



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

CITY MANAGER'S OFFICE
RECEIVED
MAY 25 1983
APPROVED
BY THE CITY COUNCIL

MAY 31 1983
OFFICE OF THE
CITY CLERK

May 25, 1983

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination;
 2. Subdivision Modification to waive sewer and water hookups;
 3. Tentative Map (P83-122)(APN: 027-083-01,02; 027-350-32,33)

LOCATION: Southeast corner of Fruitridge Road and Power Inn Road

SUMMARY

The applicant is requesting approval of a tentative map to divide 7.4+ acres developed with three existing structures into seven parcels. The subject site is located in the Heavy Industrial (M-2S) zone. The staff and Subdivision Review Committee recommend approval of the request with conditions.

BACKGROUND INFORMATION

This request was not presented to the Planning Commission because there are no concurrent requests for rezoning, plan amendment, special permit or variance. Therefore, the project is being transmitted directly to the City Council for consideration.

Surrounding land uses and zoning are as follows:

- North: Proctor & Gamble; M-2S
- South: Industrial; M-2S
- East : Army Depot; M-2S
- West : Single Family and Commercial; R-1, C-2, and C-1

On September 28, 1982 the City Council approved a tentative map to subdivide the subject site. Prior to recordation, the applicant made some modifications in the lotting pattern. Therefore, a new tentative map is required.

There are three existing structures on the subject site. The applicant indicates that the structures on proposed parcels 3 and 4 will be removed.

The City Electrical Engineer has requested that street lights be installed along the public street frontages.

In order to avoid inactive sewer and water hookups, the City Engineer recommends a waiver of these services at this time. A note should be placed on the final map indicating those are to be installed at the time building permits are obtained.

A Negative Declaration was filed on the project on May 16, 1983.

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:

1. Ratifying the Negative Declaration;
2. Adopting the attached resolution adopting findings of fact and approving the tentative map and subdivision modification with conditions.

Respectfully submitted,

for Howard
for Marty Van Duyn
 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe

 Walter J. Slipe, City Manager

MVD:SD:cp
Attachments
P83-122

May 31, 1983
District No. 6

RESOLUTION No. 83-413

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
FOR FULLER INDUSTRIAL PARK
(P- 83-122) (APN: 027-083-02; 027-350-32,33)

APPROVED
BY THE CITY COUNCIL
MAY 31 1983
OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on May 31, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for Fuller Industrial Park located at southeast corner of Fruitridge Road and Power Inn 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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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 balanced 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3. 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 Colonial Community Plan designate the subject site for industrial use(s).
4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to waive sewer and water hookups :
 - a. there are special circumstances that affect this property
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that granting of the subdivision modification would only defer installation of service connections until building permits are obtained.
 - 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 services will be required at the time building permits are obtained .
 - 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 of the modification will not 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 .
7. 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: Water and sewer service connections do not exist between the main lines and parcels 1, 3, 5 and 7. These services must be paid for and installed at the time of obtaining building permits.
 - b. Pay off existing assessments.
 - c. Place the following note on the final map: No structures are permitted within the PG & E easement area.

- d. Deposit with the City 23 percent of the estimated construction costs to remove and reconstruct frontage improvements along Power Inn Road; frontage to provide increased intersection capacity. The construction of said improvements is proposed to be accomplished as part of the City F.A.U. project.
- e. Indicate reciprocal access, sewer, water easements for parcels 3, 4, 5, 6, and 7.
- f. The existing Eucalyptus trees located on the easterly property line shall be retained unless the City Arborist, after consultation with the Planning Director, permits their removal. A note shall be placed on the final map referencing this.
- g. Show easements for existing water mains.
- h. New suitable easements will be required before existing electrical facilities can be relocated.
- i. Cost of relocation will be paid by the developer.
- j. Provide street lights to the satisfaction of the City Electrical Engineer.

MAYOR

ATTEST:

