

REPORT AMENDED BY STAFF 12-14-89
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	Spink Corporation - 2590 Venture Oaks Drive, Sacramento, CA 95833		
OWNER	FLS venture - 1455 Response Road #289, Sacramento, CA 95815		
PLANS BY	Spink Corporation - 2590 Venture Oaks Drive, Sacramento, CA 95833		
FILING DATE	2-10-89	ENVIR.DET	Neg. Dec. REPORT BY DH:sg
ASSESSOR'S PCL. NO.	063-0053-002		

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map Time Extension (P87-378)
 - C. Post Subdivision Modification to delete two public streets and convert them to private streets
 - D. Post Subdivision Modification to establish four lots without street frontage

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

PROPOSAL: The applicant is requesting the necessary entitlements to modify a previously approved 10 lot subdivision to provide private streets and create 4 land-locked parcels.

PROJECT INFORMATION:

1988 General Plan Designation: Industrial
Existing Zoning of Site: M-1(S)-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; (County, industrial)
South: Vacant; (County, industrial)
East : Vacant; (County, industrial)
West : Vacant; M-2(S)

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

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 22, 1989, by a vote of 6 ayes and 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Post Subdivision Modification subject to the attached conditions.

BACKGROUND INFORMATION: The subject site was annexed to the City in January of 1986. The site was rezoned and tentative map approval for a 10 lot industrial subdivision granted

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by the Planning Commission on September 24, 1987. The City Council approved the rezoning to M-1(S)-R and tentative Map on November 4, 1987 (P87-378). Since approval, the applicant seeks to establish private cul-de-sacs to avoid placing buildings behind the 25 foot building and landscape setback required in the M-1(S)-R zone.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is designated for industrial uses in the 1988 General Plan and zoned Light Industrial-Review (M-1(S)-R) zone. The site is surrounded by vacant land in the County and City designated for industrial uses. The R-review requires future plan review of buildings for the subject site. The S-designation requires a 25 foot landscape setback along all street frontages. Both Fruitridge and Elk Grove-Florin Road have 50 foot building setbacks.

B. Subdivision Modification Analysis

The proposed post subdivision modification to convert the two public cul-de-sacs to private streets is intended to allow closer placement of the buildings to property lines than the 25 feet required under the M-1(S)-R zone. Planning staff observes this may be a precedent in circumventing the intent of the S-suffix to require 25 feet of landscaping. In discussions with the applicant, the site is constrained by the 200 foot wide power line easement. This is a restricted building area which limits the buildable areas of lots 3, 5, 6, 7 and 8. The applicant proposes to allow buildings to within 15 feet of the private cul-de-sac.

Regarding the four land-locked parcels to be served by the private access easements, lots 2, 3, 6 and 7, staff questions whether buildings can be placed on lots 3 and 6 which fit industrial users. A relatively small buildable lot area results for industrial users. The applicant proposes small 10,000+ square foot single occupant warehouse shell buildings for sale. Staff does not object to the small lot area in view of this fact.

The City Public Works Department will be requiring separate metered water services to parcels 2, 3, 6 and 7. Meters are to be installed adjacent to the public right-of-way. Services to the meters are to be provided through private utility easements.

Planning staff recommends that the final map show the 50 foot building setback as required adjacent to Fruitridge Road and Elk Grove-Florin Road. A 15 foot building setback shall be shown adjacent to the private cul-de-sac streets.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact to the environment; therefore, a negative declaration has been prepared. ~~The applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur: (staff deleted)~~

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A. ~~The following note shall appear on the face of the final subdivision map:
"Note: In the event that the L and D landfill expands to the east, the lots in this subdivision may be subject to the migration of methane and other gases from the adjacent L and D landfill. As a result, structures constructed on the lots may experience an interior concentration of methane in excess of the lower explosive limit. Caution should be used in industrial or other processes utilizing potential sources of ignition inside such structures."
(staff deleted)~~

B. ~~Structures constructed on-site shall have foundations of slab on grade construction. All openings in the foundation slab, including but not limited to expansion joints, and conduit and plumbing passages shall be sealed to be impervious to the potential migration of gasses from the ground to the interior of the structure. (staff deleted)~~

