

APPROVED  
BY THE CITY COUNCIL

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

NOV 4 1987  
OFFICE OF THE  
CITY CLERK

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

October 27, 1987

City Council  
Sacramento, California

APPROVED  
BY THE CITY COUNCIL

NOV 4 1987

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Rezone from Agriculture (A) to Light Industrial - Review (M-1S-R)
  3. Tentative Map (P87-378)

LOCATION: Northwest corner of Fruitridge Road and Elk Grove-Florin Road

SUMMARY

The application is for entitlements to develop a 14 acre site with 10 individual lots. The Planning Commission and staff recommend approval of the request.

BACKGROUND

The subject site was recently annexed into the City and is designated for Industrial Use by the General Plan. This request is consistent with adopted plans and anticipated land uses for surrounding properties. The proposed industrial lots range in size from .9 acres to 2 acres in size.

VOTE OF THE PLANNING COMMISSION

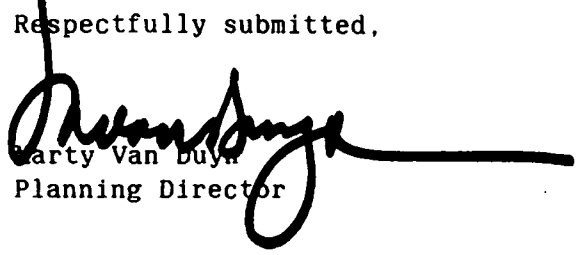
On September 24, 1987, the Commission voted six ayes, two absent to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning the site to M-1S-R;
3. Adopt the attached Resolution which adopts Findings of Fact and approves the Tentative Map.

Respectfully submitted,



Gary Van Duzee  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:AG:rt  
attachments

November 4, 1987  
District No. 7

P87-378

# ORDINANCE NO. 87-107

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT the Northwest corner of Fruitridge Road & Elk Grove-Florin Road FROM THE Agriculture (A)

ZONE(S) AND PLACING THE SAME IN THE Light Industrial - Review (M-1S-R) ZONE(S) (FILE NO. P 87-378 ) (APN: 063-0053-002)

APPROVED BY THE CITY COUNCIL

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO: NOV 4 1987

OFFICE OF THE CITY CLERK

### SECTION 1.

The territory described in the attached exhibit(s) which is in the Agriculture (A) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Light Industrial - Review (M-1S-R) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission September 24, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

### SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P87-378

ATTACHMENT "A"  
LEGAL DESCRIPTION

2. Title to the estate or interest covered hereby at the date hereof is vested in:

DAVID G. RODGERS AND CATHERINE P. DELA CRUZ, HIS WIFE, AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 1/3RD INTEREST; K. MARK NELSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/3RD INTEREST, AS TENANTS IN COMMON

3. The land referred to herein is described as follows:

All that certain real property situate, lying and being in the County of Sacramento, State of California, described as follows:

Lot 8, as shown on the official "Plat of Jackman Tract", recorded in the office of the County Recorder of Sacramento County, on September 4, 1907, in Book 8 of Maps, Map No. 37.

EXCEPTING THEREFROM, the Easterly 189.50 feet of said Lot 8 as described in the Deed to the County of Sacramento recorded July 26, 1965, in Book 5292, page 362, Official Records.

rs/8767

4. Exceptions:

**RESOLUTION No. 87-912**

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF FRUITRIDGE AND ELK GROVE-FLORIN ROAD

(P87-378) (APN: 063-0053-002)

APPROVED BY THE CITY COUNCIL

NOV 4 1987

OFFICE OF THE CITY CLERK

WHEREAS, the City Council on November 4, 1987, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of Fruitridge and Elk Grove-Florin 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 City Planning Commission 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
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. The City General Plan designates the subject site for Industrial Use.
- 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 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:

- A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- B. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site drain extensions and oversizing and possible pump station;
- C. Meet all County Sanitation District requirements;
- D. Submit a soils test prepared by a registered engineer to be used in street design;
- E. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to public right-of-way;
- F. Annex to Regional Sanitation and pay necessary fees;
- G. Locate and abandon under permit any wells and septic tanks;
- H. Hatch the 200 foot wide easement and label as "Restricted Building Area";
- I. Place the following note on the final map. "The 200 foot wide tower line easement is a restricted building and use area which prohibits construction of buildings or other structures (including swimming pools, spas, and wells), and imposes other restrictions as well. For information contact, "Western Area Power Administration";

- J. Show the steel towers on the final map and designate as "approximate location of steel tower";
- K. Dedicate right-of-way along Fruitridge Road to a 40 foot half-section and expand intersection 50 foot half-section as per study on file with the City; and
- L. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to Fruitridge Road and Elk Grove-Florin Road.

