

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Wong and Associates, 201 Lathrop Way, Ste 1, Sacramento, CA 95815				
OWNER	City of Sacramento, 927 10th Street, Sacramento, CA 95814				
PLANS BY	Wong and Associates, 201 Lathrop Way, Ste 1, Sacramento, CA 95815				
FILING DATE	3-19-92	ENVIR DET	Negative Declaration	REPORT BY	Don Smith
APN	009-0102-007 thru 011 009-0164-016 009-0012-005 032 043 044 060 and 061				

- APPLICATION:**
- A. Negative Declaration;
 - B. Mitigation Monitoring Plan;
 - C. Tentative Map to reconfigure 12 parcels to three parcels on 13.51 ± partially developed acres in the Light Industrial (M-1) and Heavy Industrial (M-2) zones; and,
 - D. Section 65402 Review for the abandonment of a 20 foot wide alley approximately 340 feet long on the east side of the City Animal Shelter, and V street on the west side of Front Street.

LOCATION: U, V and Front Streets

PROPOSAL: The applicant is requesting to reconfigure twelve parcels into three parcels on 13.51 ± partially developed acres in the Light Industrial (M-1) and Heavy Industrial (M-2) zones.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/ Warehouse
Central City
Community Plan Designation: Industrial
Existing Zoning of Site: M-1 and M-2
Existing Land Use of Site: Pioneer Reservoir, Sump Pump, Towe Ford Museum
and City Animal Shelter

Surrounding Land Use and Zoning:

North: Vacant and Public Utility; M-1 and M-2
South: Vacant and Freeway; M-2 and T-C
East: Freeway; T-C
West: Sacramento River; F

Property Dimensions: Irregular
Property Area: 13.51 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

000169

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 10, 1992, by a vote of four ayes and five absent, the Subdivision Review Committee voted to recommend approval of the tentative map. Recommended conditions of approval are contained below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 13.51 ± partially developed acres in the Light Industrial (M-1) and the Heavy Industrial (M-2) zones. The General Plan designates the subject site Heavy Commercial/Warehouse. The Central City Community Plan designates the site Industrial. The property is city owned property and is the location of the Pioneer Reservoir, a sump pump, the City Animal Shelter and the Towe Ford Museum. Surrounding land uses include: vacant property and a PG and E utility station to the north; the Interstate Five Freeway to the east; the Sacramento River to the west; and, a vacant lot and Highway 80 to the south. Surrounding properties are zoned: Light Industrial (M-1) and Heavy Industrial (M-2) to the north; Transportation Corridor (T-C) to the east; Floodway to the west; and, Heavy Industrial (M-2) and Transportation Corridor (T-C) to the south.

B. Applicant's Proposal

The applicant is requesting a tentative map to reconfigure twelve parcels into three parcels on 13.51 ± partially developed acres in the Light Industrial (M-1) and Heavy Industrial (M-2) zones. In addition, the applicant requests the abandonment of an alley which is located east of the Animal Shelter and V Street west of Front Street.

C. Staff Analysis

The property has a variety of public and quasi- public users. The request to reconfigure the lots is being made to allow better administration of the property by the different users. The abandonment of the alley and V Street are requested to allow better utilization of the property. Since the freeway system was constructed, public access through the alley and this portion of V Street is now unnecessary.

The proposed abandonment has been reviewed by the various Divisions of the Public Works Department and other agencies who may be affected by the abandonment. These include: Utilities, Engineering and Traffic Divisions, Police Department, PG&E, SMUD, Sacramento Cable and Pacific Bell. There were no objections given to the abandonment (see attached letters). The abandonment is subject to Government Code 65402 which requires a consistency assessment of the abandonment with the General Plan. The abandonment is consistent with the policies of the General Plan.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