C. ~~All structures shall be equipped with fixed interior methane monitoring and alarm devices with both sound and light alarm indicators. (staff deleted)~~

~~Non compliance with or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse impacts due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an environmental impact report if identified impacts cannot be reduce to a less than significant level through mitigation (refer to attachment A for Initial Study Discussion). (staff deleted)~~

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of One Year Time Extension on the Tentative Map, as revised;
- C. Recommend approval of the Post Subdivision Modification, subject to conditions to establish private streets; and
- D. Recommend approval of the Post Subdivision Modification to establish 4 lots without street frontage, subject to conditions.

Conditions - Tentative Map - 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 on Fruitridge Road and Elk Grove-Florin Road;
2. Submit a soils test prepared by a registered engineer to be used in street design;

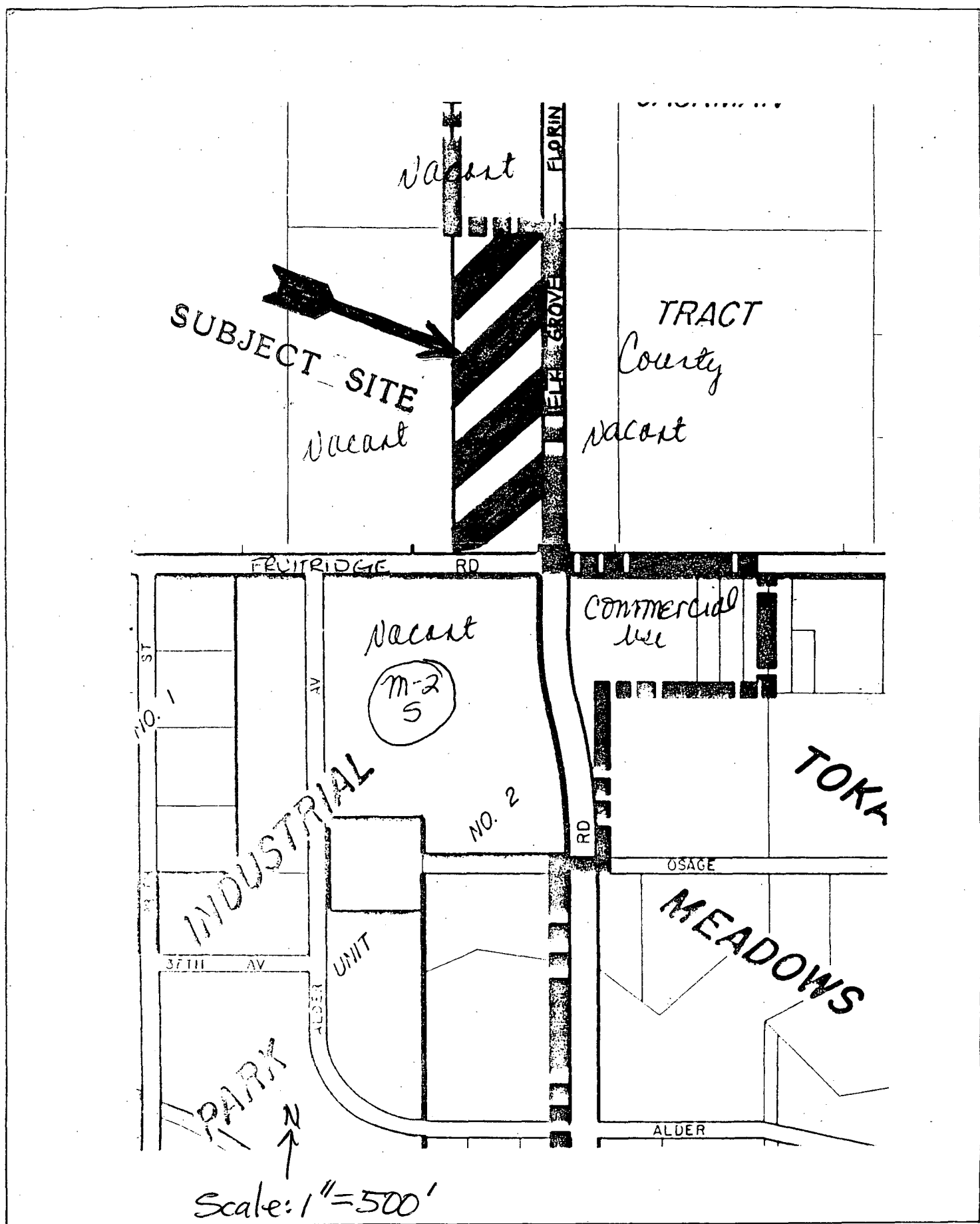
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3. Dedicate right-of-way along Fruitridge Road to 40 feet half-section and expanded intersection to a 55 foot half-section as per study on file with the City;
4. Coordinate with County Sanitation District. Includes construction of a public sewer lateral;
5. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
6. Show all existing easements;
7. Applicant/owner shall comply with mitigation measures listed in the negative declaration for P87-378 on file at the City Planning Department to the satisfaction of the Environmental Review Coordinator. A note referencing mitigation measures shall be placed on the face of the tentative map and in the deeds to all proposed parcels;
8. Private streets shall meet the City standards and shall be inspected to the satisfaction of the Public Works Department (sidewalks may be omitted);
9. Locate and abandon under permit any wells and septic tanks;
10. Hatch the 200 foot wide easement and label as "Restricted Building Area";
11. 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";
12. Dedicate the private access easements (courts) and 12.5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances;
13. Dedicate a 12.5 foot public utility easement for overhead and underground electrical facilities and appurtenances adjacent to Elk Grove-Florin Road and Fruitridge Road;
14. Show the steel towers on the final map and designate as "approximate location of steel tower";