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MAYOR

ATTEST:

---

CITY CLERK

**P87-378**



**Sacramento City Planning Commission  
VOTING RECORD**

17

**MEETING DATE**  
*September 24, 1987*

**ITEM NUMBER**  
*15 A*

**PERMIT NUMBER**  
*P 87-378*

**ENTITLEMENTS**

- |   |  |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP                 |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION      |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT           |
| <input type="checkbox"/> SPECIAL PERMIT           | <input checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____                   |

**STAFF RECOMENDATION**

Favorable  Unfavorable

Correspondence

Petition

**LOCATION**  
*Northwest corner of Fruitridge Road +  
Elk Grove - Florin Road*

**P  
R  
O  
P  
O  
S  
E  
R  
S**

NAME	ADDRESS

**O  
P  
P  
O  
S  
E  
R  
S**

NAME	ADDRESS

**MOTION#**

YES      NO      MOTION SECOND

Chinn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ferris	<i>absent</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<del>Goodie</del>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hollick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holloway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ishmael	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Otto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walton	<i>absent</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |  |   |
|--|---|
| <input type="checkbox"/> TO APPROVE  | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL                  |
| <input type="checkbox"/> TO DENY   | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input checked="" type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                        |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT               | <input type="checkbox"/> TO CONTINUE TO _____ MEETING                                     |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE    | <input type="checkbox"/> OTHER _____  |

8

CITY PLANNING COMMISSION

17

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833		
OWNER	Nelson Rogers Co., 1435 River Park Drive, Suite 420, Sacramento, CA 95815		
PLANS BY	SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833		
FILING DATE	8/21/87	ENVIR. DET.	9/14/87
ASSESSOR'S-PCL. NO.	063-0053-002		
	REPORT BY SD:vf		

- APPLICATION:
- A. Negative Declaration
  - B. Rezone 14.2+ vacant acres from Agricultural (A) to Light Industrial Review (M-1S (R)).
  - C. Tentative Map

LOCATION: Northwest corner of Fruitridge Road and Elk Grove/Florin Road.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 14 ac., 10 lot industrial park.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
Existing Zoning of Site:	Agricultural (A)
Existing Land Use of Site:	Vacant

Surrounding Land Use and zoning:

North: Vacant; (County Industrial land)  
 South: Vacant; (County Industrial land)  
 East : Vacant; (County Industrial land)  
 West : Vacant; M-2S

Property Dimensions:	1,305' x 480'
Property Area:	14.2+ acres
Topography:	Flat
Street Improvements & Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 9, 1987, by a vote of 4 ayes, 4 absent, 1 abstention, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions.

BACKGROUND INFORMATION:

The subject site was annexed to the City in January of 1986. The site was rezoned Agricultural as a matter of policy and designated for industrial purposes in the General Plan.

PROJECT EVALUATION: Staff has made the following findings.

A. Land Use

The subject site is designated for industrial uses in the 1974 General Plan. The site is surrounded by vacant land designated for industrial uses. The applicant is requesting a rezoning from Agricultural (A) to Light Industrial (M-1 SR). Staff has no objection to rezoning the site for light industrial uses because this is consistent with the General Plan. In addition, the S-designation assures 25 feet of landscaped setback along all street frontages and the R-designation gives the Planning Commission authority to review development plans as they are submitted.

B. Design

Lots 3, 5, 6 and 8 are encumbered by a 200 foot wide tower line easement. This is a restricted building area which limits the buildable area of these parcels. The applicant indicates that the restriction has been considered in the design of the lots. Staff, therefore, does not object to the proposed map as submitted.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration has been filed.

RECOMMENDATIONS: Staff recommends the following actions:

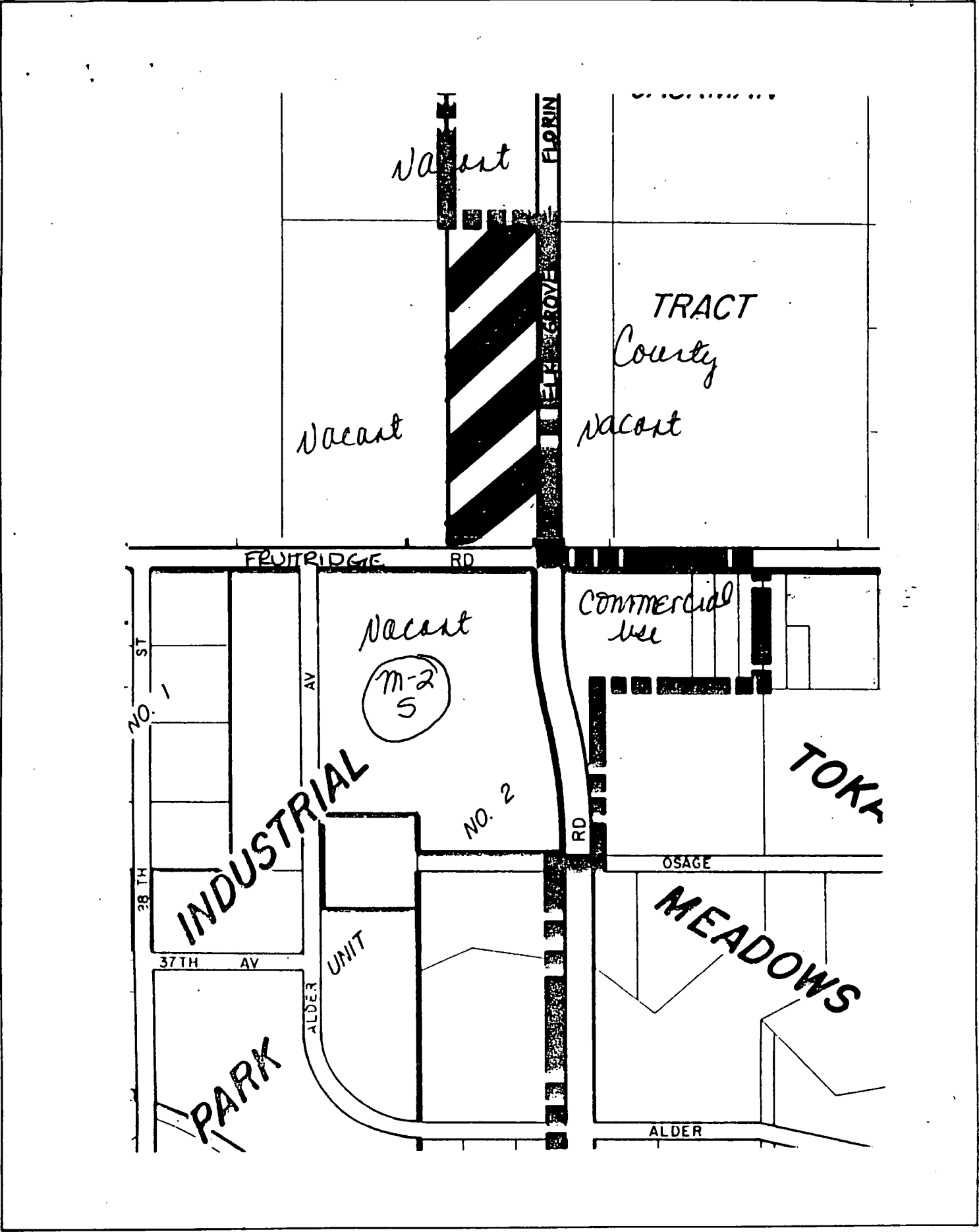
- A. Recommend approval of the Rezoning from Agricultural (A) to Light Industrial (M-1SR).
- B. Recommend approval of the Tentative Map subject to the following conditions.

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. Provide standard subdivision improvements pursuant to section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site drain extensions and oversizing and possible pump station;
- 3. Meet all County Sanitation District requirements;
- 4. Submit a soils test prepared by a registered engineer to be used in street design;

- 5. Dedicate a standard 12.5-foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to public right-of-way;
- 6. Annex to Regional Sanitation and pay necessary fees;
- 7. Locate and abandon under permit any wells and septic tanks;
- 8. Hatch the 200 ft. wide easement and label as "Restricted Building Area";
- 9. Place the following note on the final map, "The 200 ft. wide tower line easement is a restricted building and use area which prohibits construction of buildings or other structures (including swimming pools, spas, and wells), and imposes other restrictions as well. For information contact "Western Area Power Administration";
- 10. Show the steel towers on the final map and designate as "approximate location of steel tower";
- 11. Dedicate right-of-way along Fruitridge Road to a 40 ft. half-section and expand intersection 50 ft. half-section as per study on file with the City; and
- 12. Dedicate a 12.5-foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to Fruitridge Road and Elk Grove/Florin Road.



