



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 448-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

December 22, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115)  
2. Tentative Map (P-9577)

LOCATION: 8367 Folsom Boulevard

SUMMARY

This item was originally considered by the City Council on December 8, 1981 but was continued when a question arose about a recommended condition to extend water and sewer main service to Parcel 1.

Upon further discussion with the City Engineering Department it has since been determined that this condition is not necessary given the current two lot proposal and the requirement of a sewer and drainage study. The Tentative Map Resolution has been amended to reflect this.

Respectfully submitted,

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:10  
Attachment  
P-9577

December 22, 1981  
District No. 6

APPROVED  
BY THE CITY COUNCIL

DEC 22 1981

OFFICE OF THE  
CITY CLERK

AMENDED

RESOLUTION No. 81-932

Adopted by The Sacramento City Council on date of

DECEMBER 15, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED  
AT 8367 FOLSOM BOULEVARD (APN: 079-182-07) (P-9577)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at 8367 Folsom Boulevard

(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 December 15, 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 College Greens Community Plan in that the plans designate the subject site for General Commercial 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section
- 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.

APPROVED  
BY THE CITY COUNCIL

DEC 22 1981

OFFICE OF THE  
CITY CLERK

- 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 County of Sacramento treatment plants have a design capacity for which 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:

The Tentative Map be approved subject to the following conditions which shall be satisfied prior to filing the final map:

1. Prepare a sewer and drainage study for the review and approval of the City Engineer;
2. Combine Parcel 3 with Parcel 1 and indicate such on the final map;
3. Show utility, water, sewer, drainage, access, surface drainage and flowage easements to, across and between Parcels 1 and 2 subject to review and approval of the City Engineer and Planning Director; and

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MAYOR.

ATTEST:

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

P-9577



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CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE  
**RECEIVED**  
DEC 9 1981

MARTY VAN DUYN  
PLANNING DIRECTOR

December 8, 1981  
Office of the City Clerk

*Cont to  
12-22-81*

City Council  
Sacramento, California

Honorable Members in Session:

DEC 15 1981

- SUBJECT: 1. Environmental Determination (Exempt 15115)  
2. Tentative Map (P-9577)

LOCATION: 8367 Folsom Boulevard

SUMMARY

This is a request to divide 8.4+ acres into three parcels located in the C-2, General Commercial zone. Parcel 3 is developed with a nursery, Parcel 2 is vacant and Parcel 1 is developed with a parking lot. The purpose of the division is to allow sale and future development of Parcel 2. The staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent Variance, Rezoning or Plan Amendment request can be reviewed by the staff and transmitted directly to the Council, thus eliminating review by the Planning Commission.

Surrounding Land Use and Zoning:

- North: Residential; R-1, R-3
- South: Industrial; M-2S
- East: Commercial, Residential; C-2, R-3
- West: Commercial, Residential; C-2, R-2, R-3

In consideration of the project, the Subdivision Review Committee expressed a concern regarding the creation of Parcel 3. They felt that Parcel 3 would be difficult to service with sewer and water because of its relationship and distance from existing services. Also, the configuration of this parcel would make it difficult to develop with a building and the required parking because of its narrow width. For these reasons, the applicant has agreed to combine Parcel 3 with Parcel 1. This would result in a total of two separate lots.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

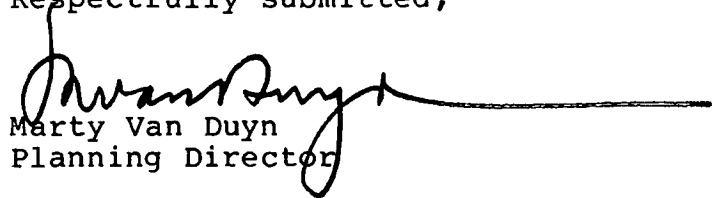
RECOMMENDATION

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 which shall be satisfied prior to filing the final map:

1. Prepare a sewer and drainage study for the review and approval of the City Engineer;
2. Combine Parcel 3 with Parcel 1 and indicate such on the final map;
3. Show utility, water, sewer, drainage, access, surface drainage and flowage easements to, across and between Parcels 1 and 2 subject to review and approval of the City Engineer and Planning Director; and;
4. Extend water and sewer main service to Parcel 1.

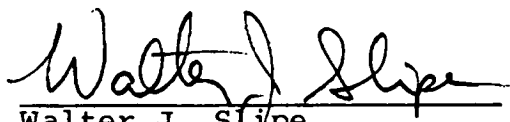
It is recommended that the City Council adopt the attached Tentative Map Resolution.

Respectfully submitted,



Marty Van Duyn  
Planning Director

Recommendation Approved:



Walter J. Slupe  
City Manager

MVD:SD:lo  
Attachments  
P-9577

December 15, 1981  
District No. 6

# RESOLUTION No.

Adopted by The Sacramento City Council on date of

DECEMBER 15, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED  
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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, 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 County of Sacramento treatment plants have a design capacity for which 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:

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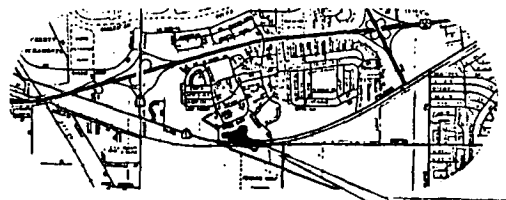
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2. Combine Parcel 3 with Parcel 1 and indicate such on the final map;
3. Show utility, water, sewer, drainage, access, surface drainage and flowage easements to, across and between Parcels 1 and 2 subject to review and approval of the City Engineer and Planning Director; and
4. Extend water and sewer main service to Parcel 1.

