



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
OCT 10 1984

MARTY VAN DUYN
PLANNING DIRECTOR

October 8, 1984

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P84-312) (APN: 277-144-11) (PT)

LOCATION: 2170 Evergreen Street

APPROVED
BY THE CITY COUNCIL

OCT 16 1984

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request for the necessary entitlement to subdivide 1.5+ acres into two parcels. The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions with no 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:	Warehouse;	M-1
South:	Railroad;	M-1
East:	Vacant and Railroad;	M-1
West:	Warehouse;	M-1

The subject site consists of 1.5+ acres located in the Light Industrial (M-1) zone. A motorcycle parts distributor is located along the Evergreen Street frontage. The applicant proposes to divide off the portion with existing improvements for financing of future development on the vacant portion of the site.

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ENVIRONMENTAL DETERMINATION:

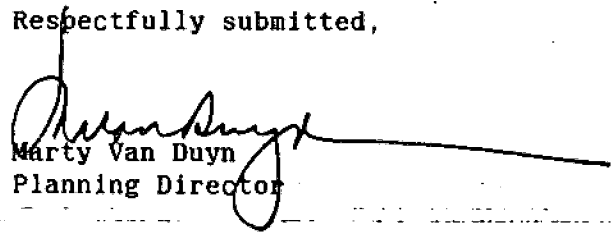
The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

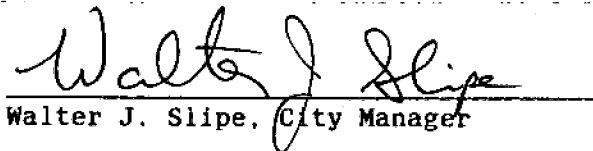
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee recommends:

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

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

SD:pkb
Attachments
P84-312

October 16, 1984
District No. 1

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RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 2170 EVER-
GREEN STREET

(P- 84-312)(APN: 277-144-11)

WHEREAS, the City Council, on October 16, 1984, held a public hearing
on the request for approval of a tentative map for property located at
2170 Evergreen Street;

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 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 1984 North Sacramento Community Plan designate the
subject site for commercial or industrial use(s).

APPROVED
BY THE CITY COUNCIL

OCT 10 1984

OFFICE OF THE
CITY CLERK

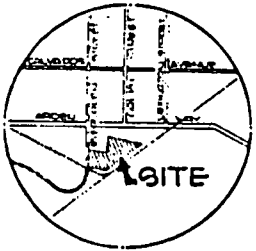
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design 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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - b. Show reciprocal parking easement on final map; and
 - c. Provide separate sewer and water services to each lot.

