



CITY OF SACRAMENTO

21

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

January 23, 1985

CITY MANAGER'S OFFICE
RECEIVED
JAN 29 1985

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

JAN 29 1985

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination (Exempt, Section 15315)
2. Tentative Map (P84-440) (APN: 237-030-39,40) (FT)
3. Subdivision Modification to span the City/County boundary line

LOCATION: 4420 Northgate Boulevard

SUMMARY

This is a request to subdivide 3+ acres located in the Light Industrial, M-1(S) zone into three parcels. The staff and the Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modification subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North: Reclamation District 1000 drainage canal; F
South: Vacant; M-1(S)
East: Reclamation District 1000 drainage canal; F
West: Industrial Park (County); M-1

The subject site consists of 3+ acres located in the M-1(S) zone. A residence and accessory building are located on Parcel A. Parcel B is developed with a service station servicing users of the industrial park located west of the subject site. The third parcel is a remnant piece, .2+ acres in size, resulting from an assessor's line delineating the City/County boundary.

21

Because the parcel spans the City/County boundary line, a Subdivision Modification has been requested. The applicant indicates that the remnant piece will be acquired by the owner adjacent to the north. In order to comply with Subdivision Map Act regulations, the Subdivision Review Committee recommends that the adjacent parcel to the north be shown on the final map as merged with the remnant. This will assure creation of a useful parcel which will be properly maintained.

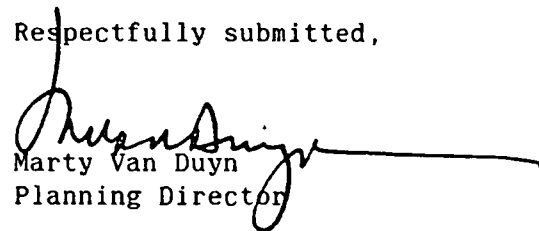
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee recommends:

Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

SD:lao
Attachments
P84-440

January 29, 1985
District No. 1

21

RESOLUTION NO. 85-070

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 4420 NORTHGATE BOULEVARD

(P-84-440)(APN: 237-030-39,40)

WHEREAS, the City Council, on January 29, 1985, held a public hearing
on the request for approval of a tentative map for property located at
4420 Northgate Boulevard;

WHEREAS, all governmental and utility agencies affected by the development of the
proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed
project is exempt from environmental determination pursuant to CEQA, Section
15315 ;

WHEREAS, the Parcel Map Advisory Committee has submitted to the City Council its
report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in
relation to feasible future passive or natural heating and cooling opportunities;
and

WHEREAS, the City Council has considered the effects that approval of the proposed
subdivision would have on the housing needs of the Sacramento Metropolitan area
and balances these needs against the public service needs of City residents and
available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474,
subsections (a) through (g) inclusive, exist with respect to the proposed
subdivision.
2. The proposed subdivision, together with the provisions for its design and
improvement, is consistent with the City General Plan, and Chapter 40 of the
City Code, which is a Specific Plan of the City. The City General Plan
designates the subject site for industrial use(s).

APPROVED
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JAN 29 1985

OFFICE OF THE
CITY CLERK

21

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to span the City/County boundary line :
 - a. There are such special circumstances or conditions affecting the property to be subdivided that it is impracticable in this particular case to conform to the strict application of City Code Chapter 40 in that it is impractical to annex such a small piece into the City limits.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all other conditions prior to filing the final map and these services will be required upon issuance of building permits.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly 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 in that the site is designated for industrial uses.
6. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard street improvements, pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

21

- d. Show the County portion of the parcel on the final map as part of the adjacent parcel to the north;
- e. Obtain all necessary County approvals and signatures;
- f. Provide drainage study to RD 1000 pump station (will require drain line extensions and oversized lines. Coordinate with County and RD 1000);
- g. Provide separate water and sewer hook ups to Parcels A and B;
- h. Dedicate right-of-way on the east side of Northgate Boulevard to a 42-foot half-section (coordinate with County Highways and Bridges Divisions); and
- i. The applicant shall check with the County Sanitation District and meet all requirements.

MAYOR

ATTEST:

