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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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MARTY VAN DUYN
PLANNING DIRECTOR

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

August 7, 1984

City Council
Sacramento, CA

APPROVED
BY THE CITY COUNCIL

AUG 14 1984

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315);
 2. Tentative Map (P84-250) (APN: 061-140-43,44,45) (FT)

LOCATION: Belvedere Avenue, West of Florin-Perkins Road

SUMMARY

This is a request to divide 10+ vacant acres into 4 industrial parcels. The purpose of this division is to allow for sale and/or development of individual parcels. The staff and the Subdivision Review Committee recommend approval of the map, 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.

Surrounding land uses and zoning are as follows:

- North: Industrial; M-2(S)
- South: Industrial; M-2(S)
- East: Vacant; M-2(S)
- West: Vacant; M-2(S)

The subject site is located in an area that is zoned M-2(S) and is primarily developed with industrial uses. The subject site consists of the resubdivision of three lots in Florin-Perkins Industrial Park (P82-179), approved by the City Council and recorded December 8, 1983. Public street improvements (along Belvedere Avenue) have been bonded for and will be constructed as per the previous approval. The applicant will be responsible for construction of an on-site, City-owned water main extension to serve parcels 3 and 4, which do not have public street frontage.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review under State EIR guidelines (CEQA, Section 15315).

RECOMMENDATION

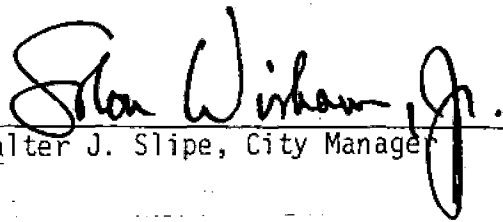
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee recommends the following:

Adoption of the attached resolution adopting findings of fact, approving the tentative map subject to conditions.

Respectfully submitted,


Marty Van Duhn
Planning Director

RECOMMENDATION APPROVED:


for Walter J. Slupe, City Manager

MVD:SD:pkb
attachment(s)
P84-250

August 14, 1984
District No. 6

RESOLUTION NO. 84-698

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT BELVEDERE
AVENUE, WEST OF FLORIN-PERKINS ROAD

APPROVED
BY THE CITY COUNCIL

AUG 14 1984

(P- 84-250) (APN: 061-140-43,44,45)

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on August 14, 1984, held a public hearing on the request for approval of a tentative map for property located at Belvedere Avenue, west of Florin-Perkins Road;

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 City Planning Commission 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. Both the City General Plan and the 1967 College Greens Community Plan designate the subject site for industrial use(s).

- 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 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. 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. Place the following note on the final map: "Standard street improvements are a condition of a previously approved map (P82-179) and have been bonded for with the filing of that final map. Street improvements are to be constructed with the Florin-Perkins Industrial Park Assessment District."
 - b. Construct and dedicate to the City an on-site water main to serve Parcels 3 and 4.

MAYOR

ATTEST:

CITY CLERK

P84-250

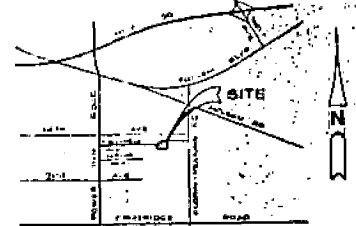
TENTATIVE PARCEL MAP

PARCELS 8, 9, 10, OF FLORIN PERKINS INDUSTRIAL PARK

PORTION OF N.E. 1/4 SEC. 23, T.8 N., R.5 E., M.D.B.&M.

