



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
SEP 7 1983

MARTY VAN DUYN
PLANNING DIRECTOR

September 6, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115)
2. Tentative Map (P83-252) (FT) (APN: 237-400-09)

LOCATION: Southwest corner of Pell Drive and Pell Circle

SUMMARY:

This is a request to divide 5.3+ acres located in the Light Industrial (M-1 SR) zone into two parcels. The subject site is developed with two warehouse structures. The purpose of the request is to locate each structure on an individual parcel. The staff and the Subdivision Review Committee recommend approval of the Tentative Map.

BACKGROUND INFORMATION:

Land divisions that do not have a concurrent request which requires Planning Commission review can be reviewed by staff and transmitted directly to the City Council.

Surrounding Land Uses and Zoning are as follows:

- North: Vacant; M-1 SR
- South: Warehouse; M-1 SR
- East: Warehouse; M-1 SR
- West: Warehouse; M-1 SR

The subject site consists of 5+ acres of alnd zoned Light Industrial (M-1 SR) and developed with two warehouses. The uses are compatible with surrounding land uses which consist of other warehouses and vacant industrial property. In addition, the project complies with the 1965 North Norwood Community Plan and the 1974 General Plan which designates the site for heavy commercial or industrial uses.

City Council

-2-

September 6, 1983

The project is exempt from environmental review pursuant to State EIR guidelines (CEQA, Section 15115).

RECOMMENDATION:

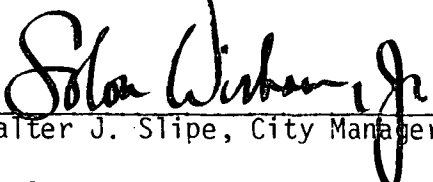
The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee recommends that the project be approved by:

Adopting Finding of Fact and approving the tentative map with conditions.