VICINITY - LAND USE - ZONING

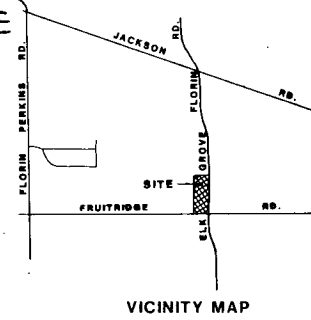
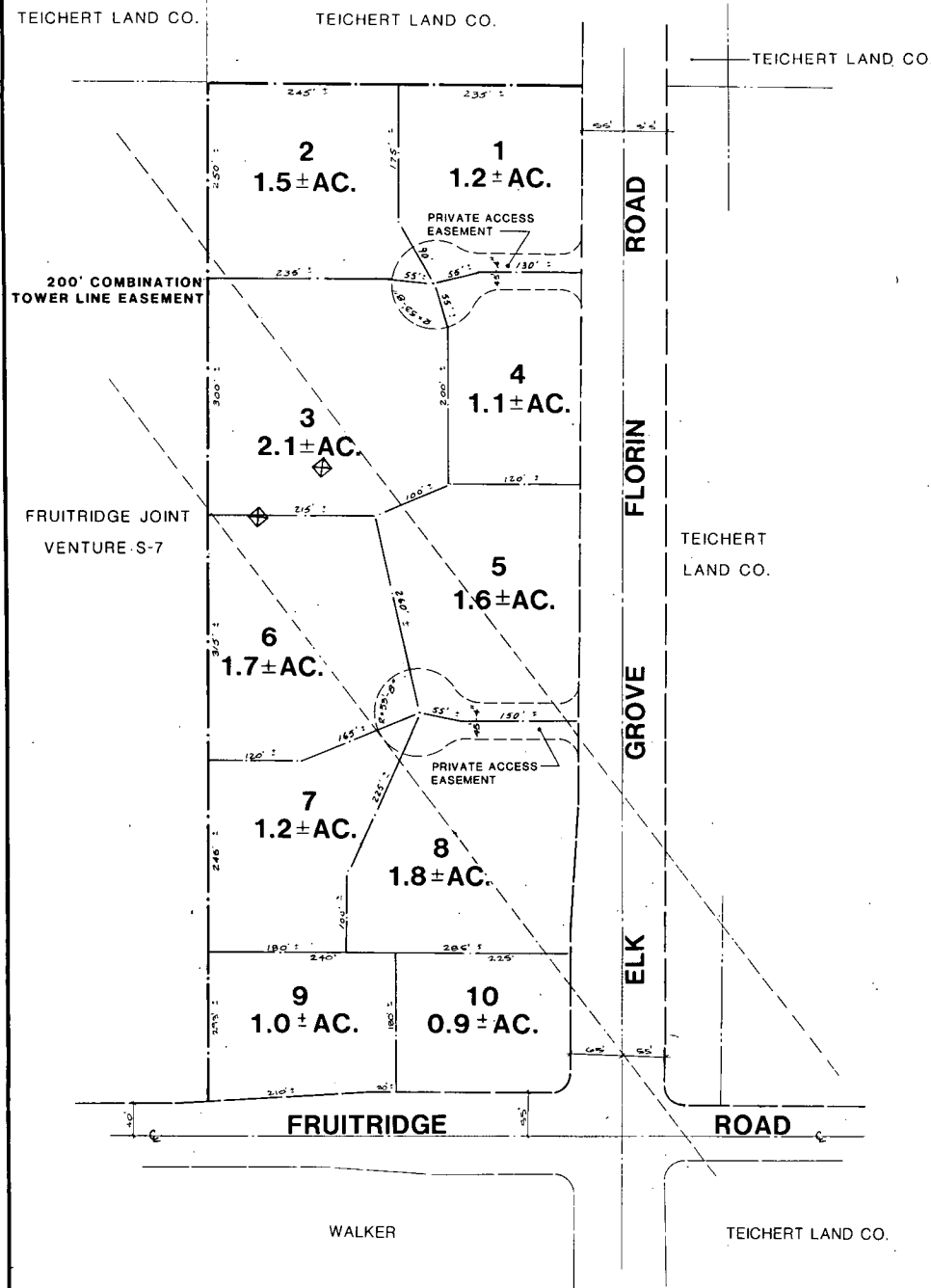
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HE