**VICINITY - LAND USE - ZONING**

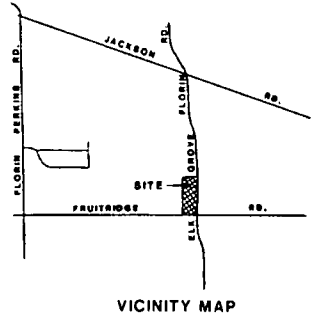
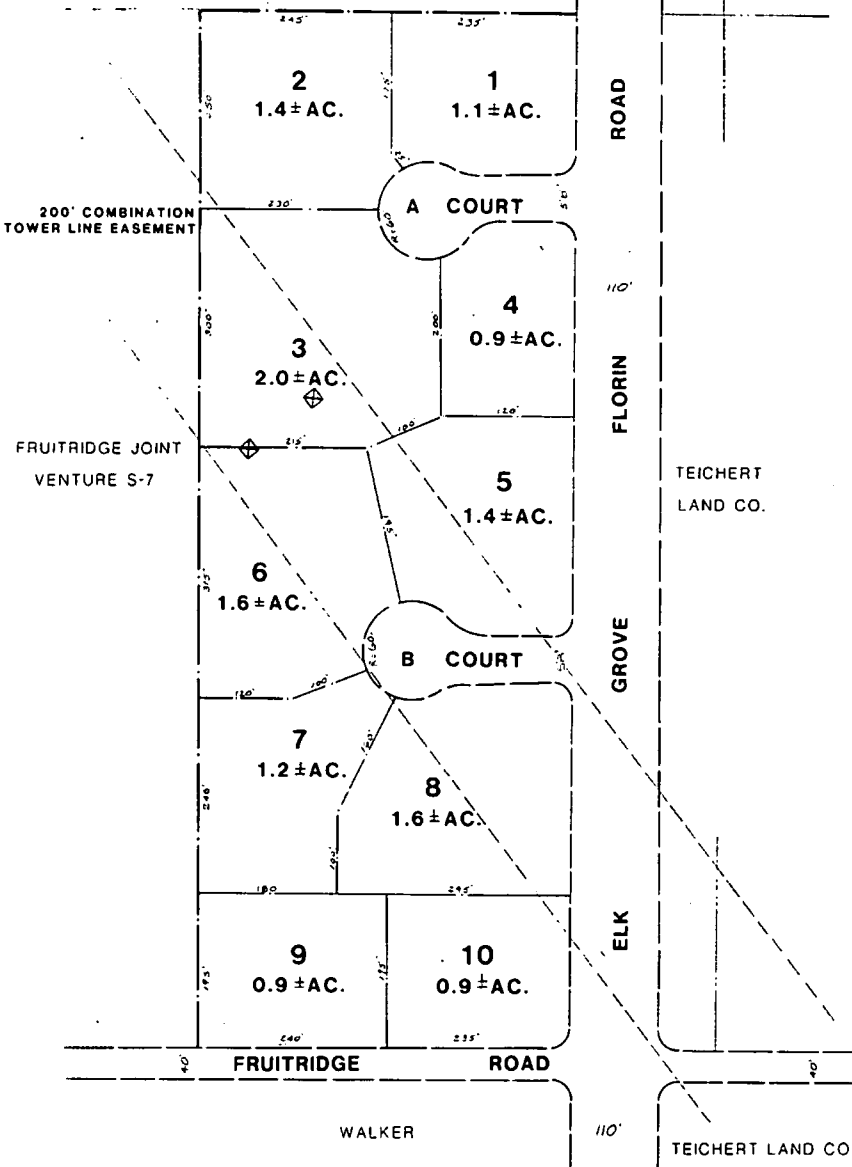
TEICHERT LAND CO.

TEICHERT LAND CO.

TEICHERT LAND CO.

TEICHERT LAND CO.

TEICHERT LAND CO.



RECORD OWNER & SUBDIVIDER  
 NELSON RODGERS COMPANY  
 1435 RIVER PARK DRIVE #420  
 SACRAMENTO, CALIFORNIA 95815

ENGINEER  
 THE SPINX CORPORATION  
 2590 VENTURE OAKS WAY  
 SACRAMENTO, CA. 95833

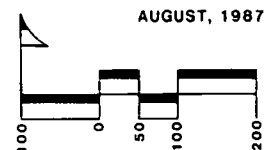
ACCESSOR'S PARCEL NUMBER  
 063-0053-002


EXISTING USE AND ZONE  
 VACANT; IR

PROPOSED USE AND ZONE  
 10 INDUSTRIAL PARCELS; M-1 (SR)  
 TOTAL ACREAGE  
 14.2± AC (GROSS)

PROPOSED IMPROVEMENTS - CITY OF SACRAMENTO  
 WATER SUPPLY - CITY OF SACRAMENTO  
 SEWAGE DISPOSAL - CITY OF SACRAMENTO  
 STORM DRAINAGE - CITY OF SACRAMENTO  
 FIRE DISTRICT - CITY OF SACRAMENTO  
 ELECTRICITY - SHUD  
 NATURAL GAS - P.G. & E.  
 TELEPHONE - PACIFIC BELL

**PROPOSED TENTATIVE MAP OF  
 SOUTH WATT BUSINESS PARK**  
 City of Sacramento, California



 THE SPINX CORPORATION  
 2590 VENTURE OAKS WAY  
 SACRAMENTO, CA. 95833  
 (916) 625-6800  
 ENGINEERING • ARCHITECTURE • PLANNING •  
 LANDSCAPE ARCHITECTURE • SURVEYING •  
 MAPPING • PHOTOGRAMMETRY •



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
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BUILDING INSPECTIONS  
916-449-5716

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October 27, 1987

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Rezone from Agriculture (A) to Light Industrial - Review (M-1S-R)
  3. Tentative Map (P87-378)

LOCATION: Northwest corner of Fruitridge Road and Elk Grove-Florin Road

SUMMARY

The application is for entitlements to develop a 14 acre site with 10 individual lots. The Planning Commission and staff recommend approval of the request.

BACKGROUND

The subject site was recently annexed into the City and is designated for Industrial Use by the General Plan. This request is consistent with adopted plans and anticipated land uses for surrounding properties. The proposed industrial lots range in size from .9 acres to 2 acres in size.