Respectfully submitted,

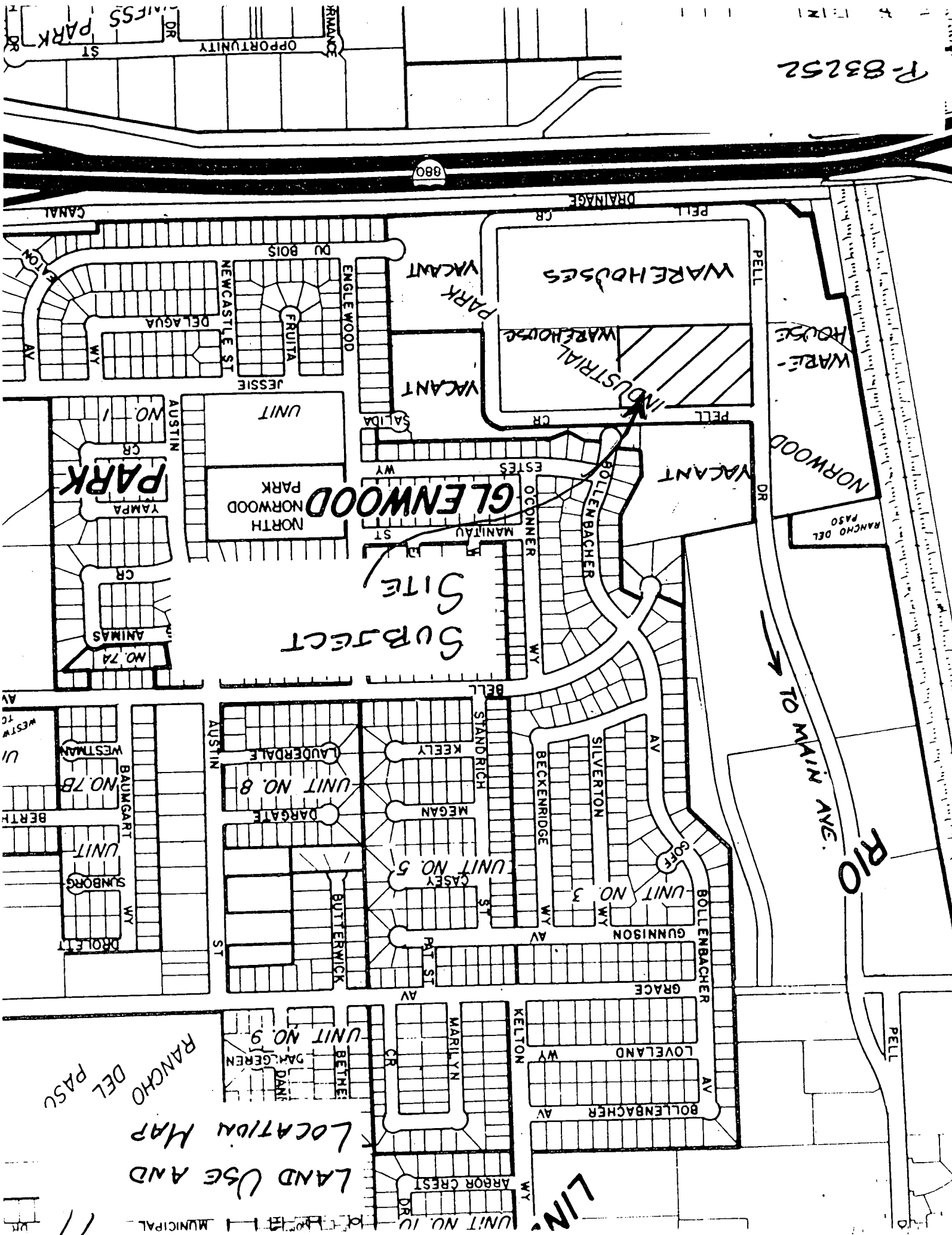

Marty Van Duyn
Planning Director

Recommendation Approved:

for 
Walter J. Slupe, City Manager

SD:lao
attachments
P83-252

September 13, 1983
District 2



LAND USE AND LOCATION MAP

RANCHO DEL PASO

MUNICIPAL

17

RESOLUTION No. 83-718

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTH-
WEST CORNER OF PELL DRIVE AND PELL CIRCLE

(P-83-252)(APN: 237-400-09)

WHEREAS, the City Council, on September 13, 1983, held a public hearing on the request for approval of a tentative map for property located on the southwest corner of Pell Drive and Pell Circle;

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 15115.

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 1965 North Norwood Community Plan designate the subject site for heavy commercial/industrial use(s).

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:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
- b. Locate existing sewer and water services,
- c. Separate sewer and water services are required for each parcel - provide reciprocal easements as required, and
- d. Comply with requirements of the Building Inspections Division.