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REVISED
TENTATIVE
MAP



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)

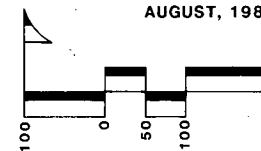
TOTAL ACREAGE

14.22 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

Revised: NOVEMBER 21, 1989
Revised: OCTOBER 31, 1989
AUGUST, 1987



One Year Extension and
Post Subdivision Modification of
SOUTH WATT BUSINESS PARK

City of Sacramento, California

P-87-378

THE SPINK CORPORATION
2590 VENTURE OAKS WAY
SACRAMENTO, CA. 95833
(916) 925-5550
ENGINEERING • ARCHITECTURE • PLANNING •
LANDSCAPE ARCHITECTURE • SURVEYING •
MAPPING • PHOTOGRAMMETRY

ATTACHMENT A
Discussion of Initial Study

South Watt Business Park (P 87-378 Extension)

PROPOSED PROJECT

The Spink Corporation has made an application to the City of Sacramento for the necessary entitlements to permit the proposed development of an industrial subdivision at the intersection of Fruitridge Road and Elk Grove-Florin Road in the East Broadway community of Sacramento. The 14.2 acre project site is to be divided into 10 lots ranging from 0.9 to 2.0 acres in size. Access will be provided to Elk Grove-Florin Road via two private access drives. No structures are proposed at this time.

The site is currently zoned Light Industrial-Landscape Setback-Plan Review (M-1-S-R). The site is designated for Industrial-Employee Intensive uses in the 1986-2006 General Plan. The site is within 1,000 feet of the existing L and D Landfill located west of the project site.

Entitlements necessary to develop the site include:

1. Time Extension (One Year) of Approved Tentative Subdivision Map;
2. Post Subdivision Modification to provide private access driveways in lieu of public streets.