VOTE OF THE PLANNING COMMISSION

On September 24, 1987, the Commission voted six ayes, two absent to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

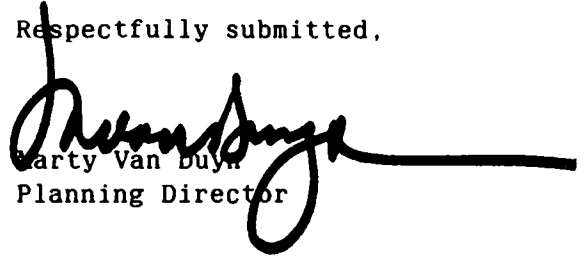


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-2-

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning the site to M-1S-R;
3. Adopt the attached Resolution which adopts Findings of Fact and approves the Tentative Map.

Respectfully submitted,



Gary Van Duzen  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:AG:rt  
attachments

November 4, 1987  
District No. 7

P87-378

2

17

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT the Northwest corner of Fruitridge Road & Elk Grove-Florin Road FROM THE Agriculture (A)

\_\_\_\_\_  
ZONE(S) AND PLACING  
THE SAME IN THE Light Industrial - Review  
(M-1S-R) ZONE(S)  
(FILE NO. P 87-378 ) (APN: 063-0053-002)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

The territory described in the attached exhibit(s) which is in the \_\_\_\_\_  
Agriculture (A) zone(s),  
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
from said zone and placed in the Light Industrial - Review (M-1S-R)  
\_\_\_\_\_ zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission September 24, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

6

17

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P87-378

7

17

## 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 THE NORTHWEST CORNER OF FRUITRIDGE AND ELK GROVE-FLORIN ROAD

(P87-378) (APN: 063-0053-002)

WHEREAS, the City Council on November 4, 1987, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of Fruitridge and Elk Grove-Florin 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 City Planning Commission 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

17

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. The City General Plan designates the subject site for Industrial Use.
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 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - B. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site drain extensions and oversizing and possible pump station;
  - C. Meet all County Sanitation District requirements;
  - D. Submit a soils test prepared by a registered engineer to be used in street design;
  - E. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to public right-of-way;
  - F. Annex to Regional Sanitation and pay necessary fees;
  - G. Locate and abandon under permit any wells and septic tanks;
  - H. Hatch the 200 foot wide easement and label as "Restricted Building Area";
  - I. Place the following note on the final map, "The 200 foot wide tower line easement is a restricted building and use area which prohibits construction of buildings or other structures (including swimming pools, spas, and wells), and imposes other restrictions as well. For information contact, "Western Area Power Administration";

- J. Show the steel towers on the final map and designate as "approximate location of steel tower";
- K. Dedicate right-of-way along Fruitridge Road to a 40 foot half-section and expand intersection 50 foot half-section as per study on file with the City; and
- L. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to Fruitridge Road and Elk Grove-Florin Road.

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MAYOR

ATTEST:

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CITY CLERK

**P87-378**

# Sacramento City Planning Commission VOTING RECORD

**MEETING DATE**  
*September 24, 1987*

**ITEM NUMBER**  
*15 A*

**PERMIT NUMBER**  
*P 87-378*

## ENTITLEMENTS

- |   |  |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP                 |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION      |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT           |
| <input type="checkbox"/> SPECIAL PERMIT           | <input checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____                   |

**STAFF RECOMMENDATION**

Favorable  Unfavorable

Correspondence

Petition

**LOCATION**  
*Northwest corner of Fruitridge Road +  
Elk Grove - Florin Road*

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NAME	ADDRESS

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S**

NAME	ADDRESS

**MOTION#**

YES	NO	MOTION SECOND
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**MOTION**

Chinn	✓			
Ferris	<i>absent</i>			
<del>Good</del>				
Hollick	✓			
Holloway	✓		✓	
Ishmael	✓			
Otto	✓			✓
Walton	<i>absent</i>			
Ramirez	✓			

- |  |   |
|--|---|
| <input type="checkbox"/> TO APPROVE  | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL                  |
| <input type="checkbox"/> TO DENY   | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input checked="" type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                        |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT               | <input type="checkbox"/> TO CONTINUE TO _____ MEETING                                     |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE    | <input type="checkbox"/> OTHER _____  |

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833				
OWNER	Nelson Rogers Co., 1435 River Park Drive, Suite 420, Sacramento, CA 95815				
PLANS BY	SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833				
FILING DATE	8/21/87	ENVIR. DET.	9/14/87	REPORT BY	SD:vf
ASSESSOR'S-PCL. NO.	063-0053-002				

- APPLICATION:
- A. Negative Declaration
  - B. Rezone 14.2+ vacant acres from Agricultural (A) to Light Industrial Review (M-1S (R)).
  - C. Tentative Map

LOCATION: Northwest corner of Fruitridge Road and Elk Grove/Florin Road.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 14 ac., 10 lot industrial park.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
Existing Zoning of Site:	Agricultural (A)
Existing Land Use of Site:	Vacant

Surrounding Land Use and zoning:

North: Vacant; (County Industrial land)  
South: Vacant; (County Industrial land)  
East : Vacant; (County Industrial land)  
West : Vacant; M-2S

Property Dimensions:	1,305' x 480'
Property Area:	14.2+ acres
Topography:	Flat
Street Improvements & Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 9, 1987, by a vote of 4 ayes, 4 absent, 1 abstention, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions.

