



# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

JUN 4 1981

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5004

MARTY VAN DUYN

PLANNING DIRECTOR

June 4, 1981

*Cont. to  
7-7-81*

*Cont. to  
7-21-81*

**FILED**  
By the City Council  
Office of the City Clerk

*Cont. to  
7-28-81*

City Council  
Sacramento, California

JUN 16 1980

Honorable Members in Session:

**JUL 21 1981**

SUBJECT: 1. Environmental Determination (Exempt 15115)  
2. Tentative Map (P-9371)

LOCATION: 8900 Alder Avenue (southwest corner of Alder Avenue  
and Elk Grove-Florin Road)

### SUMMARY

This is a request to divide a 5.84+ acre site into three parcels located in the M-2(S) zone. The purpose of the division is to locate each existing use on individual sites and create a 2+ acre vacant site intended for future industrial development. The staff and the Sub-division Review Committee recommend approval of the request subject to conditions.

### BACKGROUND INFORMATION

Land divisions that do not have concurrent variance, rezoning, or plan amendment requests can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

Surrounding Land Use and Zoning are as follows:

- North: Single family; M-2(S)
- South: Vacant; M-2(S)
- East: Vacant; M-2(S)
- West: Vacant; M-2(S)

This project has been determined not to have a significant effect on the environment and is categorically exempt under Section 15115 of the State EIR Guidelines.

The westerly portion of the site contains a contractor's office and storage yard (Parcel A) and Parcel B contains a motorhome rental business, a mini-storage warehouse and a vehicle storage area. A portion of the vehicle storage area is also located on Parcel C.

Staff has no objection to the proposal; however, it appears that the 25-foot setback along Alder Avenue has never been landscaped as required by the Zoning Ordinance. Staff therefore suggests the 25-foot front setback for Parcels A and B along Alder Avenue be landscaped and maintained. Landscaping on Parcel C frontage will be required when a building is constructed on the site.

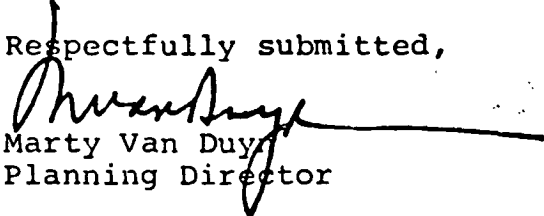
#### RECOMMENDATION

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 along Alder Avenue and Elk Grove/Florin Road 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 prior to filing the final map.
3. Applicant shall provide flood study to determine which portion is in flood channel area for review and approval of City Engineer.
4. A note shall be placed on final map for remaining property: "Fill must be placed over Parcels A, B, and C to elevation of 46.0 City Datum prior to development in order to protect from Morrison Creek flooding."
5. Applicant shall dedicate a 29-foot half-section along Alder Avenue and 25-foot radius round corner at Elk Grove/Florin Road. Also, slope easement at westerly channel crossing.
6. Applicant shall provide a 12-foot lane on north side of Alder Avenue and construct the bridge at the western property line.
7. Applicant shall pay one-eighth of the cost of the bridge construction over drainage channel.
8. Applicant shall dedicate a 55-foot half-section (or 60 feet if bikeway required) along Elk Grove/Florin Road with slope easement at Morrison Creek.
9. Applicant shall landscape the 25-foot setback area from property line along the Alder Avenue frontages for Parcels A and B in accordance with Zoning Ordinance. Landscape plan to be submitted for staff review and approval prior to final recordation of the map. Landscaping shall include a combination ground cover, trees and shrubs.

It is recommended that the City Council adopt the attached resolution with conditions.

Respectfully submitted,

  
Marty Van Duy  
Planning Director

RECOMMENDATION APPROVED:

---

Walter J. Slipe, City Manager

MVD:WW:bw  
Attachments  
P-9371

<sup>16</sup>  
June 8, 1981  
District No. 6

## RESOLUTION No.

Adopted by The Sacramento City Council on date of

JUNE 16, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED  
AT 8900 ALDER AVENUE (APN: 62-043-01) (P-9371)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at 8900 Alder Avenue

(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 16, 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 in that the plan designates the subject site for industrial uses.
- 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 for use by the public at large on the subject site.

- 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 along Alder Avenue and Elk Grove-Florin Road 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 prior to filing the final map.
3. The applicant shall provide flood study to determine which portion is in flood channel area for review and approval of the City Engineer.
4. A note shall be placed on the final map for remaining property: "Fill must be placed over Parcels A, B, and C to elevation of 46.0 City Datum prior to development in order to protect from Morrison Creek flooding."
5. The applicant shall dedicate a 29-foot half-section along Alder Avenue and 25-foot radius round corner at Elk Grove-Florin Road; also, slope easement at westerly channel crossing.



**TENTATIVE PARCEL MAP**  
 FOR LOT 20, TRACT MEADOWS  
 IN THE CITY OF SACRAMENTO, CALIFORNIA  
 SCALE 1" = 40' MARCH 1981  
 TASK ENGINEERING, INC.

**OWNER:**  
 JOHN H. & EDITH A. JOHNSON  
 SACRAMENTO, CALIFORNIA  
 (916) 442-1151

**PREPARED BY:**  
 TASK ENGINEERING, INC.  
 11292 ENCLAW ROAD, SUITE A  
 PORTLAND, OREGON 97228  
 (916) 439-2505

**EXISTING ZONING:**  
 M2-S

**EXISTING USE:**  
 CONSTRUCTION YARD  
 4 MOTOR VEHICLE REPAIRS  
 8 SHEDS

**PROPOSED USE:**  
 5 SHEDS

**SEWER:**  
 EXISTING SEWER SYSTEM

**WATER:**  
 EXISTING

**NO. OF PARCELS:**  
 3

**ACRES:**  
 5.531 ACRES

**ASSESSOR'S PARCEL NO.:**  
 62-071-01

**DESCRIPTION:**  
 THE 20' AS SHOWN ON THE FINAL PLAT RECORDS  
 RECORDED IN BOOK 13 OF MAPS, PAGE 101, 151, RECORDS  
 OF SAID COUNTY.

**EXCEPTING THE FOLLOWING DESCRIBED PARCELS:**  
 1. ALL THAT PORTION OF SAID LOT 20 EXCEPT THAT  
 THE WEST LINE OF THE ABOVE PARCELS BE AS SHOWN IN  
 THE COUNTY OF SACRAMENTO BY A DEDICATED PLAT  
 22, 1967, IN BOOK 620-221, PAGE 201, DEDICATED RECORDS.

