



CITY OF SACRAMENTO

32

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

CITY MANAGER'S OFFICE  
**RECEIVED**  
APR 20 1983

MARTY VAN DUYN  
PLANNING DIRECTOR

April 19, 1983

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115)  
2. Tentative Map (P83-072)(APN: 061-071-08)

**APPROVED**  
BY THE CITY COUNCIL

APR 26 1983

OFFICE OF THE  
CITY CLERK

LOCATION: 8221 Alpine Avenue

SUMMARY

This is a request to divide 6.3+ acres into three parcels within the Heavy Industrial (M-2-S) zone. Proposed Parcel B contains an existing service station. Proposed Parcels A and C are vacant. The staff and Subdivision Review Committee recommend approval of the entitlements subject to conditions.

BACKGROUND INFORMATION

Land division involving four lots or less that do not have a concurrent variance, rezoning, or plan amendment request can be reviewed by staff and transmitted directly to City Council, thus eliminating the requirement for consideration by the Planning Commission. The surrounding land use and zoning are as follows:

- North: Vacant; and M-2-S
- South: Warehousing; and M-2-S
- East : Industrial; and M-2-S
- West : Warehousing; and M-2-S

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 provision 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 project by:

32

City Council

-2-

April 19, 1983

Adoption of the attached resolution adopting Findings of Fact, approving the Tentative Map with conditions.

Respectfully submitted,



for Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slipe City Manager

MVD:TM:cp  
Attachments  
P83-072

April 26, 1983  
District No. 6

# RESOLUTION No. 83-327

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT 8221 ALPINE  
AVENUE

**APPROVED**  
BY THE CITY COUNCIL

(P- 83-072)(APN: 061-071-08)

APR 26 1983

WHEREAS, the City Council, on April 26, 1983, held a public hearing on the request for approval of a tentative map for property located at 8221 Alpine Avenue; OFFICE OF THE CITY CLERK

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 15115;

WHEREAS, the Parcel Map Advisory Agency 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 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. Provide standard subdivision 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; will require off-site extensions and oversizing.
  - c. Dedicate sufficient right-of-way along 82nd Street and Alpine Avenue for 29 foot half-section.
  - d. Landscape the required 25-foot setback on Parcel "B" frontage on 82nd Street. Landscaping shall include a variety of trees and shrubs as well as lawn coverage. The Planning Director or his designee shall review the landscape and irrigation plans prior to filing the final map.
  - e. Relocate the existing fence on Parcel "B" out of the required 25-foot setback.