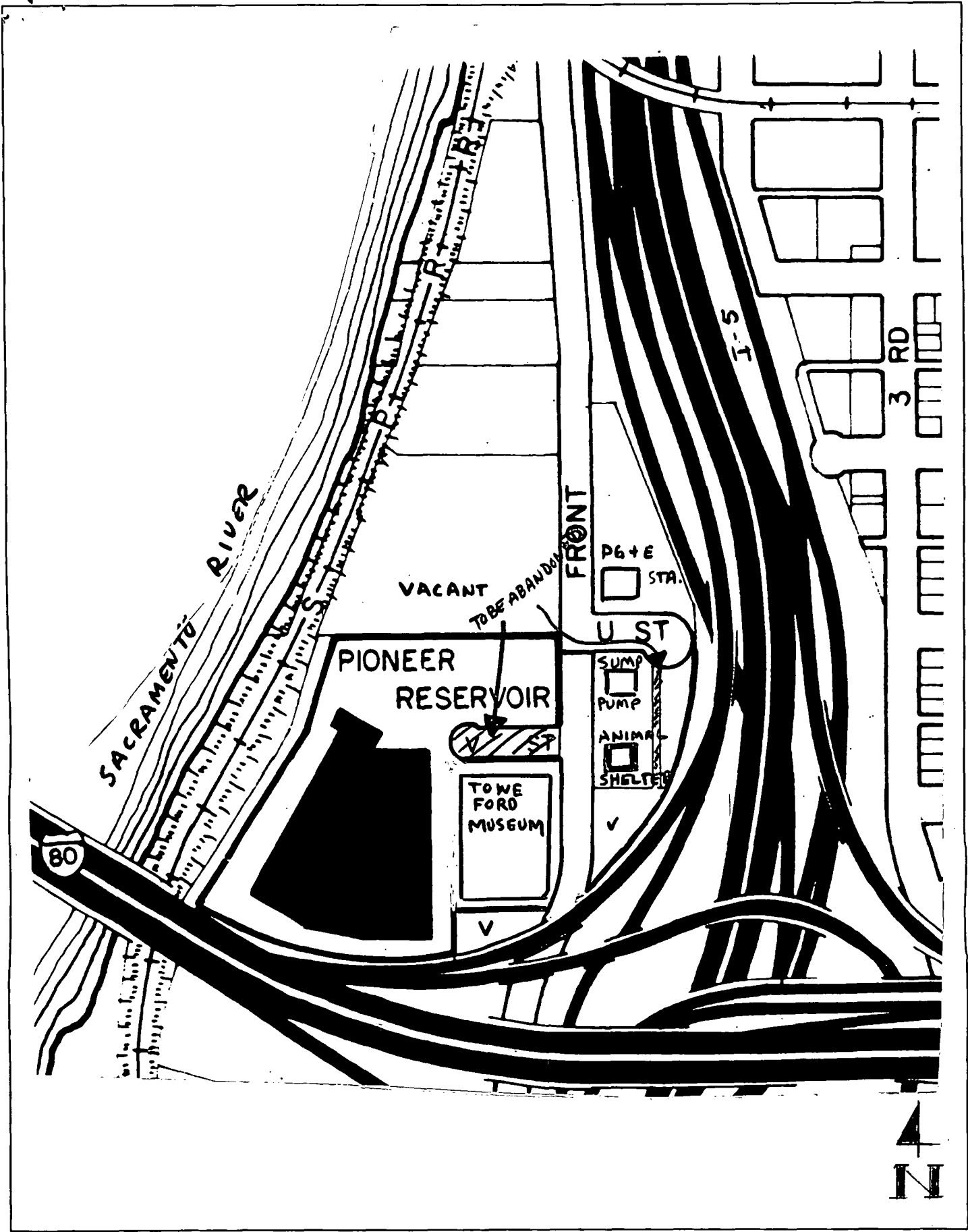
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration; and,
- B. Approve the Mitigation Monitoring Program;
- C. Recommend approval of the Tentative Map to reconfigure 12 parcels to three parcels on 13.51 ± partially developed acres in the Light Industrial (M-1) and Heavy Industrial (M-2) zones and forward to the City Council; and,
- D. Recommend approval of the staff report and find the abandonment consistent with the General Plan and forward to the City Council.

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. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P92-063);
2. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
3. Show all existing easements;
4. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
5. Existing roadway easement for Front Street across Parcel 1 shall be retained along with required public and private utility easements;
6. Abandonment of V Street, the alley, and a portion of U Street shall comply with abandonment letters on file with the Public Works Department. Easements shall be retained for existing utilities to remain; and
7. Relocate property line between Parcel 3 and Parcel 1 east of Front Street to 10' south and east of Sumps 1 and 1A to the satisfaction of the Public Works Department and the Utilities Department.