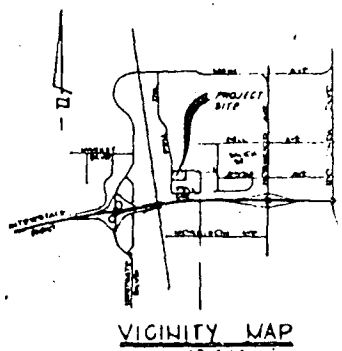
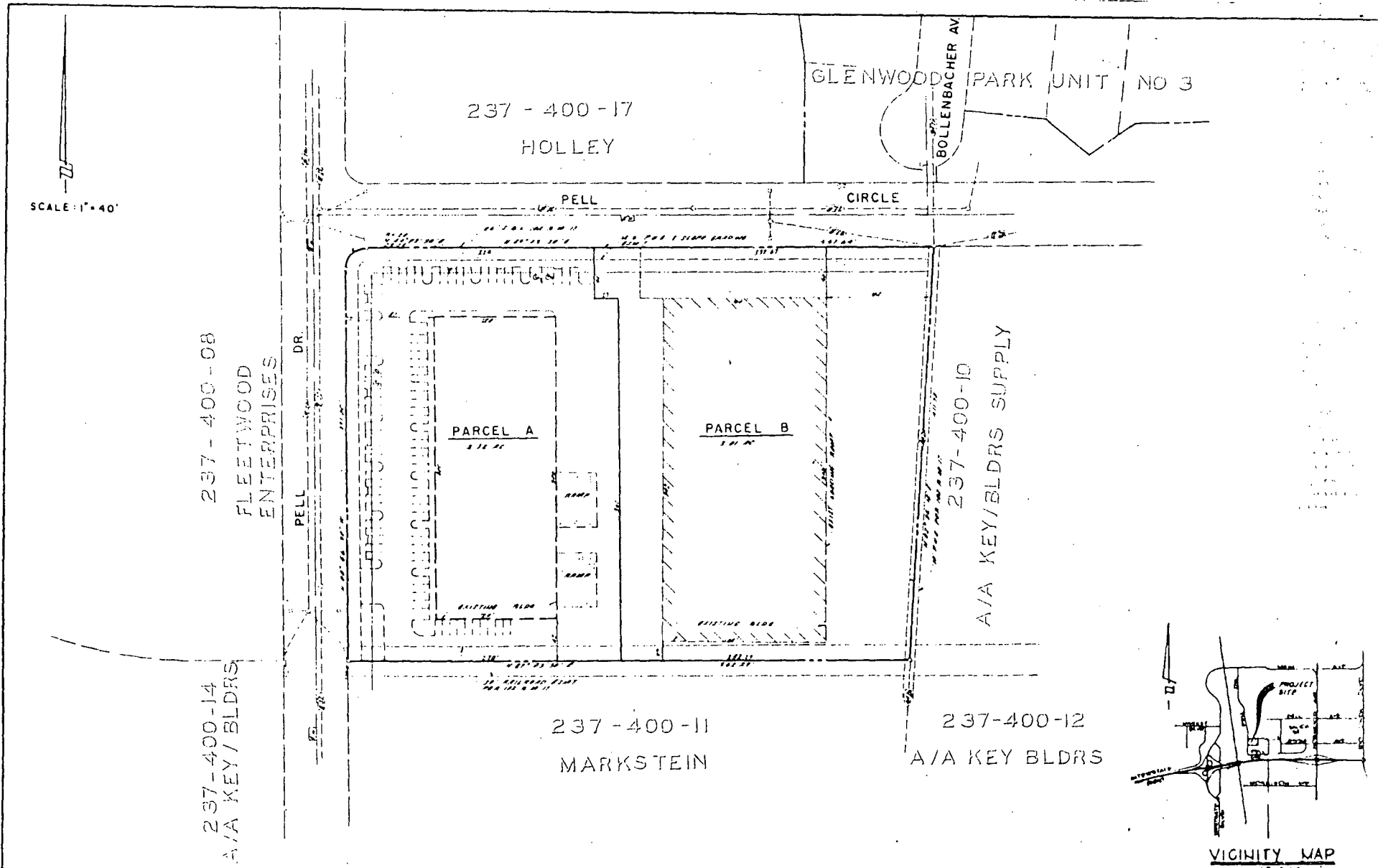
MAYOR

ATTEST:

CITY CLERK

SD:lao
P83-252

P.83252



VICINITY MAP

REVISIONS NO. DESCRIPTION APPROVED DATE		SCALE HORIZONTAL: 1" = 40' VERTICAL: 1" = 40'	DRAWN BY CHECKED BY DATE	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED BY DATE	TENTATIVE PARCEL MAP FOR NORWOOD INDUSTRIAL PARK PARCEL 5-A 43 PM '11 CITY OF SACRAMENTO CALIFORNIA	SHEET 1 OF 1
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FILE NO. 117

117



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

AUG 25 10 03 AM '83

P-83252

17

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

MARTY VAN DUYN
PLANNING DIRECTOR

August 25, 1983

Arg: 9-13-83
FCA: 9-20-83

MEMORANDUM

TO: Lorraine Magana, City Clerk

FROM: Connie Petersen

SUBJECT: Request to Set Public Hearing

P83-252 Tentative Map to divide 5+ acres located in the Light Industrial zone developed with 2 warehouses into 2 parcels for property located at SW corner of Pell Drive and Pell Circle. (D2)(APN 237-400-09) (FT)

