

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	<u>H-2 Development Co. - 2233 Watt Avenue, Suite 290, Sacramento, CA 95825</u>
*OWNER	<u>D. & W. Dodson - 5413 Rainer Way, Carmichael 95608; G. & J. Roach - 1748 Reynolds Way, Sacramento 95838</u>
PLANS BY	<u>Spink Corporation - P.O. Box 2511, Sacto, CA 95814</u>
FILING DATE	<u>7-24-87</u> ENVIR. DET. <u>Neg. Dec 9-28-87</u> REPORT BY <u>DJH:sg</u>
ASSESSOR'S-PCL. NO.	<u>238-0011-013, 14, 24, 25; 238-0020-016, 17, 18, 19, 20, 21, 23, 29;</u> <u>238-0036-007; 238-0044-011</u>

*J. & V. Fernandex - 6346 16th St., Rio Linda 95673; J. Chavez - 1704 Main Ave., Sacto. 95838
M. Cheadle/Etal - 710 Grand Ave., Alameda 94501; G. & D. Lamm - 1411 G. St., Rio Linda 95673
APPLICATION: A. Negative Declaration H. Giere/Tr - 4515 Mead Ave., Sacto, 95822;
R. Addressa - 642 54th St., Sacto. 95819
B. Tentative Map to subdivide 92+ acres into 22 lots in the Light Industrial-Review (M-1(S)-R) zone

LOCATION: Northeast corner of Raley Boulevard and Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to resubdivide 92+ acres.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1984 North Sacramento
Community Plan Designation: Industrial
Existing Zoning of Site: M-1(S)-R
Existing Land Use of Site: Vacant, 1 single family & 1 commercial structure

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant & single family; M-1(S)-R	Front:	25'	NA
South: Warehouse/office park, school; M-1(S)-R	Side(Int):	0	NA
East: Warehouse & vacant; M-1(S)-R	Side(St):	25'	NA
West: Vacant & single family; M-1(S)-R	Rear:	0	NA

Parking Required: None shown
Property Dimensions: Irregular
Property Area: 92+ acres
Square Footage of Building: None stated
Height of Building: None stated
Topography: Flat
Street Improvements: To be provided
Utilities: To be extended

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 9, 1987, by a vote of five ayes and four absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 14 tax assessor's parcels under eight different ownerships totaling 92+ vacant acres in the Light Industrial-Review (M-1(S)-R) zone. The 1984 North Sacramento Community Plan designates the area for Light Industrial uses. The site is also a portion of the 850 acre area identified in

the Community Plan as the area West of McClellan for infrastructure planning. Deficiencies regarding storm drainage, water supply, and sewage collection were identified in the plan. Formation of assessment districts or other funding tools were identified as means to provide services to the area. Surrounding land uses are shown on the land use and zoning map and include a mixture of residential, commercial, warehousing and McClellan Air Force Base.

B. Project Description

The applicant is requesting the resubdivision of 14 lots into 22 lots under eight different ownerships.

Tentative Map Comments

In reviewing the parcelization pattern, staff has the following comments. The proposed street pattern could be improved by adding a curve or offset on Street B. The straight shot north to Main Avenue from Bell Avenue provides a race strip. Staff recommends that any future north-south street be curved or offset similar to Pell Drive. The 1984 North Sacramento Plan indicated warehouse uses, large manufacturing such as the U.S. Machinery facility on Raley Boulevard, and users of large areas with a low number of employees. The purpose of encouraging uses with a low number of employees was to provide a buffer for the McClellan Air Force Base activities.

ENVIRONMENTAL DETERMINATION: 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 subject to the following mitigation measures:

1. Offer the residence for relocation; and
2. Prepare a tree plan showing the location and species and condition for preservation plan.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration; and
- B. Recommend approval of the tentative map, subject to conditions with follow.

Tentative Map 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, if any.

4. Submit a soils test prepared by a registered engineer to be used in street design.
5. Annex to Regional Sanitation and pay all necessary fees.
6. Dedicate right-of-way as per study conducted by applicant.
7. Dedicate a standard 12.5-foot public utility easement for underground electrical facilities and appurtenances adjacent to all public way except Bell Avenue and Raley Boulevard.
8. Dedicate a 12.5-foot public utility easement for overhead electrical facilities and appurtenances adjacent to Bell Avenue and Raley Boulevard.
9. Abandon any septic tanks under permit from the City Building Inspections Division.
10. Abandon any wells under permit from the City/County Health Department.
11. Remove all concrete, tire, scrap metal, 55-gallon drums, trash, rubbish and abandoned vehicles to the satisfaction of the Planning Director and the City/County Health Department.
12. Designate a parcel of land for an electric distribution substation, to be acquired by Sacramento Municipal Utility District, having a net usable area of 100' x 100'. The tentative location will be at the southwest corner of Lot 10 adjacent to Bell Avenue. The exact size and location of the substation site to be mutually agreed upon by SMUD and the property owners prior to the recordation of the subdivision map.
13. Extend off-site drain, sewer and water lines and provide easements for drain and sewer line extension.
14. Bell Avenue, Raley Boulevard, Main Avenue and Reynolds Way shall consist of one half-section and a 15' paved lane in the opposite direction.
15. Show reciprocal access, sewer, water and drainage of final map.
16. Off-site dedication and improvement for round corner at northeast corner of Raley Boulevard and Bell Avenue shall be required. City will condemn at developer's expense.
17. Show all existing easements.