LAND USE & ZONING MAP 000173



VICINITY MAP

P.G. & E. CO.
APN 009-0012-003

LEGEND

WATER MAIN	WW
FIRE HYDRANT	PH
FIRE DEPT. CONNECTION	FC
DUMP PILE	CA
MANHOLE	MH
POD	CM
CASIMETER	CM
SEWER DRAIN LINE	SD
WATER LINE	WL
OVERHEAD UTILITY LINE	OL

SITE DATA

OWNER/DEVELOPER: CITY OF SACRAMENTO
2210T STREET, SUITE 1000
SACRAMENTO, CA 95818
(916) 241-3113
CONTACT PERSON: RANDY WITT

ENGINEER: WONG & ASSOCIATES, INC.
3015 HODGETTS PARK DRIVE, SUITE C
RANCHO DOPKIN, CA 95726
(916) 952-0883

ASSessor'S PARCEL NUMBERS: APN 009-001-001, 002, 043, 044, 080 AND 081
APN 009-002-007, 008, 009, 010 AND 011
APN 009-018-018

CURRENT ZONING: M2

PROPOSED ZONING: M2

CURRENT USE: CITY USE

PROPOSED USE: CITY USE

TOTAL ACREAGE: 114 AC

LOT SIZE: AS SHOWN

NUMBER OF LOTS: THREE

EMPHASIS: CITY OF SACRAMENTO

LEASER: CITY OF SACRAMENTO

WATER: CITY OF SACRAMENTO

FIRE: CITY OF SACRAMENTO

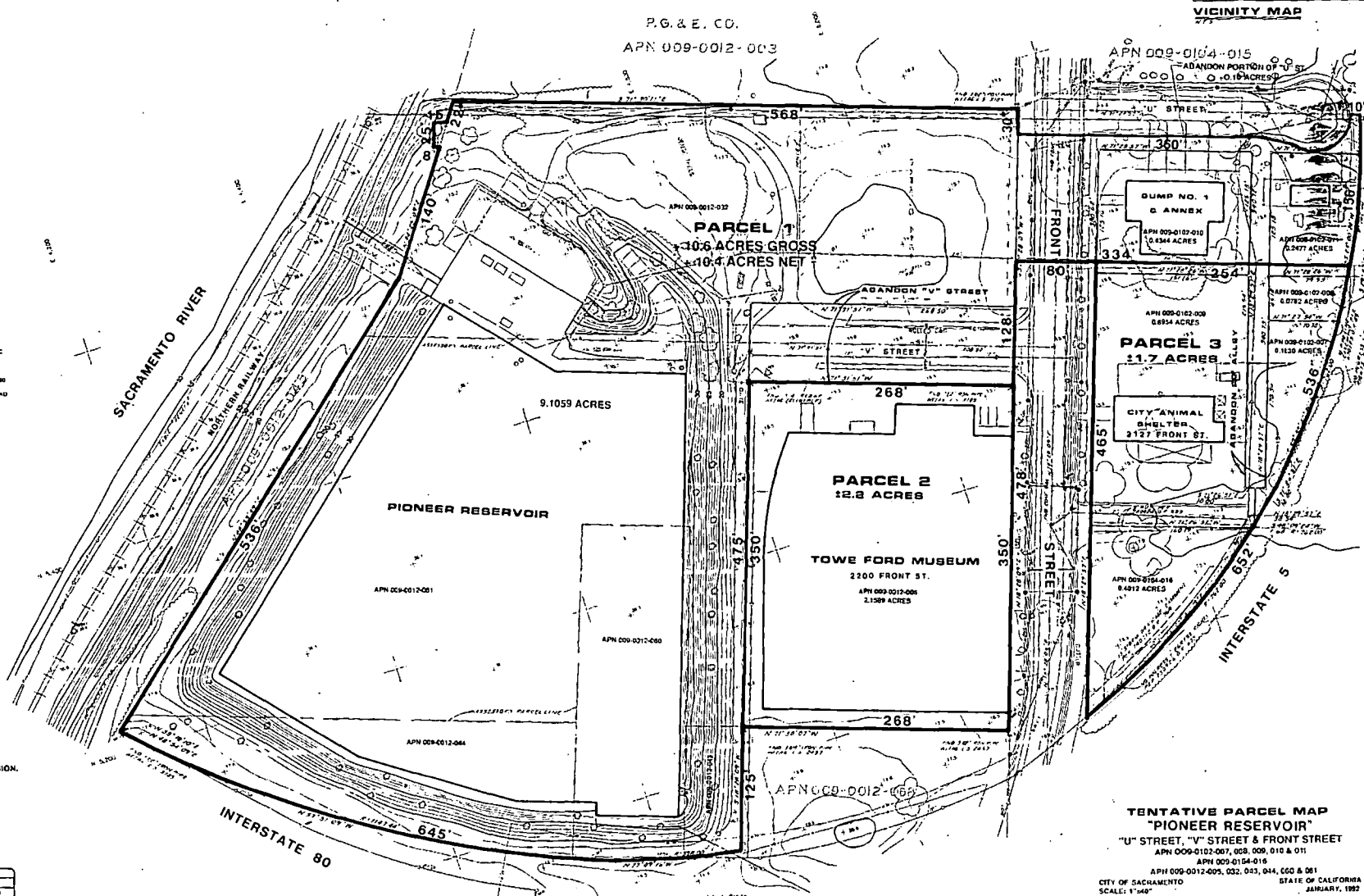