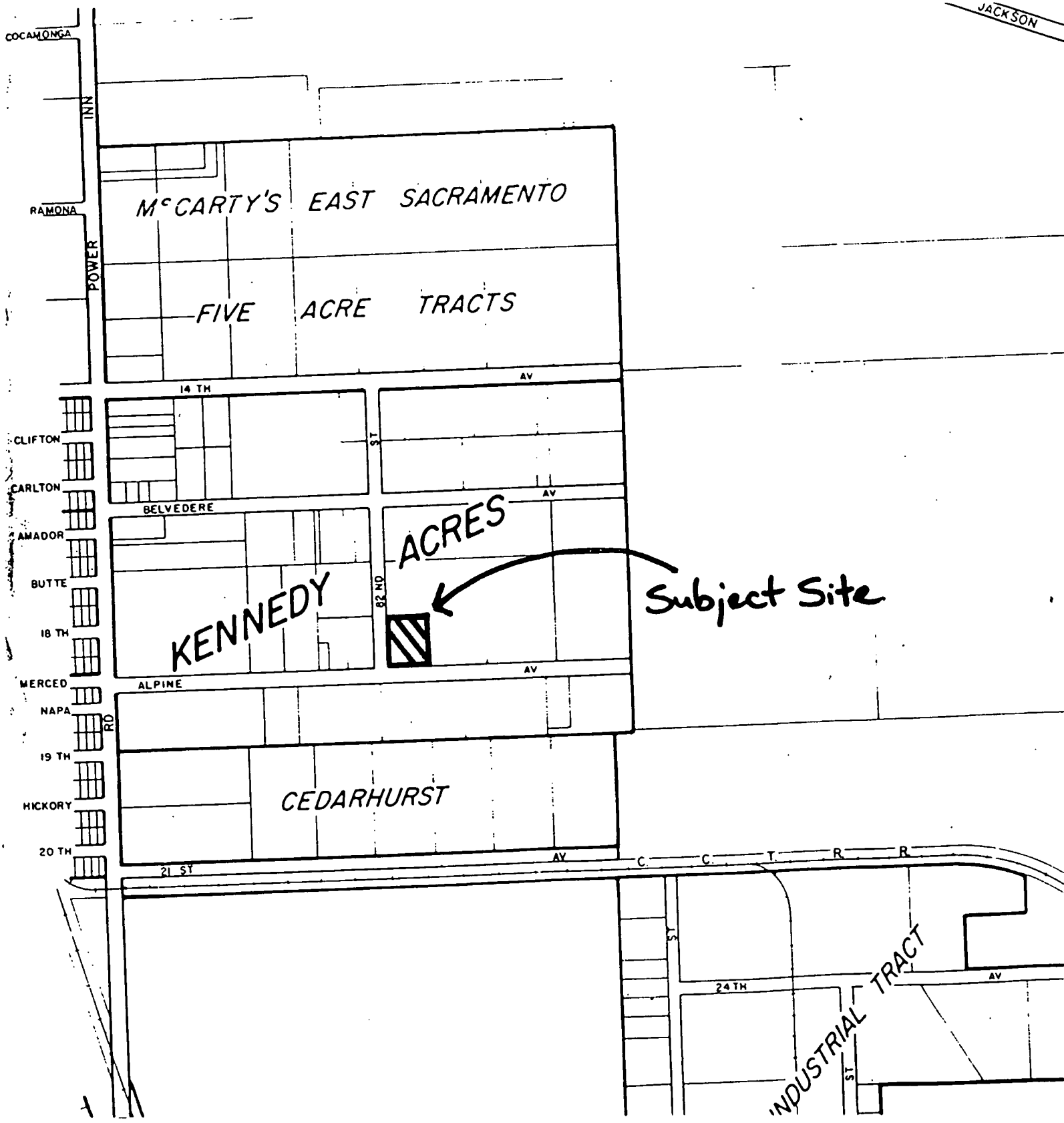
\_\_\_\_\_  
MAYOR

ATTEST:

