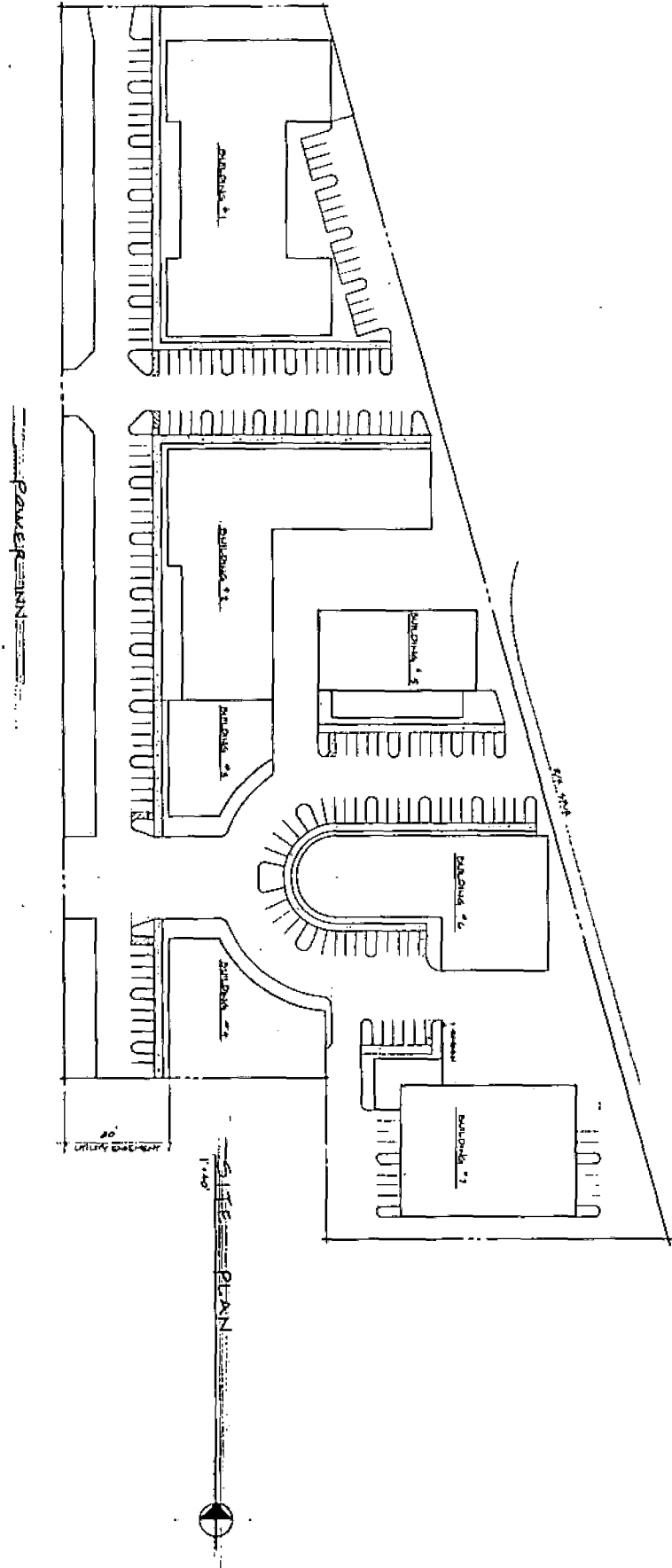


- LEGEND:**
- SEWER LINE WITH SIZE AND MANHOLE INDICATED
  - DRAIN LINE WITH SIZE AND MANHOLE INDICATED
  - WATER LINE WITH SIZE INDICATED
  - GAS LINE WITH SIZE INDICATED
  - ==== EXISTING CONC. CURB, GUTTER AND SIDEWALK