BACKGROUND INFORMATION:

The subject site was annexed to the City in January of 1986. The site was rezoned Agricultural as a matter of policy and designated for industrial purposes in the General Plan.



PROJECT EVALUATION: Staff has made the following findings.

A. Land Use

The subject site is designated for industrial uses in the 1974 General Plan. The site is surrounded by vacant land designated for industrial uses. The applicant is requesting a rezoning from Agricultural (A) to Light Industrial (M-1 SR). Staff has no objection to rezoning the site for light industrial uses because this is consistent with the General Plan. In addition, the S-designation assures 25 feet of landscaped setback along all street frontages and the R-designation gives the Planning Commission authority to review development plans as they are submitted.

B. Design

Lots 3, 5, 6 and 8 are encumbered by a 200 foot wide tower line easement. This is a restricted building area which limits the buildable area of these parcels. The applicant indicates that the restriction has been considered in the design of the lots. Staff, therefore, does not object to the proposed map as submitted.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration has been filed.

RECOMMENDATIONS: Staff recommends the following actions:

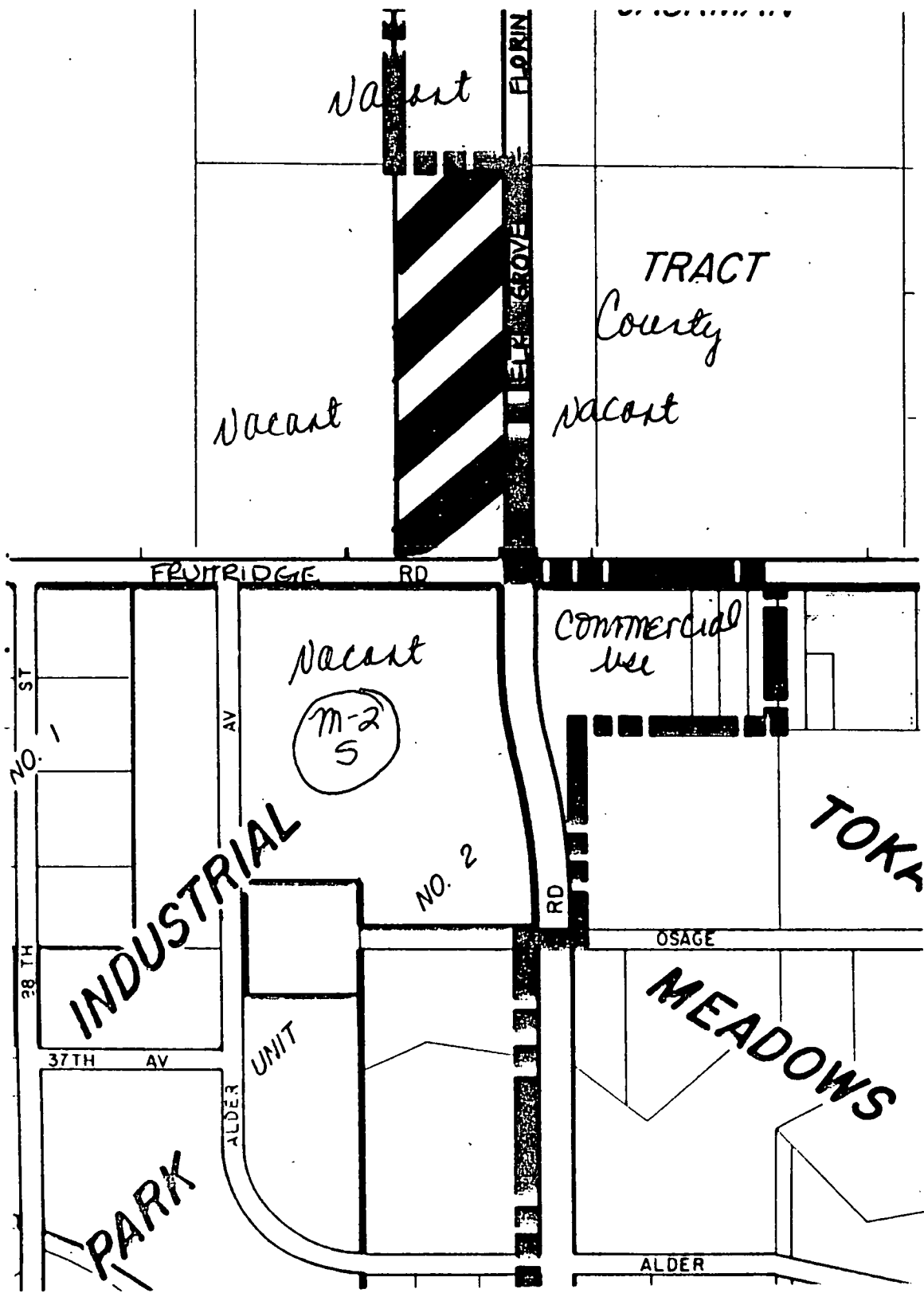
- A. Recommend approval of the Rezoning from Agricultural (A) to Light Industrial (M-1SR).
- B. Recommend approval of the Tentative Map subject to the following conditions.