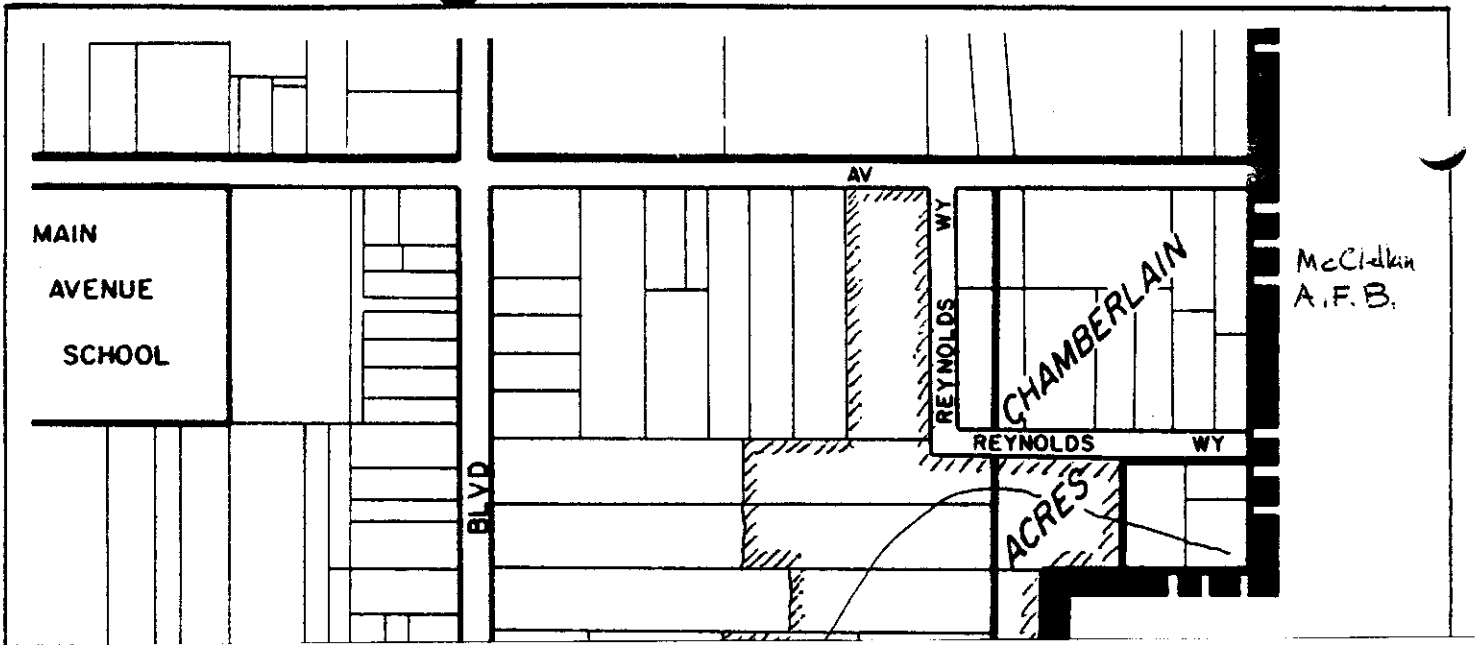


EXHIBIT A

ATTACHMENT A

RECORD OWNERS AND A.P.N.'S

- | | |
|--|--|
| 1. Dodson Dora/Etal/ Wallrich
5413 Raimer Way
Carmichael, CA 95608 | A.P.N. - 238-0011-013 ^x |
| 2. Roach Gerald E/Janet R
1748 Reynolds Way
Sacramento, CA 95838 | A.P.N. - 238-0011-014 ^x , 020-023, 029 ^x |
| 3. Fernandez Julian/Vera M
6346 16th Street
Rio Linda, CA 95673 | A.P.N. - 238-0011-024 ^x |
| 4. Chavez Joe M

1704 Main Avenue
Sacramento, CA 95838 | A.P.N. - 238-0011-025 ^x |
| 5. Cheadle Margaret/Etal
710 Grand Avenue
Alameda, CA 94501 | A.P.N. - 238-0036-007 ^x
238-0044-011 |
| 6. Lamm David/Gloria Etal
1411 G Street
Rio Linda, CA 95673 | A.P.N. - 238-0020-016, 019, 020 ^x |