\_\_\_\_\_  
MAYOR

ATTEST:

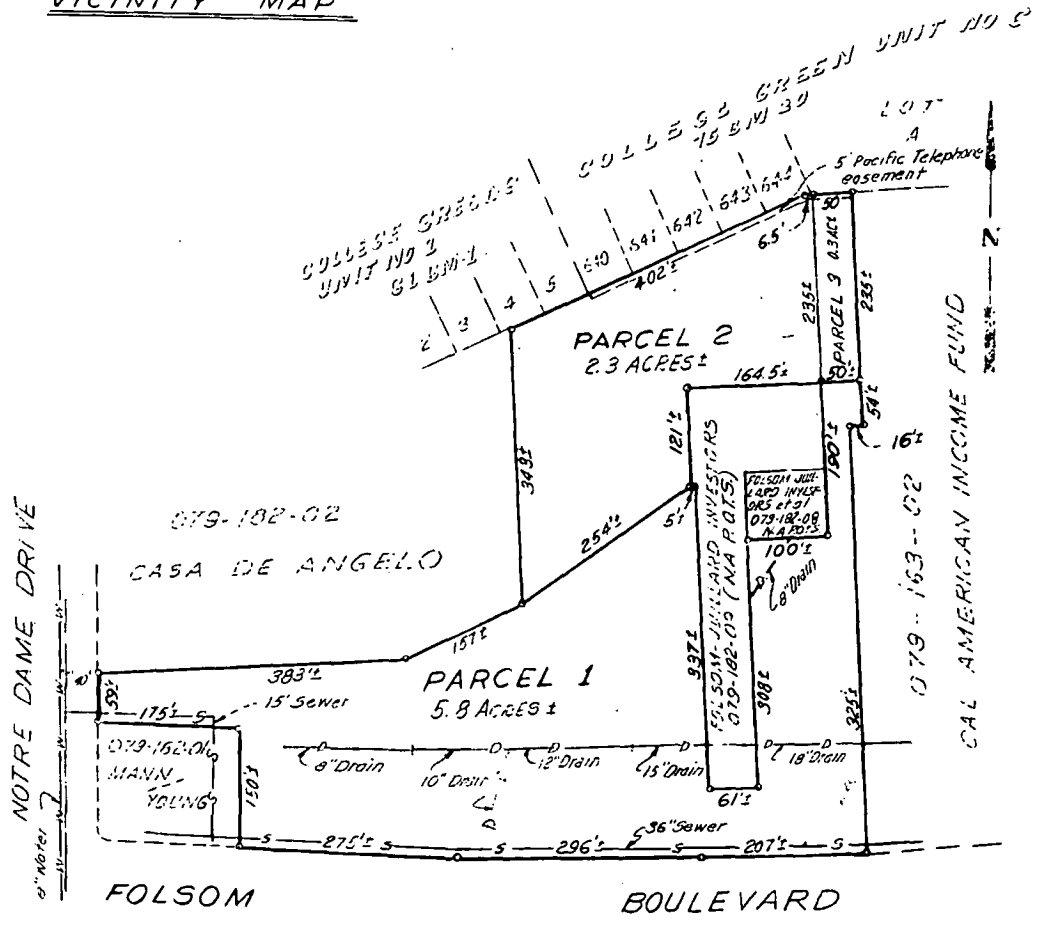
\_\_\_\_\_  
CITY CLERK





subject site

VICINITY MAP



WATER SUPPLY . . . . . Public  
 SANITARY FACILITIES . . . . . Public  
 STORM DRAIN & FLOOD CONTROL . . . . . Public  
 NO. OF LOTS & SIZE . . . . . 3-Lots: 5.8 Ac: 0.341, 2.342 ±  
 ASSESSOR'S PARCEL . . . . . 079-182-07

**DESCRIPTION**  
 PORTION OF SECTION 14, T4N., R.5E., M D B & M.

**OWNERS & SUBDIVIDERS**  
 Folsom-Julliard Investors  
 31123 Mission Boulevard  
 Hayward California 94544  
 Dennis Jordan  
 1122 B Street  
 Hayward California, 94541

**SURVEYOR**  
 The Spink Corporation  
 720 "F" Street  
 Sacramento, California 9514

**PROPOSED USE & ZONE**  
 Commercial C-2

**PRESENT USE & ZONE**  
 Parking Lot, Nursery

TENTATIVE PARCEL MAP

REVISIONS	JOB NO. 3165-001	PORTION OF COLLEGE GREENS SHOPPING CENTER CITY OF SACRAMENTO CALIFORNIA OCTOBER 1981	
	DATE		
	F.B. PAGE		
	SCALE 1"=100'		
	DRAWN BY SHM		
CHECKED BY SHM	CLIENT: Folsom-Julliard Investors	CODE	DR. NO.