OWNER:	FULLER INDUSTRIAL c/o JOHN JACKSON JR. P.O. BOX 26630 SACRAMENTO, CA 95826 PHONE: 381-8113	PROPOSED USE:	INDUSTRIAL
SUBDIVIDER:	SAME AS ABOVE	EXISTING ZONING:	M2-S
ENGINEER:	MURRAY SMITH & ASSOCIATES ENGINEERING, INC. 3020 EXPLORER DRIVE SACRAMENTO, CA 95827 PHONE: 361-0444	ASSESSOR'S PARCEL NOS:	27-083-01 & 02, AND 27-350-32 & 33
IMPROVEMENTS:	AS REQUIRED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS	SEWAGE DISPOSAL:	CITY OF SACRAMENTO
EXISTING USE:	INDUSTRIAL	WATER SUPPLY:	CITY OF SACRAMENTO
		DRAINAGE:	CITY OF SACRAMENTO
		FIRE PROTECTION:	CITY OF SACRAMENTO
		ACREAGE:	7.4 ACRES
		NO. OF LOTS:	7
		LOT SIZE:	AS SHOWN

THIS PROPERTY IS BASICALLY FLAT AND HAS NO UNUSUAL TOPOGRAPHIC FEATURES.

FRUITRIDGE







RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

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SEP 15 2 39 PM '82

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 15, 1982

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Connie Petersen  
SUBJECT: Request to Continue Item

The applicant has requested that P82-113 (SE corner Fruitridge Road and Power Inn Road), be continued for a week to September 28, 1982.

cp

**FILED**  
By the City Council  
Office of the City Clerk  
Cont. to  
9-28-82  
SEP 21 1982

19 15

MURRAY SMITH & ASSOCIATES, ENGINEERING  
AMHERST GROVE  
3020 EXPLORER DRIVE  
SACRAMENTO, CA 95827  
916-361-0444



July 27, 1982

Sacramento City  
Planning Department  
827 Tenth Street, 3rd Floor  
Sacramento, Calif. 95814

Reference: Fuller Industrial Park

Our File : 81151

Your File: P82-113

Gentlemen:

We have been informed by the Sacramento City Engineers office that a determination will be made presumably within the next two weeks on the inclusion of the frontage of our subject property into a Federal Aid Urban project. The proposed Federal Aid Urban project covers a portion of Fruitridge Road and the proposed addition to the project would remove and reconstruct the existing frontage improvements adjacent to the property. Mr. Gary Jones, of Sacramento City Engineering Department, had indicated that it is anticipated that the State will make a decision on the inclusion of this additional construction sometime within the next two weeks.

If the additional construction is included within the Federal Aid Urban project, our client will then be able to proceed with the parcel mapping of the subject site. If the condition as currently required by the Sacramento City Engineering Department is approved, it appears at this time as though it will not be feasible to parcelize the property or to reconstruct the improvements on the Power Inn Road frontage. In order to resolve this matter and obtain an answer whether the project will be included in the Federal Aid Urban project or not, it is necessary again to ask a continuance before the City Council. We would respectfully request this continuance to be for a period of one month to the regular City Council meeting of September 7, 1982.

If you have any questions, please contact our office.

Very truly yours,  
MURRAY SMITH & ASSOCIATES  
ENGINEERING, INC.

*[Signature]*  
Edward R. Gillum,  
Project Engineer

**FILED**  
By the City Council  
Office of the City Clerk  
*Cont to*  
*9-7-82*  
AUG 3 1982

**FILED**  
By the City Council  
Office of the City Clerk  
*cont to*  
*9-21-82*  
SEP 7 1982

*Cont. to  
9-21-82  
Per Ed  
Gillum, Murray  
Smith & Assoc.*



CITY OF SACRAMENTO

82-113

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OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 203 TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

Fuller Industrial, c/o John Jackson  
P.O. Box 26630  
Sacramento, CA 95826

June 25, 1982

On June 29, 1982, the following matter was scheduled to be heard before the City Council:

Various requests for property located at southwest corner of Fruitridge Road and Power Inn Road (D6) (P-82113):

- A. Tentative Map to divide 7.4 acres developed with three structures into seven parcels in the Heavy Industrial M-2(S) Zone; and,
- B. Subdivision Modification to waive water and sewer services

This hearing has been continued to July 6, 1982 at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento California, phone (916) 449-5604.

Sincerely,

*Anne Mason*

701 Lorraine Magana  
City Clerk

FILED  
By the City Council  
Office of the City Clerk

cont to  
7-20-82  
JUN 29 1982

LM/mm

cc: Murray Smith & Assoc (3020 Explorer Rd, 95825)  
P-82113 Mailing List (52)

FILED  
By the City Council  
Office of the City Clerk

cont to  
8-3-82

JUL 20 1982