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location SW corner Pell Drive and Pell Circle **P** 83-252
 Assessor Parcel No. 237-400-09
 Owners RJB Interland Phone No. _____
 Address 2856 Arden Way, Suite 210, Sacramento CA 95825
 Applicant Morton & Pitalo Phone No. 920-2411
 Address 2767 J Tribute Road, Sacramento CA 95815
 Signature _____ ^{SRC} C.P.C. Mtg. Date 8-24-83

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS
 Commission date Council date Filing Fees

- Environ. Determination Exempt 15115 _____ Res. _____ \$ _____
- General Plan Amend _____ Res. _____ \$ _____
- Community Plan Amend _____ Res. _____ \$ _____
- Rezone _____ Res. _____ \$ _____
- Tentative Map to divide 5+ acres located in the Light Industrial (M-ISR) zone developed with 2 warehouses into 2 parcels _____ Res. _____ \$ _____
- Special Permit _____ Res. _____ \$ _____
- Variances _____ Res. _____ \$ _____
- Plan Review _____ Res. _____ \$ _____
- PUD _____ Res. _____ \$ _____
- Other _____ Res. _____ \$ _____

FEE TOTAL \$ _____

RECEIPT NO. _____
 By/date _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

P 83-252

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

2167 Toxswallow Road
Pleasanton, CA 94566

APN 237-361-7

7721 Mariposa Avenue
Citrus Heights, CA 95610

APN 237-361-8

4235 Bollenbacher Avenue
Sacramento, CA 95838

APN 237-361-9

4. Laverle A. Clark
4231 Bollenbacher Avenue
Sacramento, CA 95838

APN 237-361-1-

5. Allen C. Ezell
4354 Zephyr Way
Sacramento, CA 95821

APN 237-362-10

6. D.L. & C. Harmon
5204 Torrey Pines Ct.
Carmichael, CA 95608

APN 237-362-11

7. M.M. Mara
710 Glade Avenue #12
West Sacramento, CA 95691

APN 237-365-1

8. T.Y. Gonsalves
106 Estes Way
Sacramento, CA 95838

APN 237-365-2

9. P.J. McGill
112 Estes Way
Sacramento, CA 95838

APN 237-365-3

10. G. & E. Leichner
20200 L. Jepava
Saratoga, CA 95070

APN 237-365-4

11. Fleetwood Enterprises
3125 Myers St.
Riverside, CA 92503

APN 237-400-8

12. B./B & Sons Enterprises
2101 Evergreen
Sacramento, CA 95815

APN 237-400-9

13. Northgate Partnership
8401 Jackson Road
Sacramento, CA 95826

APN 237-400-10

14. R.A. Markstein
8050 Pell Ct.
Sacramento, CA 95838

APN 237-400-11,13

15. RJB Properties
2856 Arden Way, Suite 200
Sacramento, CA 95825

APN 237-400-17,18,14

Glaser Brothers
3130 Loomis Blvd
Los Angeles, CA 90058

APN 237-400-12

Morton & Pitalo
2767 J Tribute Rd.
Sacramento CA 95815

Real Estate Division has reviewed
the attached list of names and
hereby certifies that it is true
and correct as of 7-26-87.

By: Ed J. Lowery

P83-252



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

RJB Interland
2856 Arden Way, Suite 210
Sacramento CA 95825

August 29, 1983

On August 25, 1983, the following matter was filed with my office to set a hearing date before the City Council:

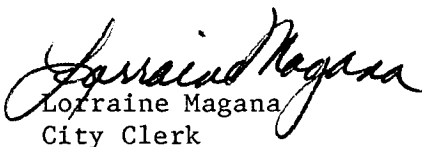
Tentative map to divide 5± acres located in the Light Industrial zone developed with 2 warehouses into 2 parcels for property located at SW corner of Pell Drive and Pell Circle (P-83252) (D2) (APN: 237-400-09)