BACKGROUND

The project was originally approved by the City Council on November 11, 1987, subject to conditions. These conditions are attached as Attachment B and are incorporated as part of this Initial Study. At the time of original approval, the L and D Landfill located west of the site had not neared capacity, and the City had no record of any proposed expansion.

Subsequent to the applicant requesting an extension of the tentative map and the post-subdivision modification, the City received an application for expansion of the landfill from the operators of the L and D Landfill on April 4, 1987, which proposed expansion to the boundary of the proposed South Watt Business Park. Based on this new information and other new information, the Environmental Review of the proposed project has been revised to incorporate the impacts of this new information.

ENVIRONMENTAL EFFECTS

3. Water

The proposed project is identified as being outside the 100-year floodplain as identified in preliminary Flood Insurance Rate Maps (FIRMs) dated May 1, 1989. Based on this information, no significant impacts are expected to occur.

6. Noise

The noise study completed for the 1986-2006 General Plan identifies the project site as being located in an area impacted by noise from Mather Air Force Base. The combined noise environment based on noise generated by aircraft from Mather and traffic on Fruitridge Road and Elk Grove-Florin Road is projected to be 74 dB Ldn in the year 2016. According to the 1986-2006 General Plan, industrial uses proposed for the project site are compatible with this noise level in areas impacted by noise from Mather Air Force Base. No significant impact is expected to occur.

10. Risk of Upset

The proposed project is located adjacent to the existing Class III L and D Landfill. As a Class III facility, the landfill accepts construction and vegetative wastes. Currently, the operators of the landfill have an application before the City of Sacramento to expand operations near the site of the proposed South Watt Business Park.

Decomposition of vegetative wastes within the landfill will result in the creation of methane and other landfill gases. Upon closure and capping of the landfill, these gases will tend to spread laterally onto adjacent properties. According to the Sacramento County Environmental Management Department, methane gas levels above the lower explosive limit may be expected in structures on the project site and other adjacent properties. This accumulation of gas could increase the risk of fire or explosion under certain circumstances.

Closure of the L and D Landfill is currently scheduled for 1995. When this closure occurs, L and D Landfill Company and/or their successors in interest will be required to insure that (1) boundary monitoring wells are installed between the landfill and the proposed subdivision to determine the migration of landfill gases, and (2) any migration of landfill gases onto the proposed subdivision is eliminated or lessened to an insubstantial level. Additionally, the project applicants have agreed to incorporate the following mitigation

measures into the design of the project to reduce the risk of upset to less than a significant level:

- A. The following note shall appear on the face of the final subdivision map: "Note: In the event that the L and D Landfill expands to the east, the lots in this subdivision may be subject to the migration of methane and other gases from the adjacent L and D Landfill. As a result, structures constructed on the lots may experience an interior concentration of methane in excess of the lower explosive limit. Caution should be used in industrial or other processes utilizing potential sources of ignition inside such structures."
- B. Structures constructed on-site shall have foundations of slab on-grade construction. All openings in the foundation slab, including but not limited to expansion joints, and conduit and plumbing passages shall be sealed to be impervious to the potential migration of gasses from the ground to the interior of the structure.
- C. All structures shall be equipped with fixed interior methane monitoring and alarm devices with both sound and light alarm indicators