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:

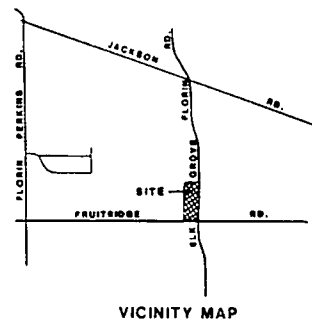
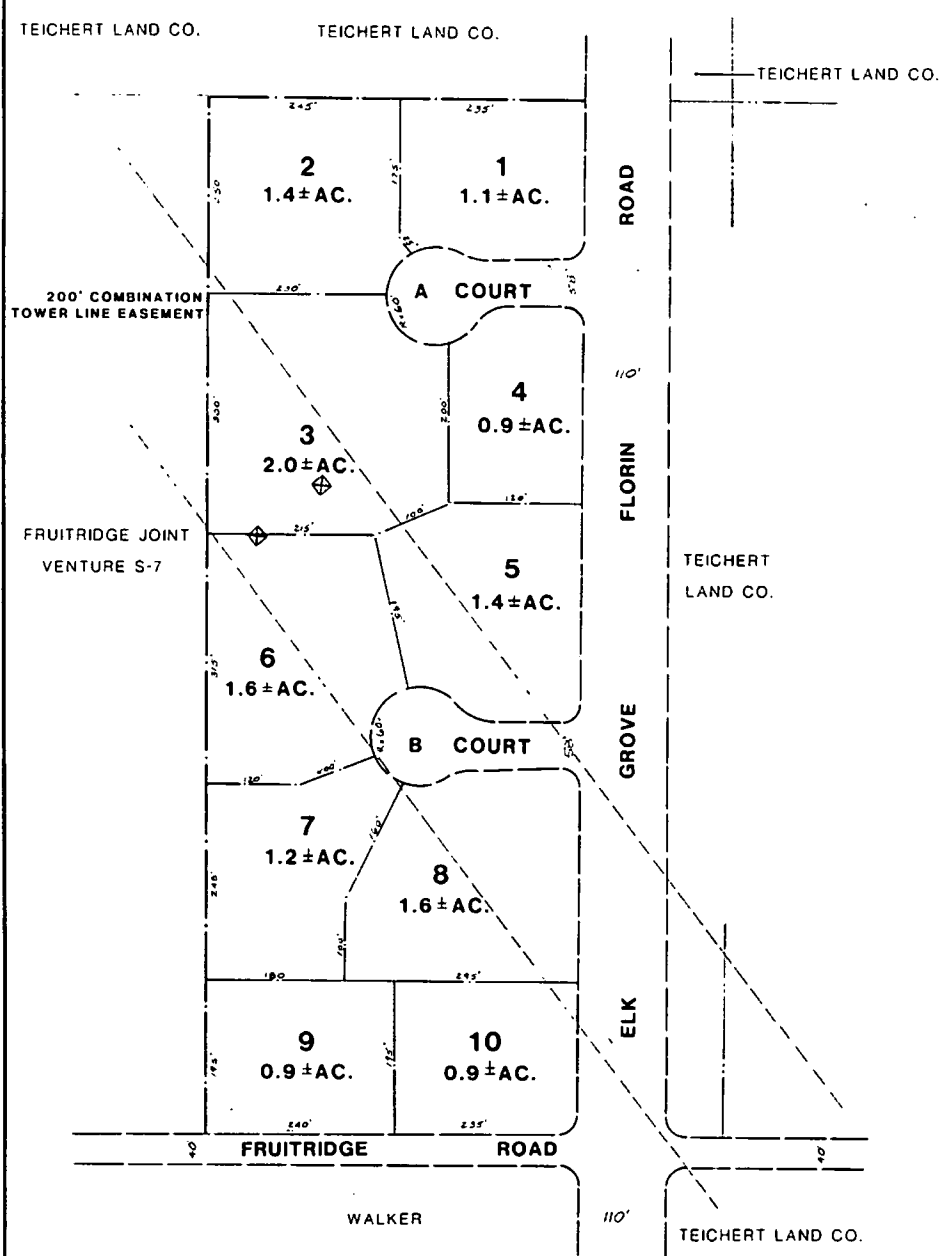
1. Provide standard subdivision improvements pursuant to section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site drain extensions and oversizing and possible pump station;
3. Meet all County Sanitation District requirements;
4. Submit a soils test prepared by a registered engineer to be used in street design;

5. Dedicate a standard 12.5-foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to public right-of-way;
6. Annex to Regional Sanitation and pay necessary fees;
7. Locate and abandon under permit any wells and septic tanks;
8. Hatch the 200 ft. wide easement and label as "Restricted Building Area";
9. Place the following note on the final map, "The 200 ft. wide tower line easement is a restricted building and use area which prohibits construction of buildings or other structures (including swimming pools, spas, and wells), and imposes other restrictions as well. For information contact "Western Area Power Administration";
10. Show the steel towers on the final map and designate as "approximate location of steel tower";
11. Dedicate right-of-way along Fruitridge Road to a 40 ft. half-section and expand intersection 50 ft. half-section as per study on file with the City; and
12. Dedicate a 12.5-foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to Fruitridge Road and Elk Grove/Florin Road.