SCHOOLS: CITY OF SACRAMENTO

IMPROVEMENTS: AS SHOWN

NOTE:

- PARCEL 1 - FUTURE FLOOD CONTROL EXPANSION.
- PARCEL 2 - REMAIN AS TOWE FORD MUSEUM.
- PARCEL 3 - ANIMAL CONTROL FACILITIES EXPANSION.

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	363-4141
ELECTRICITY	SMG	732-9700
TELEPHONE	SACRAMENTO	811-0000
WATER	CITY OF SACRAMENTO	254-7250
SEWER	CITY OF SACRAMENTO	254-7250
DRAINAGE	CITY OF SACRAMENTO	254-7250
U.S.A.	800-524-2144	
FIRE	CITY OF SACRAMENTO	524-5298
CABLE	SACRAMENTO CABLE	827-3300



**TENTATIVE PARCEL MAP
"PIONEER RESERVOIR"
"U" STREET, "V" STREET & FRONT STREET**

APN 009-0102-007, 008, 009, 010 & 011
APN 009-0104-018
APN 009-0012-005, 020, 043, 044, 060 & 061
CITY OF SACRAMENTO STATE OF CALIFORNIA
SCALE: 1"=500'
JANUARY, 1992

WONG & ASSOCIATES, INC.
SURVEYING-ENGINEERING-LAND PLANNING
3015 HODGETTS PARK DRIVE, SUITE C
RANCHO DOPKIN, CA 95726
(916) 952-0882