CITY CLERK

TENTATIVE PARCEL MAP

15

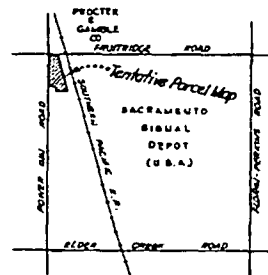
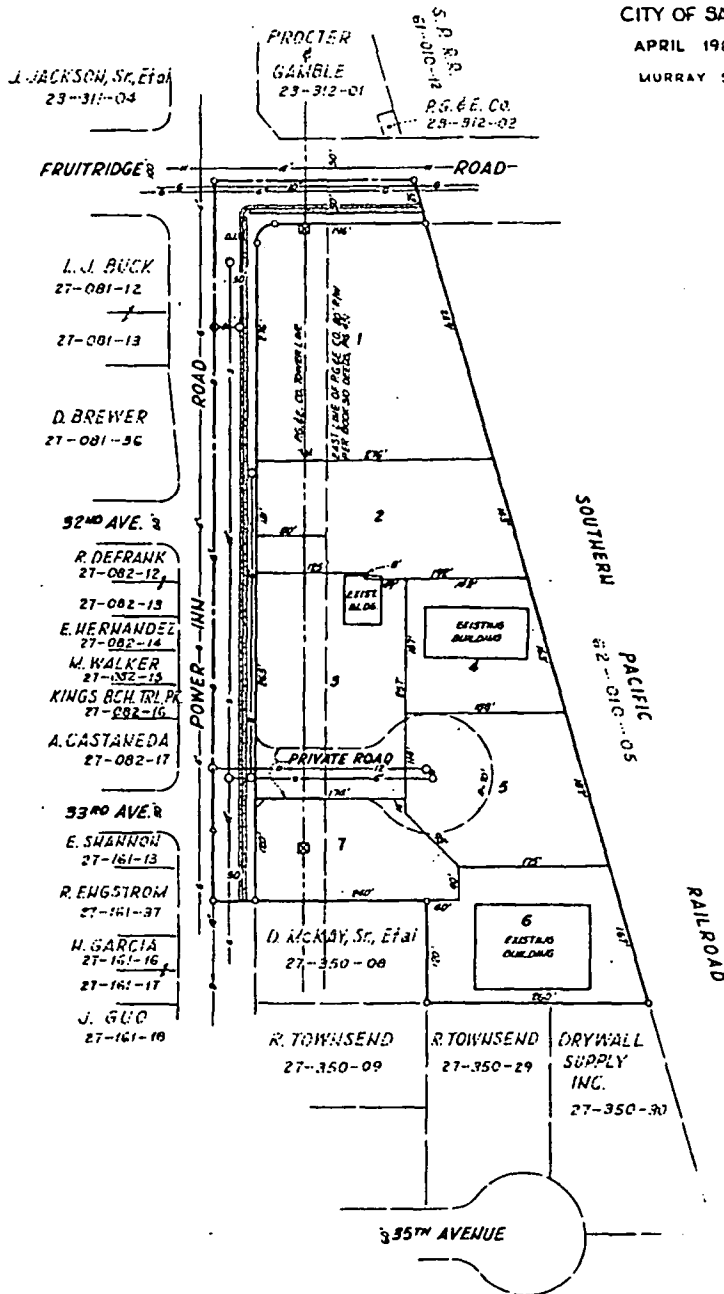
LOTS 33 THRU 38 AND A POR. OF LOTS 28 & 29
OF FULLER INDUSTRIAL PARK (58 B.M. 1)

CITY OF SACRAMENTO, CALIFORNIA

APRIL 1983

SCALE: 1"=100'

MURRAY SMITH AND ASSOCIATES



LEGEND:

- SEWER LINE WITH SIZE AND MANHOLE INDICATED
- DRAIN LINE WITH SIZE AND MANHOLE INDICATED
- WATER LINE WITH SIZE INDICATED
- GAS LINE WITH SIZE INDICATED
- ==== EXISTING CONC. CURB, GUTTER AND SIDEWALK

OWNER: FULLER INDUSTRIAL
c/o JOHN JACKSON JR.
P.O. BOX 26630
SACRAMENTO, CA 95826
PHONE: 361-8113

SUBDIVIDER: SAME AS ABOVE

ENGINEER: MURRAY SMITH & ASSOCIATES
ENGINEERING, INC.
3020 EXPLORER DRIVE
SACRAMENTO, CA 95827
PHONE: 361-0444

IMPROVEMENTS: AS REQUIRED BY THE
CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC
WORKS

EXISTING USE: INDUSTRIAL

PROPOSED USE: INDUSTRIAL

EXISTING ZONING: M2-S

ASSESSOR'S PARCEL NOS: 27-083-01 & 02, AND
27-350-32 & 33

SEWAGE DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: CITY OF SACRAMENTO

ACREAGE: 7.4 ACRES²

NO. OF LOTS: 7

LOT SIZE: AS SHOWN

THIS PROPERTY IS BASICALLY FLAT AND HAS NO UNUSUAL TOPOGRAPHIC FEATURES.

