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# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

JUN 4 1981

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR  
June 4, 1981

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Impact Determination (Exempt Sec. 15115)
  2. Tentative Map (P-9380)

LOCATION: 8200-8210 Alpine Avenue

### SUMMARY

This is a request to divide a 4.77+ acre site into four parcels in the M-2(S) zone. The purpose of the division is to locate the existing structures on individual lots. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

### BACKGROUND INFORMATION

The subject tentative map does not necessitate review by the Planning Commission because there is no concurrent application that requires review by the Commission.

Surrounding Land Use and Zoning are as follows:

- North: Vacant; M-2(S)
- South: Vacant; M-2(S)
- East: Vacant/warehouses; M-2(S)
- West: Warehouses; M-2(S)

The project is exempt from environmental review pursuant to Section 15115 of CEQA.

The site is located in an area that is zoned for industrial uses. Four warehouse structures are presently under construction, and the applicant is proposing to divide the site into four separate parcels in order to accommodate each structure. Staff has no objection to the request.

**APPROVED**  
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE  
CITY CLERK

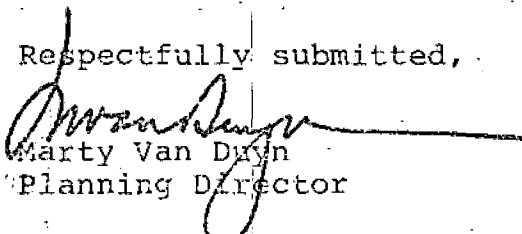
RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommend approval of the tentative map subject to the following conditions:


1. The applicant shall provide standard subdivision improvements (including a 12-foot lane on the north side of Alpine Avenue) pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer (will require offsite extensions and oversizing) prior to filing the final map.
3. The applicant shall dedicate nine feet of right-of-way along Alpine Avenue.
4. Bonds, private contract and engineering fees required prior to filing the final map. If improvements are to be constructed by assessment district, construction contract must be awarded prior to filing final map.
5. The applicant shall meet all building code requirements.
6. The applicant shall show easements for public-owned water mains and water services where necessary prior to recordation of the final map. No permanent structures shall be constructed over these easements.

This can be accomplished by adopting the attached tentative map resolution.

Respectfully submitted,

  
Marty Van Dorn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slape, City Manager

MVD:HY:bw  
Attachments  
P-9380

June 9, 1981  
District No. 6

RESOLUTION No. 81-407

Adopted by The Sacramento City Council on date of

June 9, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED  
AT 8200-8230 ALPINE AVENUE (P-9380)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at 8200-8230 Alpine Avenue, Sacramento, California (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on June 9, 1981 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the College Greens Community Plan in that the plans designate the subject site for industrial use.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section 15115.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements of the public at large on the subject site.

APPROVED  
BY THE CITY COUNCIL

JUN 10 1981

OFFICE OF THE  
CITY CLERK

- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

The Tentative Map be approved subject to the following conditions:

1. The applicant shall provide standard subdivision improvements (including a 12-foot lane on the north side of Alpine Avenue) pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer (will require off-site extensions and oversizing) prior to filing the final map.
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\_\_\_\_\_  
MAYOR

ATTEST:

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

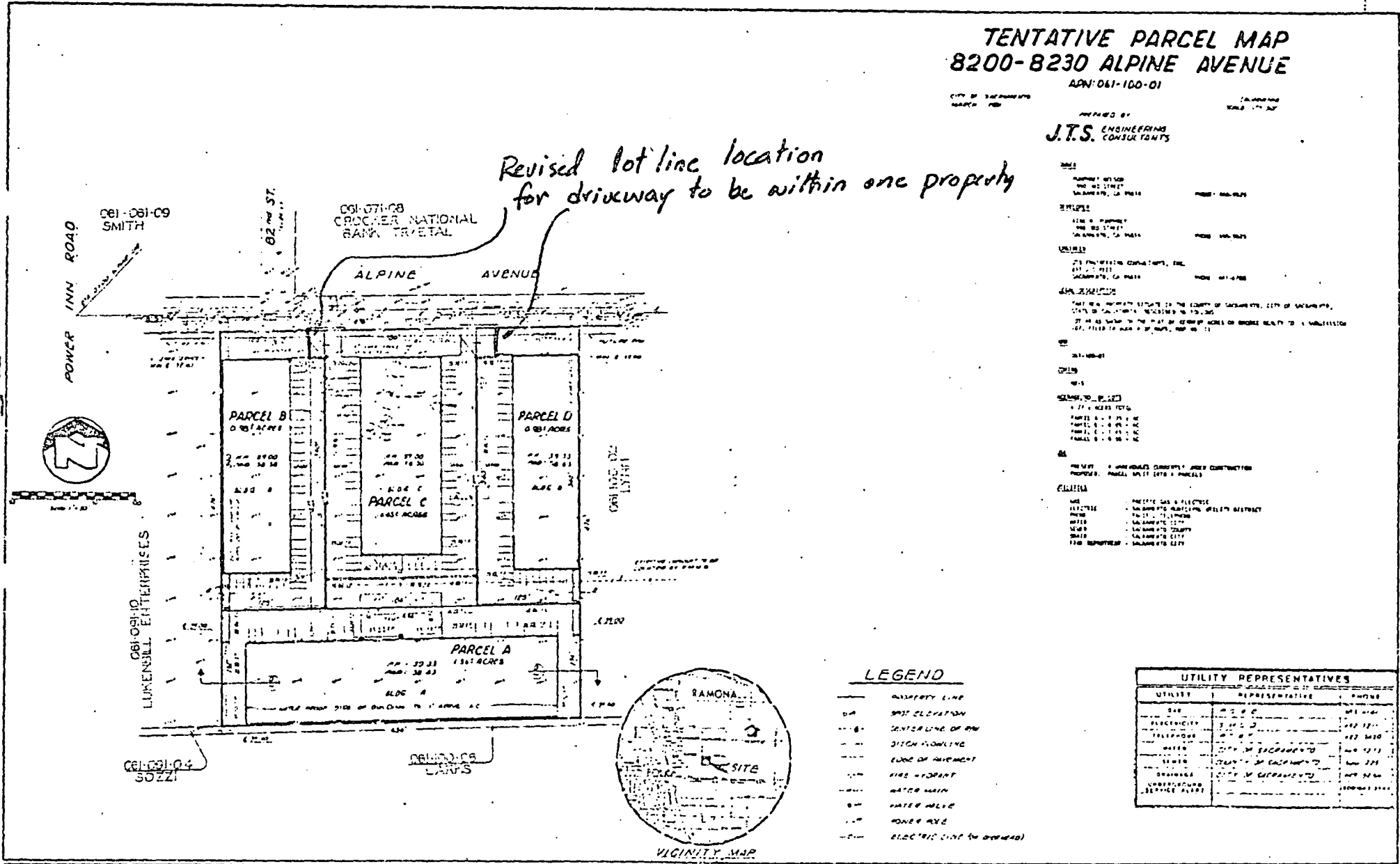
P-9380

# TENTATIVE PARCEL MAP 8200-8230 ALPINE AVENUE

APN: 061-100-01  
CITY OF SACRAMENTO  
MAP NO. 100

PREPARED BY  
**J.T.S. ENGINEERING CONSULTANTS**

*Revised lot line location  
for driveway to be within one property*



**FILE**

PROPERTY WITHIN  
100 W. 101 STREET  
SACRAMENTO, CA 95811

**EMPLEE**

100 W. 101 STREET  
SACRAMENTO, CA 95811

**OWNER**

J.T.S. ENGINEERING CONSULTANTS, INC.  
431 1/2 J STREET  
SACRAMENTO, CA 95811

**LEGAL DESCRIPTION**

THIS PARCEL MAP IS FILED IN THE COUNTY OF SACRAMENTO, CITY OF SACRAMENTO,  
STATE OF CALIFORNIA, RECORDED IN BOOK 10, PAGE 100.  
IT IS AS VALID TO THE EXTENT OF COMPLYING WITH THE REQUIREMENTS OF A SUBDIVISION  
MAP, FILED TO MAKE A PARCEL MAP NO. 100.

**SCALE**

1" = 100'-0"

**AREA**

1" = 100'-0"

**PERMITS**

1" = 100'-0"

**LEGEND**

--- PROPERTY LINE  
--- 5% SLOPE  
--- CENTER LINE OF RW  
--- DITCH FLOWLINE  
--- EDGE OF PAVEMENT  
--- FIRE HYDRANT  
--- WATER MAIN  
--- WATER MILE  
--- POWER POLE  
--- ELECTRIC LINE (BY OVERHEAD)

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
GAS	W. J. C.	481-1000
ELECTRICITY	J. J. C.	481-1000
TELEPHONE	W. J. C.	481-1000
WATER	CITY OF SACRAMENTO	481-1000
SEWER	CITY OF SACRAMENTO	481-1000
DRAINAGE	CITY OF SACRAMENTO	481-1000
UNDEVELOPED DISTRICT (U.D.)		481-1000



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

June 11, 1981

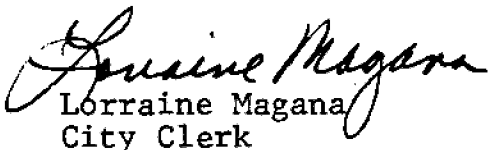
Pumphrey Nelson  
1990 Third Street  
Sacramento, CA 95814

Dear Mr. Nelson:

On June 10, 1981, the City Council adopted Resolution 81-407 which adopted Findings of Fact and approved a tentative map to divide 5+ acres into four parcels in the M-2S Heavy Industrial Zone, location 8200-8210 Alpine Avenue (P-9380).

Enclosed, for your records, is a copy of the above mentioned resolution.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/35  
Enclosure

cc: JTS Engineering  
Planning Department