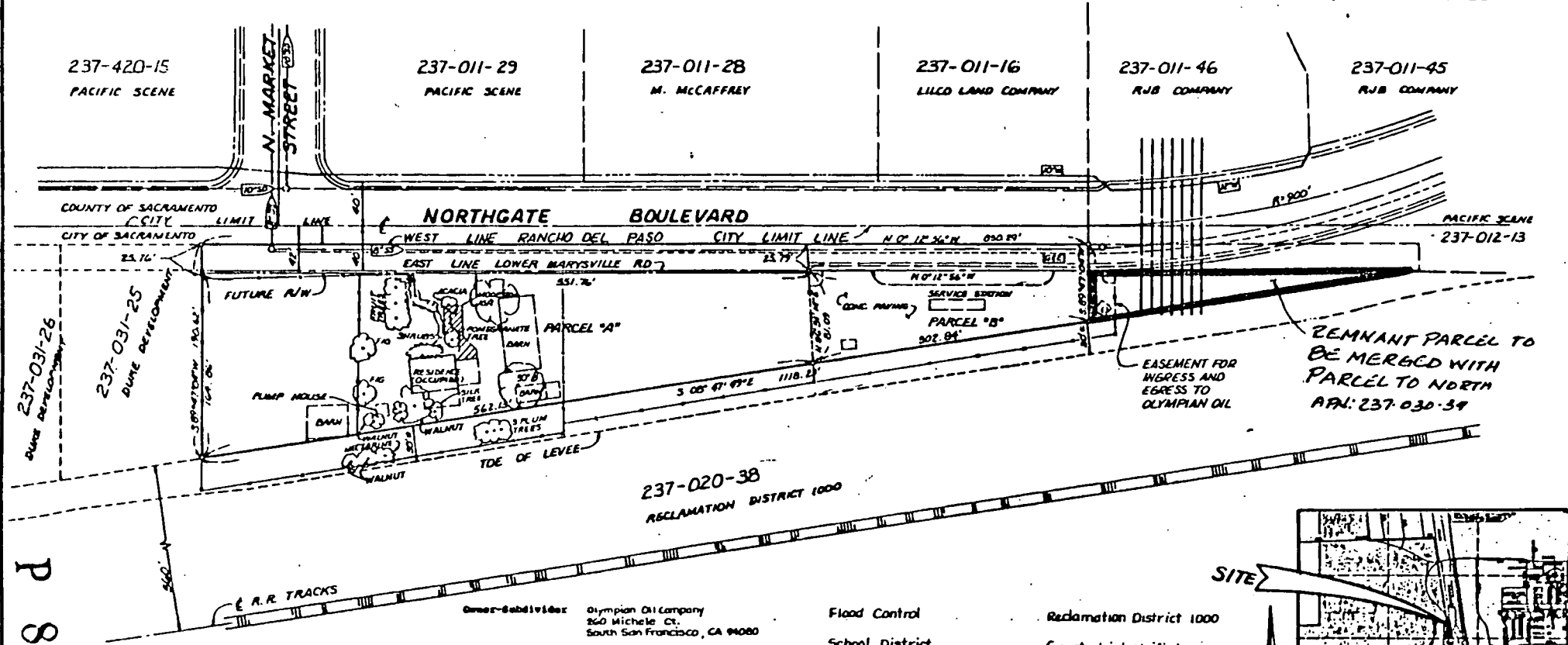
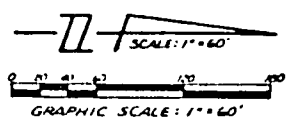
CITY CLERK

P84-440

6

TENTATIVE PARCEL MAP

PORTION OF LOT 4
RANCHO DEL PASO
NOVEMBER, 1984 SCALE: 1"=60'



P 84440

Owner-Subdivider: Olympian Oil Company
860 Michels Ct.
South San Francisco, CA 94080

Engineer: Thomas/Justice & Associates, Inc.
4153 Northgate Blvd.
Sacramento, CA 95834
(916) 829-7100

Present Use: Residential & Service Station

Proposed Use: Parcel "A" - Residential
Parcel "B" - Service Station
(asist.)

Existing Zoning: M-1-S
Proposed Zoning: M-1-S
Water: Sacramento Co. Water District

Sanitary Sewer: Sacramento County

Drainage: Sacramento County

Fire District: Bateman Fire District

Flood Control:

School District:

Area of Property:

Existing Street Improvements:

Proposed Street Improvements:

Number of Lots: 3

Size of Lots:

A.P.B.:

Reclamation District 1000:

Grant: Joint Unified

Gross: 2.401 ac.

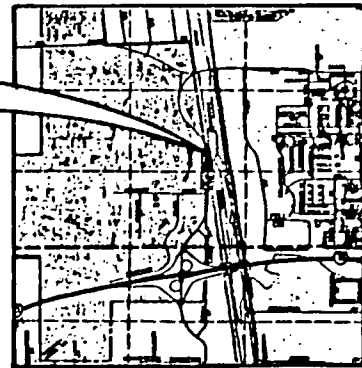
Class: "C", "A"

Name:

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A - 1.89 ac. gross
B - 0.511 ac. gross

237-030-40



VICINITY MAP
NO SCALE

PSOMAS/JUSTICE & ASSOCIATES

1000 ...
1000 ...
1000 ...

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CITY CLERKS OFFICE
CITY OF SACRAMENTO

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JAN 4 2 08 PM '05

1-29-05

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3. P85-010 Tentative Parcel Map to divide 0.23+ acres, located in the Townhouse, R-1A zone, developed with a duplex, into two lots for property located on the northeast corner of Twin River Way and Yuba River Circle. (D8) (APN: 031-320-02) (FT)

4. P85-016 Tentative Parcel Map to resubdivide 15+ vacant acres consisting of five lots into five lots located in the Heavy Industrial, M-2(S) zone for property located on the south side of Belvedere Avenue, 600+ feet west of Florin-Perkins Road. (D6) (APN: 061-140-38,39,40,41,42) (FT)

#21
1-29-1985

January 30, 1985

Olympian Oil Co.
260 Michele Court
South San Francisco, CA 94080

Dear Gentlemen:

On January 29, 1985, the Sacramento City Council took the following action(s) for property located at 4420 Northgate Boulevard:

Adopted Resolution adopting Findings of Fact approving Tentative Map to divide 2.401± acres, developed with a gas station, into two lots in the Light Industrial zone; and Subdivision Modification to span City/County boundary line. (P-84440)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/21

cc: Planning Department

Psomas/Justice and Associates
4153 Northgate Blvd.
Sacramento, CA 95834