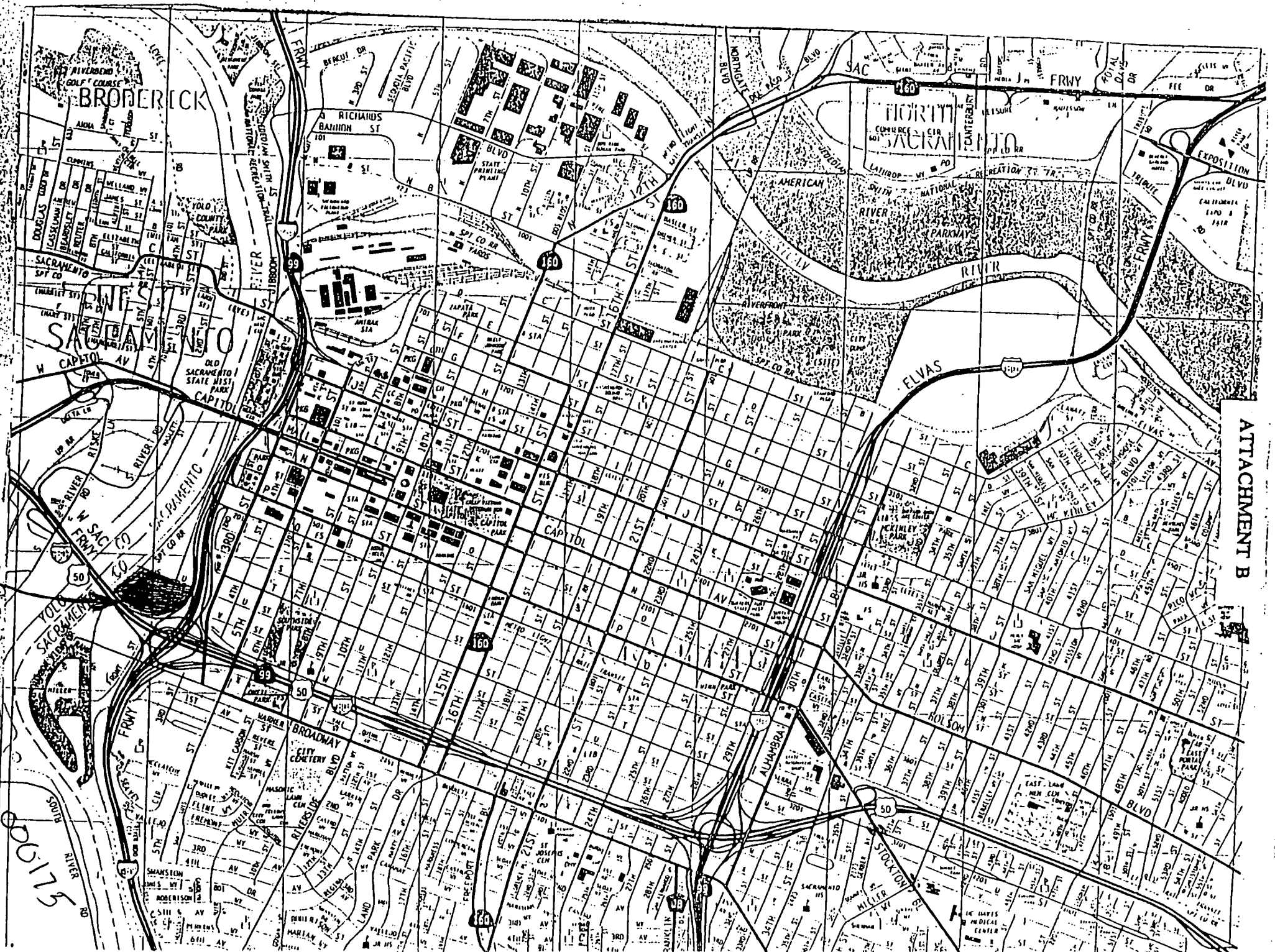
SAK Aerial Mapping Service
1000
FALLEN CALIFORNIA
95707-1710

This map has been prepared in accordance with the standards of the Surveying and Mapping Act of 1992, Chapter 100, Section 100.01, of the California Code of Regulations. The map is a true and correct representation of the land shown. The map is not to be used for any purpose other than that for which it was prepared. The map is the property of SAK Aerial Mapping Service and shall remain the property of SAK Aerial Mapping Service. No part of this map may be reproduced without the written permission of SAK Aerial Mapping Service.



OCT. 22, 1992

P92-063



ATTACHMENT B

51115175



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: FRONT STREET TENTATIVE MAP

PROPERTY OWNER'S NAME: CITY OF SACRAMENTO (CONTACT PERSON - STEVE PYBURN)
Mailing Address: 927 10TH STREET, ROOM 100 Zip Code 95814
Telephone: Business (916) 264-7966 Home () _____

APPLICANT'S/AGENT'S NAME: WONG AND ASSOCIATES, INC.
Mailing Address: 201 LATHROP WAY, STE. 1, SACRO., CA Zip Code 95815
Telephone: Business (916) 646-4262 Home () _____
Contact Person's Name: GARY TIMOTHY WONG Phone (916) 646-4262

PROJECT SITE INFORMATION LEGAL DESCRIPTION MUST BE ATTACHED
Property Address or Location U STREET, V STREET, AND FRONT STREET
Property Assessor Parcel Number(s) 009-0102-007 THRU 011 AND 009-0164-016 & 009-0012-005,
Property Dimensions: IRREGULAR x _____ 032,
Property Area: Square Footage (gross) _____ (net) 588,496 SQ. FT. 044,
Acreage (gross) _____ (net) 13.51 060,
Land Use: Undeveloped/Vacant _____ Developed (give bldg. sq. ft.) 83,625 SQ. FT. 061.
Existing Zoning of Project Site: M-H-M2 Proposed Zoning: M2