VICINITY - LAND USE - ZONING

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RECORD OWNER & SUBDIVIDER  
 NELSON RODGERS COMPANY  
 1435 RIVER PARK DRIVE #420  
 SACRAMENTO, CALIFORNIA 95815

ENGINEER  
 THE SPINK CORPORATION  
 2590 VENTURE OAKS WAY  
 SACRAMENTO, CA. 95833

ACCESSOR'S PARCEL NUMBER  
 063-0053-002

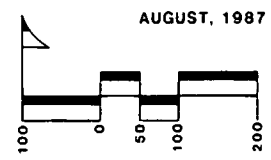
EXISTING USE AND ZONE  
 VACANT; IR

PROPOSED USE AND ZONE  
 10 INDUSTRIAL PARCELS; M-1 S(R)

TOTAL ACREAGE  
 14.2± AC (GROSS)

PROPOSED IMPROVEMENTS - CITY OF SACRAMENTO  
 WATER SUPPLY - CITY OF SACRAMENTO  
 SEWAGE DISPOSAL - CITY OF SACRAMENTO  
 STORM DRAINAGE - CITY OF SACRAMENTO  
 FIRE DISTRICT - CITY OF SACRAMENTO  
 ELECTRICITY - SMUD  
 NATURAL GAS - P.G. & E.  
 TELEPHONE - PACIFIC BELL

**PROPOSED TENTATIVE MAP OF  
 SOUTH WATT BUSINESS PARK**  
 City of Sacramento, California



THE SPINK CORPORATION  
 2590 VENTURE OAKS WAY  
 SACRAMENTO, CA. 95833  
 (916) 825-0500  
 ENGINEERING • ARCHITECTURE • PLANNING •  
 LANDSCAPE ARCHITECTURE • SURVEYING •  
 MAPPING • PHOTOGRAMMETRY



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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

October 20, 1987

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

PLANNING  
916-449-5604

Honorable Members in Session:

SUBJECT: Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the northwest corner of Fruitridge Road and Elk Grove-Florin Road from the Agricultural (A) zone and placing the same in the M-1(S)R zone. (P87-378) APN: 063-0053-002

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

APPROVED  
BY THE CITY COUNCIL

OCT 27 1987

BACKGROUND INFORMATION

OFFICE OF THE  
CITY CLERK

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to November 4, 1987

PFP & Cont  
to 11-4-87

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

P87-378  
attachments

District No. 7  
October 27, 1987

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# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT the northwest corner of Fruitridge Road & Elk Grove-Florin Road FROM THE Agricultural (A) ZONE(S) AND PLACING THE SAME IN THE M-1(S)R ZONE(S) (FILE NO. P 87-378 ) (APN: 063-0053-002)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

The territory described in the attached exhibit(s) which is in the Agricultural (A) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the M-1(S)R zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission September 24, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

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rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

3





SUBDIVISION REVIEW COMMITTEE

P.#. 87-378 Item # 3 S. Watt Bus. Park Meeting Date 9/9/87 17

Variance/Subdivision Modification:

- to waive water and sewer services;
- to create lots substandard in depth, width and area;
- to waive standard subdivision improvements.

	Yes	No	Abstain	Motion	2nd	Absent
Planning	<input checked="" type="checkbox"/>					
Engineering	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
Traffic	<input checked="" type="checkbox"/>					
Fire						
Water/Sewer	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
Comm. Services						
Police						
County Health	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
Attorney						

The Subdivision Review Committee recommends  approval  denial of the Tentative Map. 0 ayes noes 4 absent 1 abstention(s)  
7

**RECOMMENDED 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  Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- ②  Prepare a sewer and drainage study for the review and approval of the City Engineer; *may require off-site drier extensions and overruns and possible pump station*  
 Name the streets to the satisfaction of the Planning Director;
- Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels/lots \_\_\_\_\_ . These services must be paid for and installed at the time of obtaining building permits.
- Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement.
- Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- 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  Meet all County Sanitation District requirements;
- ④  Submit a soils test prepared by a registered engineer to be used in street design;

17

November 9, 1987

The Spink Corporation  
2590 Venture Oaks Way  
Sacramento, CA 95833

Dear Gentlemen:

On November 4, 1987, the Sacramento City Council took the following action(s) for property located on the northwest corner of Fruitridge Road and Elk Grove-Florin Road (P-87378):

Adopted Ord. 87-107 rezoning 14.2± acres from Agricultural (A) to M-1(S)R; and adopted Res. 87-912 adopting Findings of Fact and approving Tentative Map to subdivide 14.2± acres into 10 lots for industrial/warehouse uses.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/cc/#17

Enclosure

cc: Planning Department  
Nelson Rogers Company, 1435 River Park Dr., Ste. 420, SAC, CA 95815