This hearing has been set for September 13, 1983, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,


Lorraine Magana
City Clerk

LM/ajm
cc: Morton & Pitalo

P-83252 (16)

AFFIDAVIT OF MAILING

ON 9-1-83, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

Tentative map to divide 5½ acres located in the Light Industrial zone developed with 2 warehouses into 2 parcels for property located at SW corner of Pell Drive and Pell Circle (P-83252) (D2) (APN: 237-400-09)

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- (x) OWNER OF PROPERTY: **RJB Interland**
- (x) APPLICANT: **Morton & Pitalo**
- () APPELLANT (IF APPLICABLE):
- (x) MAILING LIST FOR P-NUMBER **83252**
- () SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 1 DAY OF **SEPTEMBER**, 1983.

Anne G. Mason
SIGNATURE OF PERSON MAILING NOTICE



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

SEP 6 10 45 AM '83

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

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2856 Arden Way, Suite 210
Sacramento CA 95825

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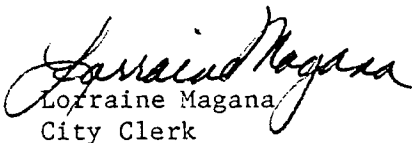
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Sincerely,


Lorraine Magana
City Clerk

LM/ajm

cc: Morton & Pitalo

P-83252 (16)

90



OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-6428

RETURNED TO SENDER
UNDELIVERABLE AS ADDRESSED
FORWARDING ORDER EXPIRED
SACRAMENTO CALIF
SEP-1883
U.S. POSTAGE
20
693022

M.M. Mara
710 Glade Avenue #12
West Sacramento, CA 95691
APN 237-365-1

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

RJB Interland
2856 Arden Way, Suite 210
Sacramento CA 95825

August 29, 1983

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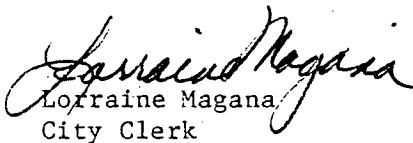
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Sincerely,


Lorraine Magana
City Clerk

LM/ajm

cc: Morton & Pitalo

P-83252 (16)



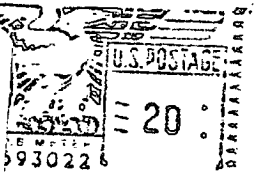
OFFICE OF THE CITY CLERK
 815 L STREET
 CITY HALL ROOM 203
 SACRAMENTO, CALIFORNIA 95814
 TELEPHONE (916) 449-8428

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 CITY CLERK'S
 CITY OF SACRAMENTO

SEP 7 12 06 PM '83

CLA 31 020342B1 09/03/83

RETURN TO SENDER
 MOVED LEFT NO ADDRESS



Laverle A. Clark
 4231 Bollenbacher Avenue
 Sacramento, CA 95838
 APN 237-361-1-

NOTICE OF CITY COUNCIL HEARING

PROOF OF PUBLICATION

This space is for the County Clerk's filing stamp

(2015.5 CCP)

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CITY OF SACRAMENTO

SEP 8 10 55 AM '83

P 83252
17
9-13-83

STATE OF CALIFORNIA

S.S.

County of Sacramento

Proof of publication of
PUB, Notice of Hearings

I am the principal clerk of THE DAILY RECORDER, a newspaper of general circulation published in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case Number 16,180 that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

9/2

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

P. Cabano

Signature

Dated Sept 2, 1983

THE DAILY RECORDER

1115 H Street, P.O. Box 1048
Sacramento, California 95805
(916) 444-2355

Mail Proof of Publication to:

City Clerk
City of Sacramento
915 I Street, Room 203
Sacramento, CA 95814

**CITY OF SACRAMENTO
NOTICE OF HEARINGS**
PUBLIC NOTICE is hereby given that on the date of September 13, 1983, at the hour of 7:30 p.m., the following hearing(s) will be held in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California:
Tentative map to divide 5 more or less acres located in the Light Industrial zone developed with 2 warehouses into 2 parcels for property located at SW corner of Pell Drive and Pell Circle (P83252)(D2) (APN: 237-400-09)
Appeal of the Environmental Coordinator's decision to prepare a Negative Declaration on a 2,625 more or less square foot, two-story addition for storage purposes to an existing social club/athletic facility building located at 3349 J Street (P-83183) (D3) (APN: 007-062-06.07)
Appeal of the Environmental Coordinator's decision to prepare a Negative Declaration on a special permit for three additional gas wells in R-1 zone (P-83253) (D6)
Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 203, Sacramento, California (916) 449-5426.
SACRAMENTO CITY COUNCIL
BY: LORRAINE MAGANA
CITY CLERK
AD NO. 5277
30727-September 2, 1983

CERTIFIED AS TRUE COPY

OF *Proof of Publication*

9-12-83

DATE CERTIFIED

Lorraine Magana
CITY CLERK, CITY OF SACRAMENTO

September 20, 1983

RJB INTERLAND
2856 Arden Way, Suite 210
Sacramento, CA 95825

Dear Sir or Madam:

On September 13, 1983, the Sacramento City Council took the following action(s) for property located at SW corner of Pell Drive and Pell Circle (P-83252):

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide 5± acres located in the Light Industrial zone developed with 2 warehouses into 2 parcels

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

Sincerely,

Lorraine Magana
City Clerk

LM/s1/17

Enclosure: Certified copy of Resolution No. CC83-718

cc: Planning Department

Morton & Pitalo
2767 J Tribute Road
Sacramento, CA 95815

PROOF OF PUBLICATION

(2015.5 CCP)

STATE OF CALIFORNIA

S.S.

County of Sacramento

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9/2

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

P. Cabano

Signature

Dated Sept 2, 1983

THE DAILY RECORDER

1115 H Street, P.O. Box 1048

Sacramento, California 95805

(916) 444-2355

Mail Proof of Publication to:

City Clerk
City of Sacramento
915 I Street, Room 203
Sacramento, CA 95814

This space is for the County Clerk's filing stamp

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CITY OF SACRAMENTO
SEP 3 11 55 AM '83

#17

P 83253
9-13-83

Proof of publication of
PUB, Notice of Hearings

CITY OF SACRAMENTO NOTICE OF HEARINGS

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Appeal of the Environmental Coordinator's decision to prepare a Negative Declaration on a 2,625 more or less square foot, two-story addition for storage purposes to an existing social club/athletic facility building located at 3349 J Street (P-83183)(D3) (APN: 007-042-04-07)

Appeal of the Environmental Coordinator's decision to prepare a Negative Declaration on a special permit for three additional gas wells in R-1 zone (P-83253)(D6). Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 203, Sacramento, California (916) 449-5426.

SACRAMENTO CITY COUNCIL
BY: LORRAINE MAGANA
CITY CLERK
AD NO. 5277
30727-September 2, 1983

CERTIFIED AS TRUE COPY

OF Proof of Publication

DATE CERTIFIED
9-12-83

Lorraine Magana
CITY CLERK, CITY OF SACRAMENTO

ITEM NO: 17

ROLL CALL

SACRAMENTO CITY COUNCIL, SACRAMENTO REDEVELOPMENT AGENCY, SACRAMENTO HOUSING AUTHORITY, SACRAMENTO PARKING AUTHORITY

MOVED BY: [Signature] SECONDED BY: [Signature] DATE: 9/13/83

MOTION: _____

		AYE	NO	ABSTAIN	ABSENT
FISHER	D2	/			
GARCIA	D6	/			
KASTANIS	D7	/			
POPE	D3	/			
ROBIE	D8	/			

		AYE	NO	ABSTAIN	ABSENT
RUDIN	D4	/			
SERNA	D5	/			
SHORE	D1	/			
MILLER	M	/			

NOTES: _____

SEQUENCE ORDER 14