REFERENCES

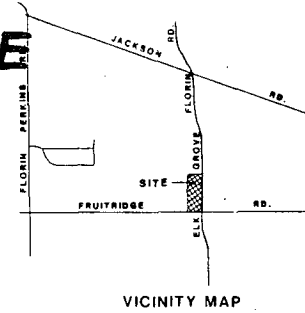
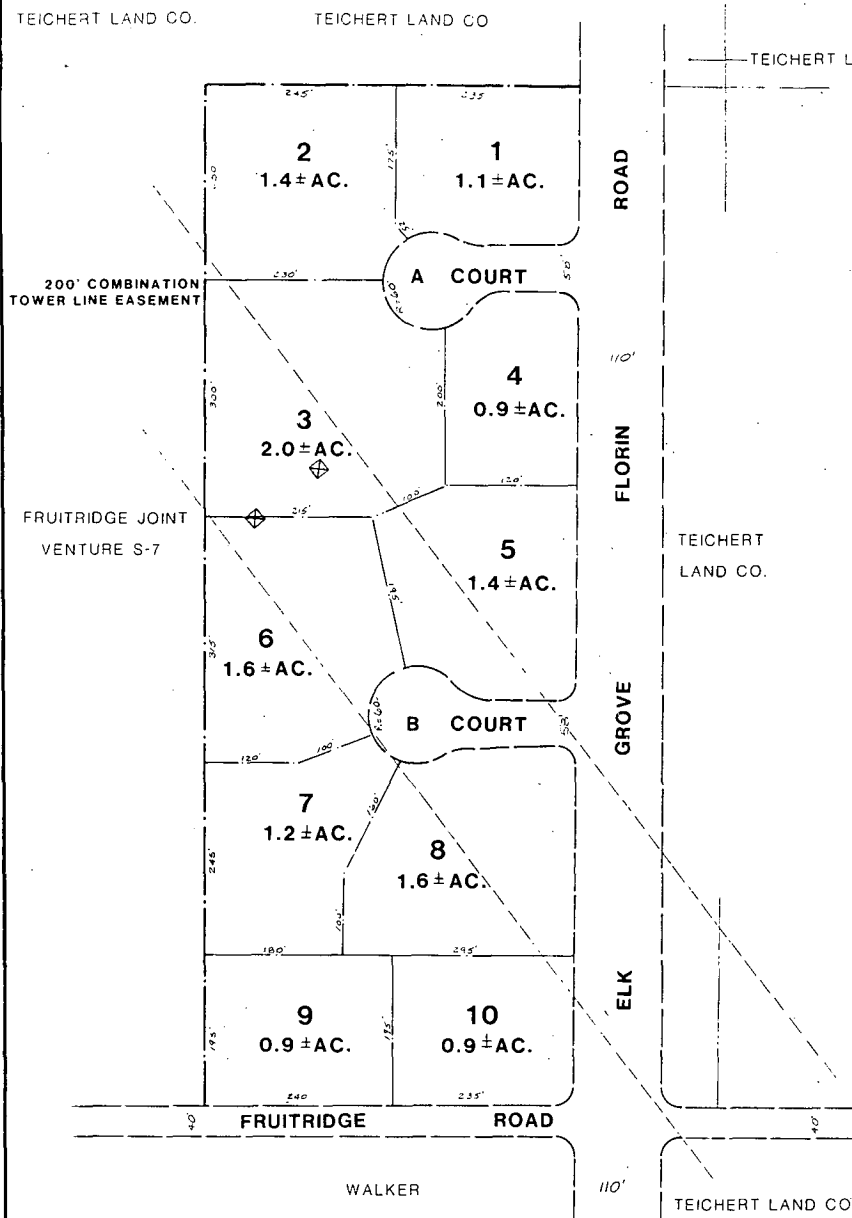
City of Sacramento, Draft EIR for the General Plan Update, 1987

_____, 1896-2006 General Plan Update, 1988

County of Sacramento Environmental Management Department, Debbie Lazarus, letter dated March 13, 1989

_____, M.H. Amerine, personal communication, March 28, 1989

ORIGINAL TENTATIVE MAP



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; 1st

PROPOSED USE AND ZONE

10 INDUSTRIAL PARCELS; M-1 S(9)

TOTAL ACREAGE

14.2± AC (GROSS)

PROPOSED IMPROVEMENTS - CITY OF SACRAMENTO

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SEWAGE DISPOSAL - CITY OF SACRAMENTO

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FIRE DISTRICT - CITY OF SACRAMENTO

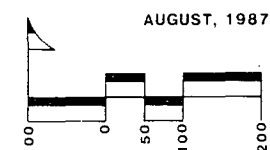
ELECTRICITY - SMUD

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) 925-5550

ENGINEERING • ARCHITECTURE • PLANNING •
LANDSCAPE ARCHITECTURE • SURVEYING •
MAPPING • PHOTOGRAMMETRY •

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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:

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