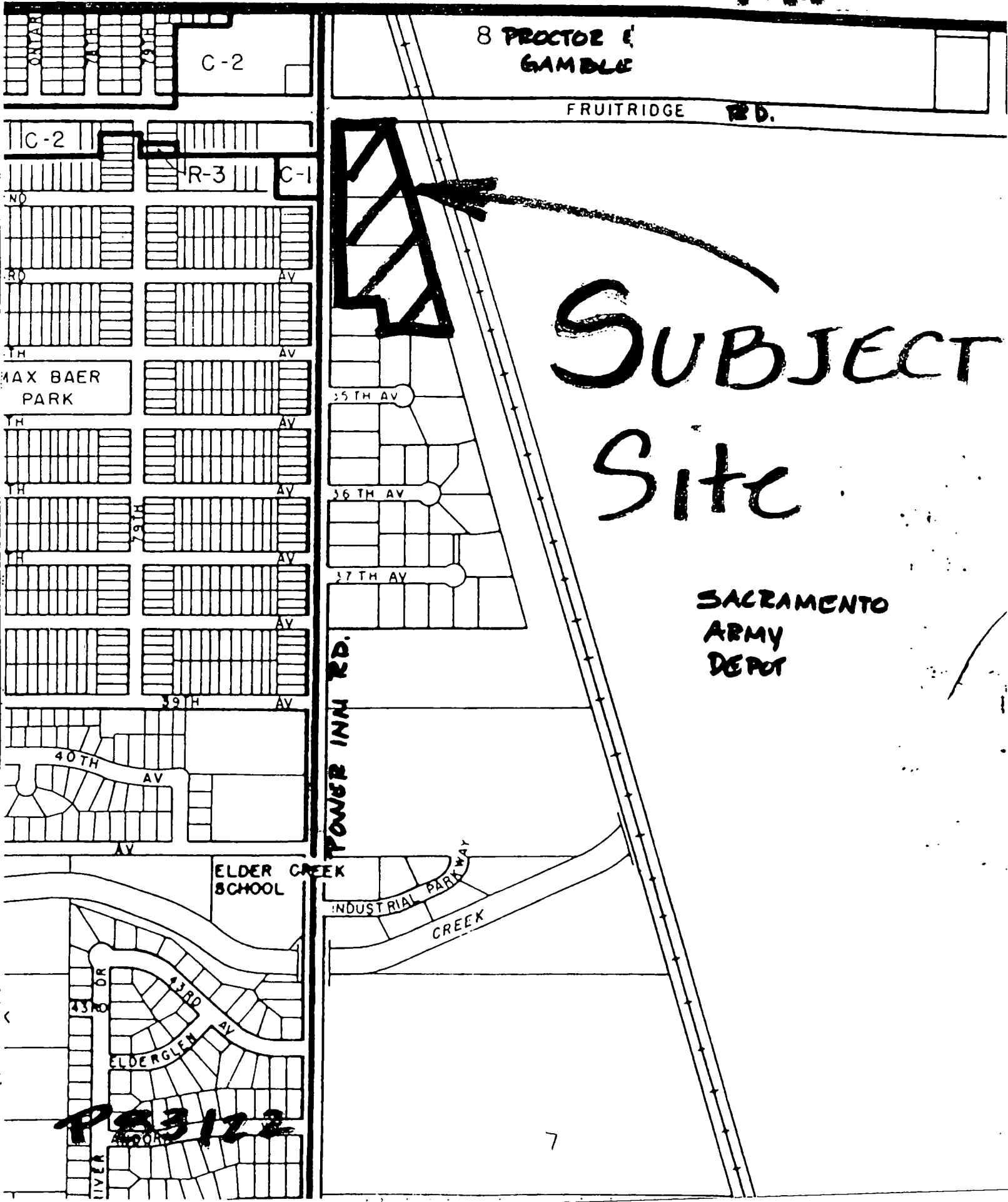
P 83122

6

51161

LOCATION MAP

15



June 6, 1983

Fuller Industrial
P. O. Box 26630
Sacramento, CA 95826

Dear Gentlemen:

On May 31, 1983, the Sacramento City Council took the following actions for property located at the SE corner of Power Inn Road and Fruitridge Road: (P-83122)

Adopted Resolution 83-413 adopting Findings of Fact, approving a Tentative Map and Subdivision Modifications to resubdivide 7.4± acres developed with 3 existing buildings into 7 parcels in the Heavy Industrial (M-2(S) zone. Buildings on Parcels 3 and 4 to be removed.

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

Sincerely,

Lorraine Magana
City Clerk

LM/jmb/15
Enclosure

cc: Planning Department
Murray Smith and Associates, 3020 Explorer Drive, 95827