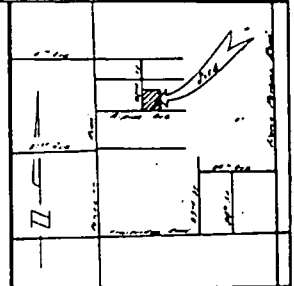
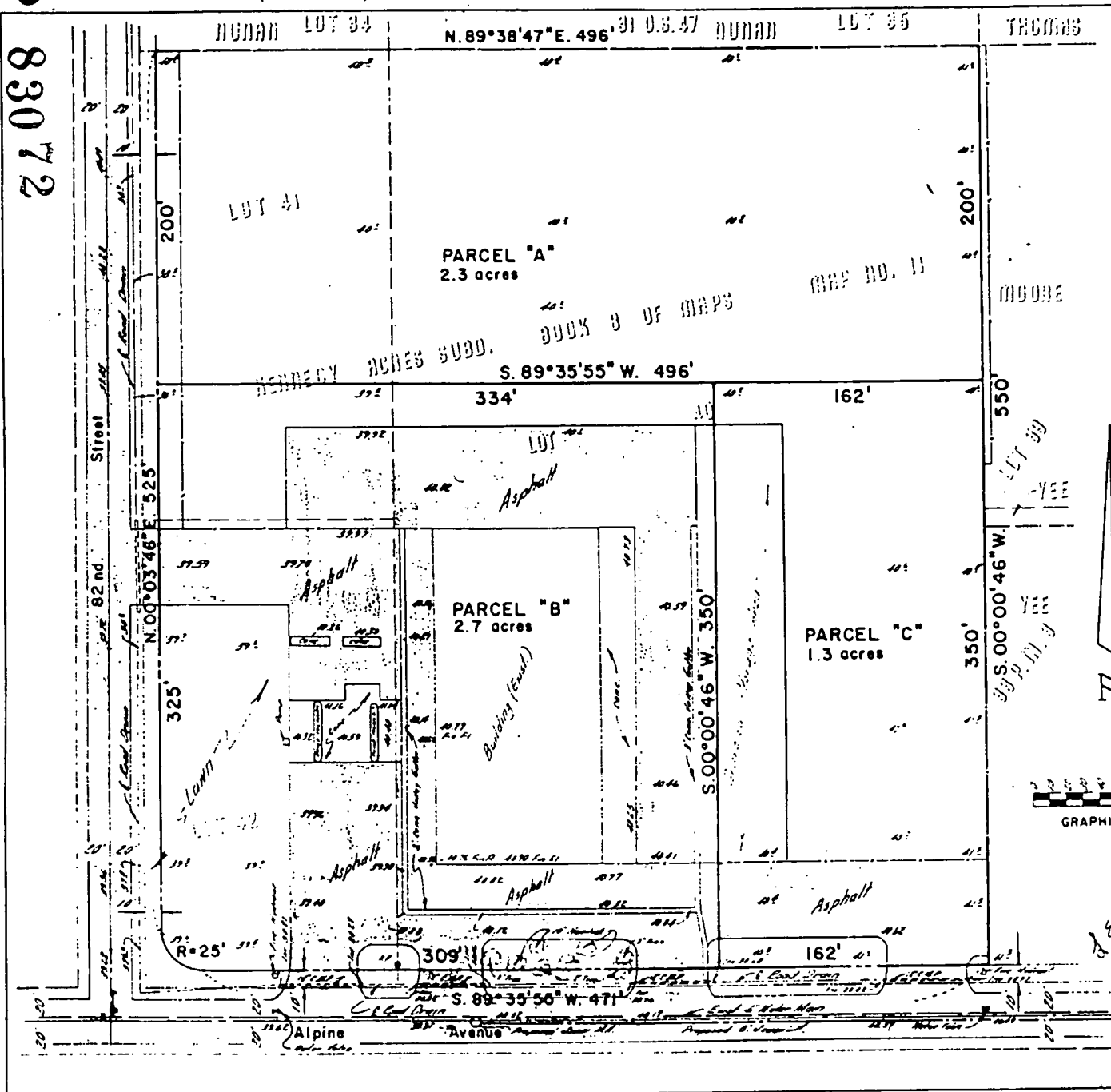
\_\_\_\_\_  
CITY CLERK

P83-072

# Location Map



P 83072



Present Zoning *M. 2.1*  
 Present Use *Parcel A, C. Parcel B, Same Self and Land for Parcel*  
 Proposed Zoning *M. 2.1* *Parcel B, no change same as present ZC*  
 Proposed Use *Parcel A, C. Parcel B, no change same as present ZC*  
 Number of Parcels 3  
 Total Gross Area 6.3 Acres  
 Sanitary Sewer *Proposed Kennedy Area Sewer Assessment District*  
 Storm Drain *City of Sacramento*  
 Water *City of Sacramento*  
 Owner and Subdivider  
*Terrence J. Lawrence Andrews*  
*8221 Alpine Avenue*  
*Sacramento, Ca. 95826*  
*Phone 457-6372*  
 School District *Sacramento Lincoln School District*

TENTATIVE  
 PARCEL MAP

for  
 Interstate Oil Co.  
 Lots 40, 41 & 42 of  
 Kennedy Acres Subd.  
 City of Sacramento  
 in  
 Section 23, T. 8N. R. 5E.  
 M.D.B. & M.  
 Sacramento County, California



NOTE  
*As shown on map of City of Sacramento, 1981*

Section 23 , T. 8 N. R. 5 E.

YOLO ENGINEERS & SURVEYORS, INC.  
 WEST SACRAMENTO WOODLAND DAVIS  
 POST OFFICE BOX 1000 SACRAMENTO, CALIF.  
 DATE Feb. 7, 1983 DWG NO 8301007

82

April 27, 1983

Terrance Andrews  
8221 Alpine Avenue  
Sacramento, CA 95826

Dear Mr. Andrews:

On April 26, 1983, the Sacramento City Council took the following action(s) for property located at 8221 Alpine Avenue (P-83072):

Adopted Resolution 83-327 adopting Findings of Fact and approving a Tentative Map to divide 6.3 acres with an existing service station into 3 parcels located within the Heavy Industrial zone.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/emm/32  
Enclosure

cc: Planning Department  
S. E. Jager

1940

...

...

...

...

...

...

...