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	<u>ZONE</u>	<u>EXISTING LAND USE (i.e., residential, commercial, industrial)</u>
North	<u>M2-M1</u>	<u>PUBLIC UTILITY</u>
South	<u>M2-TC</u>	<u>PUBLIC UTILITY INDUSTRIAL, INTERSTATE HIGHWAY 80</u>
East	<u>TC</u>	<u>INTERSTATE HIGHWAY 5</u>
West	<u>M2-P</u>	<u>PUBLIC UTILITY, STATE USE.</u>

FOR OFFICE USE ONLY

P No.: P92-063 Date Rec'd: 3-19-92 By: [Signature]

General Plan Design: Heavy Commercial/Warehouse Rezone _____
 Amend To: _____ Tent. Map X _____
 Com. Plan Area: Central City Spec. Permit _____
 Existing Design: Industrial Variance _____
 Amend To: _____ Sub. Mod. _____
 Other Plan Design: _____ LLA _____
 Amend To: _____ Other _____

Environmental Determination: Exempt: _____; Neg. Dec _____; EIR _____
By: _____, Date 000177

APPLICANT'S STATEMENT OF INTENT: This is a 3-part statement to be provided in the spaces below and shall contain the following:

- a. A description of what it is you propose to do. This description should include the entitlements being requested (i.e., rezone, tentative map, special permit, etc.)
- b. Information pertinent to the application, such as the number of units, size of buildings, number of off-street parking spaces, height of fence and any other pertinent information not shown on the submitted plans.
- c. Information and reasoning justifying your request.

STATEMENT OF INTENT: _____

A) THE INTENT OF THE TENTATIVE MAP IS TO SHOW THE CONSOLIDATION OF THE FOLLOWING
_____ PARCELS INTO THREE (3) PARCELS:

- 1) THE EXISTING PARCELS OF LAND.

- 2) THE ABANDONED 270' OF "V" STREET (WEST OF FRONT STREET).

- 3) THE ABANDONED ALLEY (EAST OF FRONT STREET, BETWEEN "U" AND "V" STREETS).

B) THE THREE (3) PARCELS AS SHOWN ON THE TENTATIVE MAP WILL BE USED AS:

- PARCEL 1 - FUTURE FLOOD CONTROL DISTRICT EXPANSION,

- PARCEL 2 - REMAINS AS THE TOWE FORD MUSEUM,

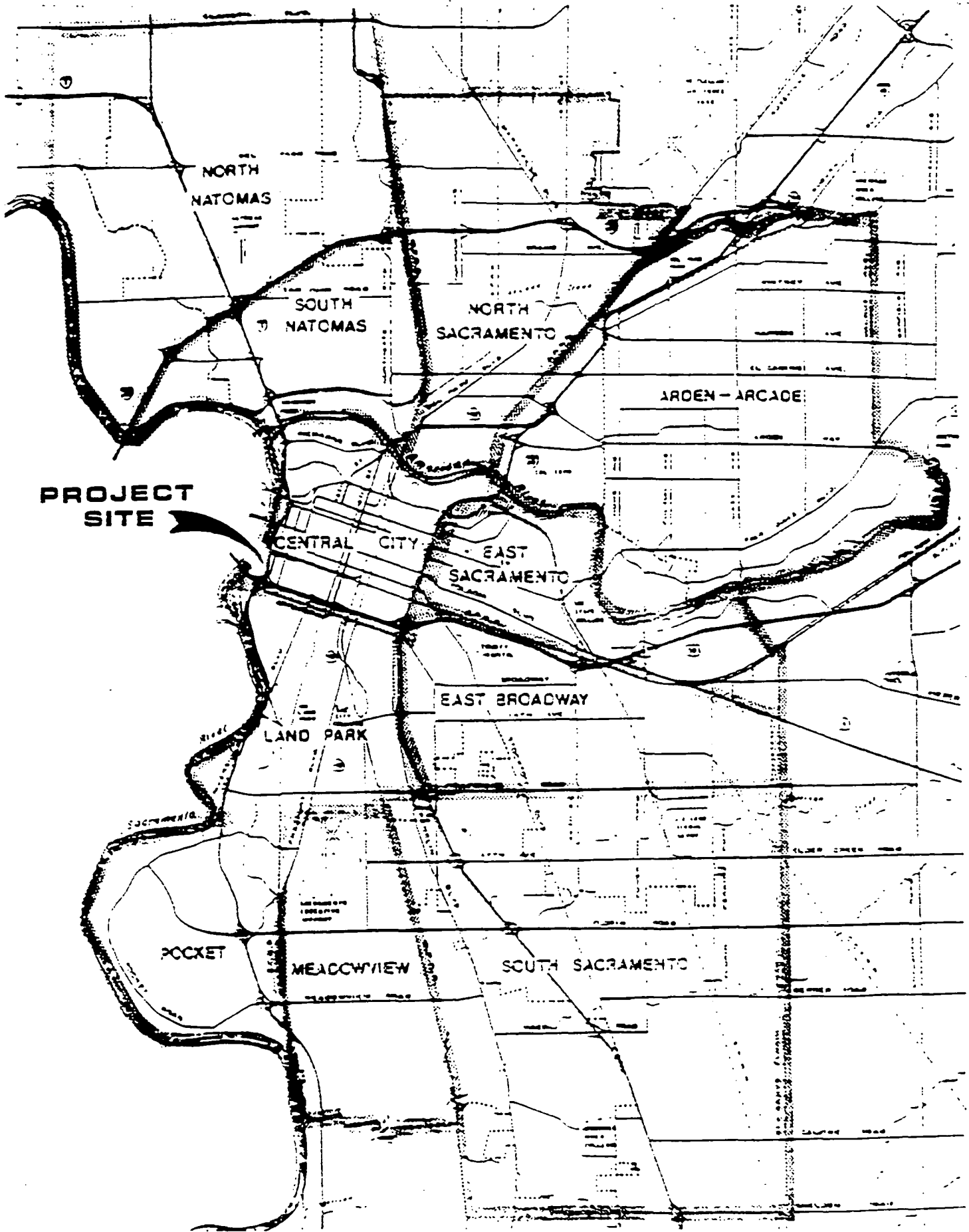
- PARCEL 3 - EXPANSION OF THE EXISTING ANIMAL CONTROL FACILITIES.

PRESENTLY THE SOLE PARCEL BEING DEVELOPED IS PARCEL 3.

C) THE PROPOSED TENTATIVE MAP IS CONSISTENT WITH THE EXISTING ZONING ORDINANCE'S
DESIGNATIONS FOR DENSITY AND USE. LIKEWISE, THE PROPOSED MAP IS COMPATIBLE WITH THE
GOAL STATEMENT WITHIN THE GENERAL PLAN'S COMMERCE AND INDUSTRY LAND USE ELEMENT
REGARDING PROMOTING THE RE-USE AND REVITALIZATION OF EXISTING DEVELOPED AREAS, WITH
SPECIAL EMPHASIS ON COMMERCIAL AND INDUSTRIAL DISTRICTS.

000178

*PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT



000179

PREVIOUS LAND USE

Explain existing and previous land use(s) of site for last ten years:

THE LAND IS BEING USED AS THE FOLLOWING: 1) ANIMAL SHELTER,

2) FLOOD CONTROL FACILITIES, 3) MUSEUM.

PREVIOUS ENVIRONMENTAL DOCUMENTS

If this project is part of a larger project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the document below (include date and project number if applicable):

NO PREVIOUS ENVIRONMENTAL DOCUMENTS

Is this project part of a larger project for which no environmental review has been prepared? yes X no

SITE CHARACTERISTICS

Are there any Trees/Shrubs on the Project Site? YES

Are any to be removed? YES

Are any to be transplanted? NO If so, state location of transplant site.

Plot on Site Plan by Size and Type all trees to be removed and/or transplanted.

Is the site part of an Airport Overlay Zone? Explain: NO

Will the proposed use involve any toxic or hazardous materials or waste? Explain:

DEMOLITION OF STRUCTURES

Are there any structures on the project site? YES
Present Use of Existing Structure(s): CITY USE - ANIMAL SHELTER, MUSEUM, AND SUMP STATION

Proposed Use of Existing Structure(s): SAME

Are any Structures Occupied: YES. ANIMAL SHELTER, MUSEUM, AND SUMP STATION.