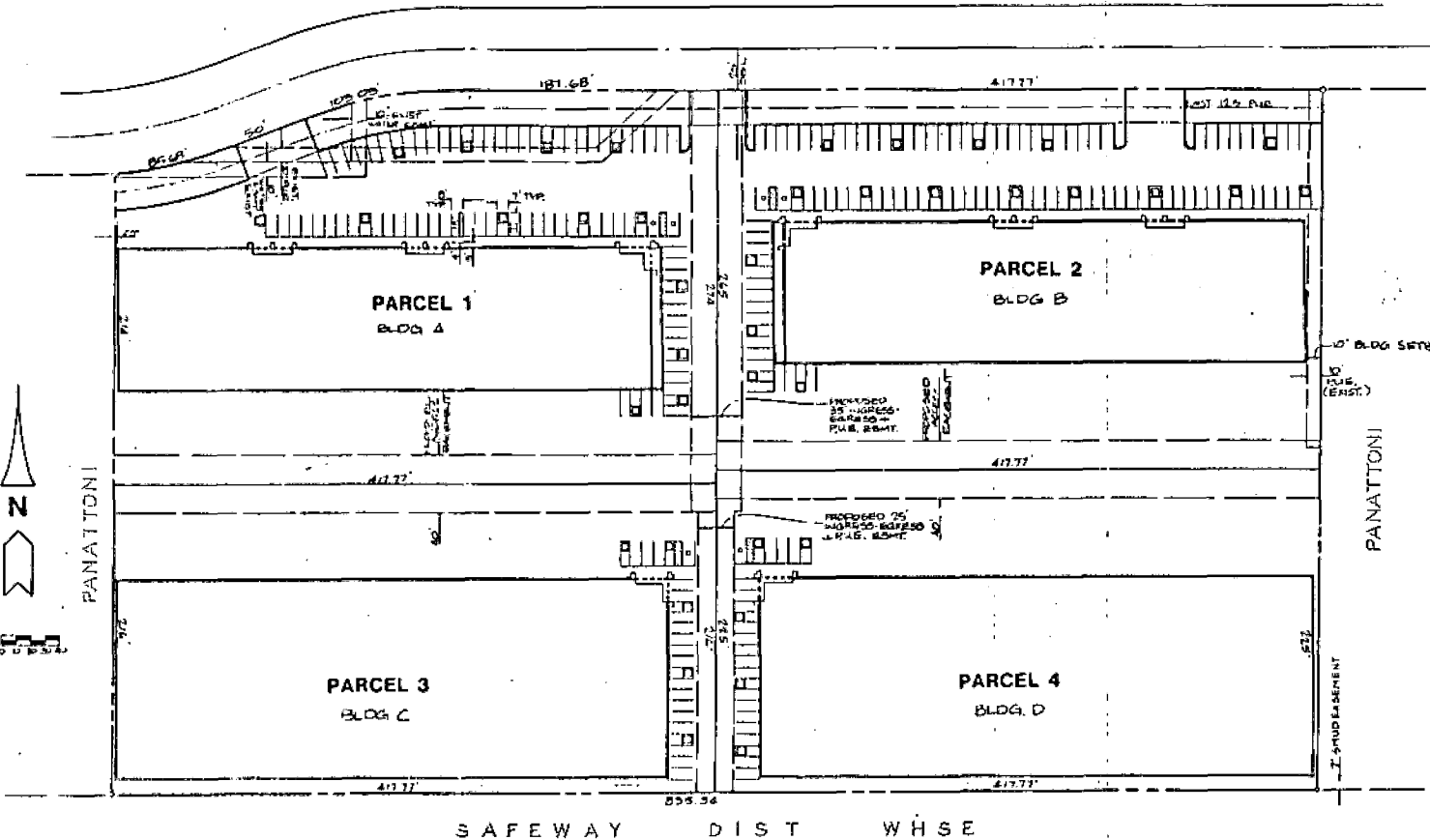
JUNE, 1984
CITY OF SACRAMENTO

SCALE: 1"=40'
CALIFORNIA



LOCATION MAP
NO SCALE

BELVEDERE AVENUE



NOTES:

1. THERE ARE NO TREES ON SITE.
2. THE BUILDINGS, PARKING, AND DRIVEWAYS SHOWN HEREON ARE FOR PROPOSED USES AND DO NOT EXIST AT THIS TIME.
3. REVERSION TO ACRES OF LOTS 8, 9, 10 ! NO PLE TO BE ABANDONED.
4. BELVEDERE AVENUE IS NOT AS YET CONSTRUCTED TO CITY STANDARDS IMPROVEMENT PLANS FOR FLORIN PERKINS INDUSTRIAL PARK AND ARE PRESENTLY SUBMITTED FOR REVIEW BY THE CITY OF SACRAMENTO.

OWNER/DEVELOPER: PANATTONI, OTIS, & MASSIE
8422 JACKSON ROAD
SACRAMENTO, CA 95824
PH: 381-1841

ENGINEER: G. W. CONSULTING ENGINEERS
2400 GLENDALE LAKE, SUITE "D"
SACRAMENTO, CA 95827
PH: 488-7220

CONTRACT: PRESENT: M20 (LIGHT INDUSTRIAL)
PROPOSED: M20 (LIGHT INDUSTRIAL)

NUMBER OF LOTS: 4
AREA:
PARCEL 1 2.48 AC
PARCEL 2 2.34 AC
PARCEL 3 2.76 AC
PARCEL 4 2.07 AC

SCHOOL DISTRICT: SACRAMENTO UNIFIED SCHOOL DISTRICT
WATER SUPPLY: CITY OF SACRAMENTO
SEWERAGE: COUNTY OF SACRAMENTO
STORM DRAIN & FLOOD CONTROL: CITY OF SACRAMENTO
PRESENT USE: VACANT

PROPOSED USE: VACANT INDUSTRIAL
BLDG AREAS:
BLDG A 31800 SQ FT
BLDG B 31000 SQ FT
BLDG C 52700 SQ FT
BLDG D 55700 SQ FT

ADN'S
61-140-43 & 44 & 45



APPROVED FOR THE CITY OF SACRAMENTO	DATE
APPROVED FOR THE COUNTY OF SACRAMENTO	DATE

N/A

G.W. CONSULTING ENGINEERS
PLANNING & DEVELOPMENT
1000 JENNER STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811

DESIGNED BY: G. TAKIMOTO
DATE: 6/84
SCALE: 1"=40'
CHECKED BY: N/A
DATE: 6/84
LIMITED BY: 10/7/80

TENTATIVE PARCEL MAP
PARCELS 8, 9, 10 OF
FLORIN PERKINS INDUSTRIAL PARK
CITY OF SACRAMENTO CALIFORNIA

August 15, 1984

Panattoni, Oates & Massey
8413 Jackson Road
Sacramento, CA 95826

Dear Gentlemen:

On August 14, 1984, the Sacramento City Council took the following action(s) for property located at Belvedere Avenue, west of Florin-Perkins Road (P-84250):

Adopted Resolution No. 84-698 adopting Findings of Fact and approving a Tentative Parcel Map to revert to acreage and subdivide 9.25± acre parcel into four lots in the M-2(S), Heavy Industrial zone.

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana
City Clerk

LM/rr/23

Enclosure

cc: Planning Department
G.W. Consulting Engineers, Applicant