MAYOR

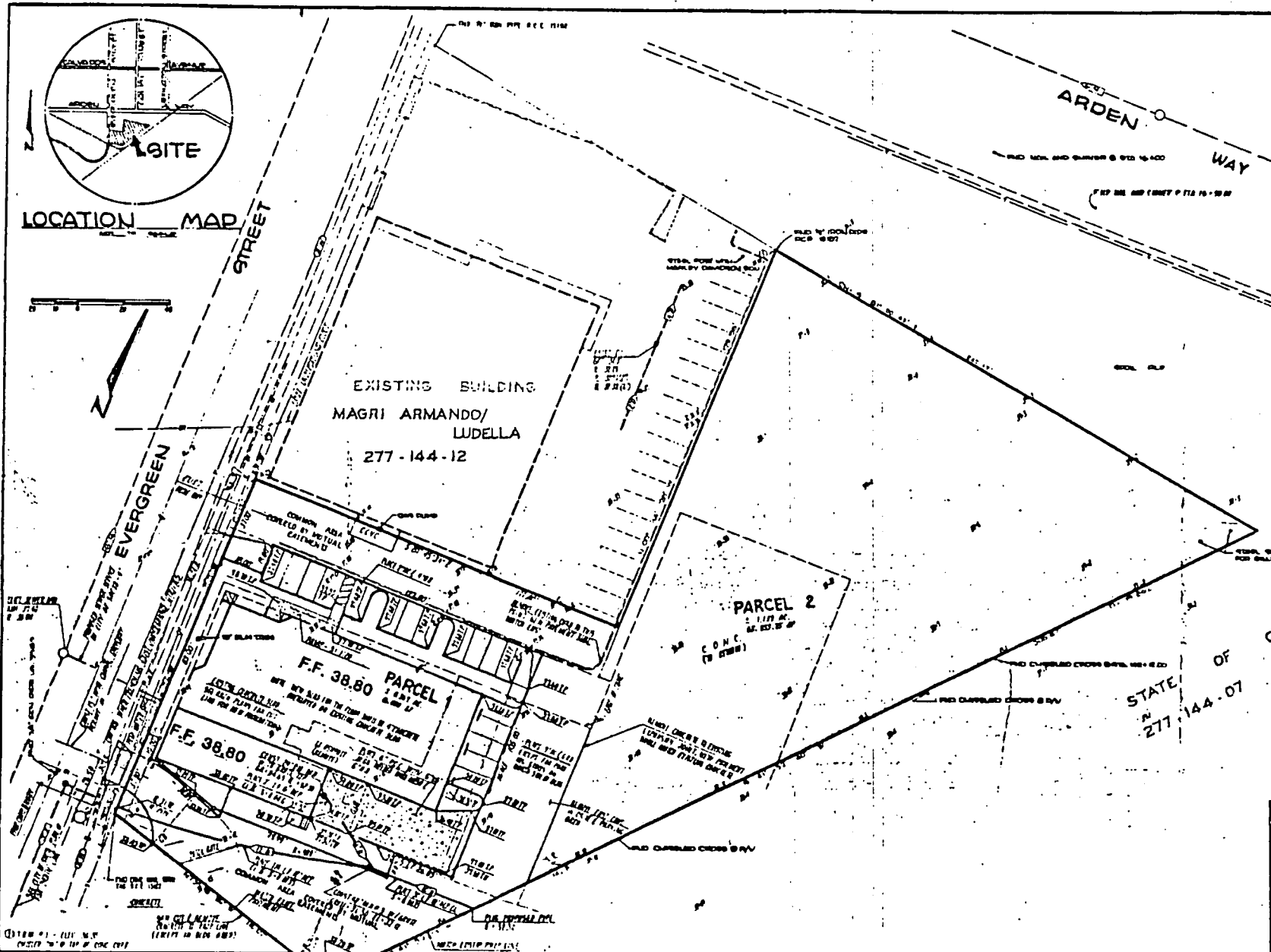
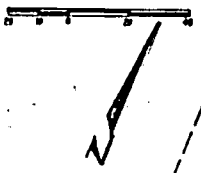
ATTEST:

CITY CLERK

P84-312



LOCATION MAP



DATE: 04/11/81
 PROJECT: 277-144-12
 CITY: SACRAMENTO, CALIFORNIA
 COUNTY: SACRAMENTO
 SHEET: 1 OF 1
 SCALE: 1" = 20'
 DRAWN BY: JTS
 CHECKED BY: JTS
 APPROVED BY: JTS

STATE OF CALIFORNIA
 COUNTY OF SACRAMENTO
 PARCEL 277-144-07

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	487-2200
ELECTRICITY	SMUD	487-2200
TELEPHONE	AT&T	487-2200
WATER	CITY OF SACRAMENTO	487-2200
SEWER	CITY OF SACRAMENTO	487-2200
STORMWATER	CITY OF SACRAMENTO	487-2200
LANDFILL	CITY OF SACRAMENTO	487-2200

REVISIONS:
 NO. DATE REVISION
 1 04/11/81

JTS ENGINEER CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 441-4770

SCALE: 1" = 20'
 DRAWN BY: JTS
 CHECKED BY: JTS
 APPROVED BY: JTS

NO.	DATE	REVISION	COUNTY APPROVAL	BY

TENTATIVE PARCEL MAP
2170 EVERGREEN ST.
 APRN 277-144-11
 CITY OF SACRAMENTO, CALIFORNIA

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October 19, 1984

Margie Armando, etal
1309 La Sierra Drive
Sacramento, CA 95825

Dear Ms. Armando:

On October 16, 1984, the Sacramento City Council took the following action(s) for property located at 2170 Evergreen Street:

Adopted Resolution 84-881 adopting Findings of Fact approving Tentative Map to divide 1.5± partially developed acres into two separate parcels in the Light Industrial, M-1 zone for property. (P-84312)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/17

Enclosure(s)

cc: Planning Department
JTS Engineering
811 J Street
Sacramento, CA 95814

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