Describe the type of occupancy (number of residents, type of use):

Structures to be Demolished: ANIMAL SHELTER
 Structures to be Moved: NONE
 Describe age, condition, size, and architectural style of all existing on-site structures (include photos): _____

DEVELOPMENT OF PROPOSED PARCEL 3
 RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)

Type of Use(s): PARCEL 3 - CITY USE - ANIMAL CONTROL FACILITY
 Oriented to: Regional _____ City X _____ Neighborhood _____
 Hours of Operation: M-F 8AM-5PM. WEEKENDS 1PM-5PM
 Total Occupancy/Capacity of Building(s): STAFF AND VISITORS - VARIES
 Total Number of Fixed Seats: NOT APPLICABLE
 Square Footage of: _____ Warehouse Area: _____
 Office Area: 3256 SQ. FEET Loading Area: CAT & PUPPY BLDG. - 758 SQ. FT.
 KENNEL Sales Area: 7068 SQ. FT. Storage Area: KENNEL WK. BLDG. 1621 SQ. FT.

Total Number of Employees: NOT KNOWN AT THIS TIME.
 Anticipated Number of Employees Per Shift: NOT KNOWN AT THIS TIME.
 Total Number of Visitors/Customers on site at any one time: VARIES
 Other Occupants (specify): DOGS AND CATS

RESIDENTIAL PROJECTS

Total Lots: _____ Total Dwelling Units: _____
 Total Acreage: _____ Net Density/Acre: _____ Gross Density/Acre: _____

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	_____	_____	_____	_____
Acreage	_____	_____	_____	_____
Square Feet per Unit	_____	_____	_____	_____
For Sale or Rent	_____	_____	_____	_____
Price Range	_____	_____	_____	_____
Type of Unit:				
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4+ Bedroom	_____	_____	_____	_____

Are any of these units proposed to be subsidized? _____
 If yes, describe the type and source of the subsidy. _____

000181

PROPOSED BUILDING(S) CHARACTERISTICS
FOR ENTIRE PROJECT

DEVELOPMENT OF PROPOSED PARCEL 3

Size of New Structure(s) or Building Addition(s): 13,013 Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):

18 & 22 Ft. No. of Floors 1

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

Project Site Coverage:	Building Coverage:	<u>13013</u>	Sq. Ft.	<u>8</u>	*
	Landscaped Area:	<u>77080</u>	Sq. Ft.	<u>79</u>	*
	Paved Surfaced Area:	<u>7600</u>	Sq. Ft.	<u>13</u>	*
	Total:	<u>97570</u>	Sq. Ft.	<u>100</u>	*

Exterior Building Materials: STUCCO Roof Materials: CERAMIC TILE

Exterior Building Colors: _____

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

NOT APPLICABLE

Total Number of Off-Street Parking Spaces: 32
On-Site Required EXEMPT On-Site Proposed: _____

Total Number of Proposed Off-Site Parking: 0
(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: _____ Required: EXEMPT

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: _____ Parking: 150 WATT

Estimate Total Construction Cost for Project: \$ INFO. NOT AVAILABLE.

Construction Starting Date: NOT KNOWN Estimated Completion Date: _____

Does this Proposal include Signage? YES If yes, explain the following:
Height: 3' Illumination: RECESSED
Area: 24 SQ. FT. Type: _____
Dimensions: 3' X 8' X 5 1/2" Colors/Materials: GREEN ALUMINUM & SAND STONE.
Locations (On/Off-Site): ON-SITE

000182

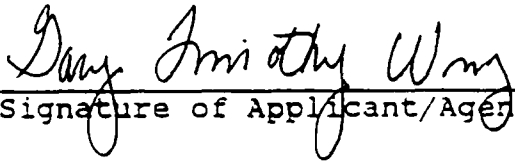
NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

OTHER PERMITS OR APPROVALS

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.



 Signature of Applicant/Agent

2-6-92

 Date

GARY TIMOTHY WONG, L.S. 5035

 Print Name and Title of Applicant/Agent

(916)646-4262

 Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.