

4.2



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

January 22, 1991

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

JAN 22 1991

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION (NEGATIVE DECLARATION)
2. POST SUBDIVISION MODIFICATION (P88-277) (FT) (APN O64-0020-022,050,046)

LOCATION: Southside of Elder Creek Road, approximately 1,200 feet west of Elk Grove-Florin Road

SUMMARY

This is a request to subdivide 10.93± partially developed acres into four lots in the Heavy Industrial-Review (M-1(S)R) zone. The southern lots are proposed to be served by a private driveway with reciprocal parking and access easements recorded on the map and deeds to the affected lots. Staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND

On January 3, 1989, the City Council adopted a resolution approving a tentative map request to subdivide three lots into four lots for future warehouse development (Exhibit A). A final map has not been recorded by the applicant. The applicant has since revised the approved tentative map to further subdivide the southerly portion of the approved tentative map into four parcels (Exhibit B). The revised tentative map also reflects a realignment of the proposed access road and a reduction in the size of Parcels one through four. A Post Subdivision Modification is required when approved tentative maps are revised prior to final map recordation.

Land divisions that are not accompanied by a request requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

①

Surrounding land uses and zoning are as follows:

North:	Warehouse use; M-2(S)
South:	Vacant; M-1-R
East:	Warehouse storage; M-1(S)-R
West:	Warehouse use; M-1(S)-R

The subject site consists of two tax assessor's parcels. The applicant is requesting that the southern portion of the subject site be redivided into four lots. The northern lot fronting on Elder Creek Road has received previous approval for the construction of three warehouse shell buildings (P87-373). There is currently warehouse development on the northern portion of the site. The approved tentative map prohibited development under the existing power lines and within easements. The applicant has, therefore, modified the tentative map to relocate Parcel 2 in order to not construct under the power lines and proposed easements. Four parcels will be established south of the power line easements.

Secondary emergency access will be provided through the property north of Parcel 2, owned by the project property owner. The M-1(S)R zoning on the subject site will require plan review of future construction on all of the newly created parcels.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project will not have a significant effect on the environment and has filed a Negative Declaration with mitigation measures.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

The project proposal is consistent with the General Plan and the 1986 South Sacramento Community Plan which designates the site for Industrial uses.

MBE/WBE EFFORTS

Not applicable.

City Council
Post Subdivision Modification (P88-277) (FT)
January 22, 1991
Page 3

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee, recommends the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution adopting the Findings of Fact and approving the Subdivision Modification of the Tentative Map.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and
Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

January 22, 1991
District No. 6

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:vr
P88-277.CC

Attachment

③

RESOLUTION NO. 91-067

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION OF THE TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTH OF ELDER CREEK ROAD, APPROXIMATELY 1,200 WEST OF ELK GROVE-FLORIN ROAD

APPROVED
BY THE CITY COUNCIL

JAN 22 1991

OFFICE OF THE
CITY CLERK

(P88-277) (APN: 064-0010-011,046,050)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the above described location;

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:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

④

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. Both the City General Plan and the South Sacramento Community Plan designate the subject site for Community/Neighborhood Commercial use(s).
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. In the matter of the hereby approved requested subdivision modification to subdivide 10.93± partially developed acres into four lots in the Heavy Industrial-Review (M-1(S)R) zone:
 - a. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that adequate access will be provided to the newly formed lots.
 - b. That granting the modification is in accordance with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the four lots are subdivided for future industrial development.
7. 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - B. Meet all County Sanitation District requirements.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

⑤

- C. Dedicate a right-of-way and construct improvements along Elder Creek Road to a 42-foot half-section, including street lighting.
- D. Pavement section of private drive will be required to comply with City standards.
- E. Show all existing easements.
- G. The final map shall show reciprocal access easement over Parcel 2 to Parcels 1,3 and 4.
- H. Secondary access shall be provided in the deed to APN: 064-0020-047 and 081 to the satisfaction of the City Fire Marshall's Office, Planning Division and Traffic Engineering. A note referencing secondary access shall be shown on the final map. No structures shall obstruct access over the secondary access.
- I. Dedicate the private road and 12.5 feet along each side as a public utility easement for overhead and underground electrical and gas facilities and appurtenances.
- J. Applicant shall petition for annexation to Sacramento Regional County Sanitation District prior to recordation of the final map or prior to approval of improvement plans, whichever occurs first.
- K. Show reciprocal sewer and drainage easements on final map.
- L. All streets and drain systems south of Elder Creek Road shall be privately owned and maintained. A note referencing this shall be placed on the face of the map and recorded in the deeds to each of the parcels being created.
- M. The driveway shall be 30' wide - curb to curb with a minimum of 2 inches of asphalt concrete over 4 inches of aggregate base. A City standard elbow shall be provided at the 90 degree bend. The Public Works Department shall review and approve improvement plans.
- N. Note: A driveway permit is required at Elder Creek Road. A variance from Traffic Engineering to not require 10 foot offset for driveway at property line may be required.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(6)

- O. Match SMUD's 100-foot transmission line easement on the parcel map and indicate the recording information of the easement. Also, place the following not within the City's easement area: "RESTRICTED BUILDING AND USE AREA".
- P. The private street shall be dedicated as a P.U.E. for water mains and appurtenances - additional easements adjacent to streets will be required for fire hydrants.
- Q. The water distribution system shall be designed and constructed to City standards. The restoration of surface paving disturbed as a result of performance of maintenance and repairs on the water distribution system shall be the responsibility of the property owners.
- R. The minimum width of a water main easement through any parcel shall be 10 feet.
- S. Outdoor storage areas shall be paved and screened from surrounding properties per City standards.
- T. The applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager and on file in the Planning Division Office (P88-277).

MAYOR

ATTEST:

CITY CLERK

P88-277.CC

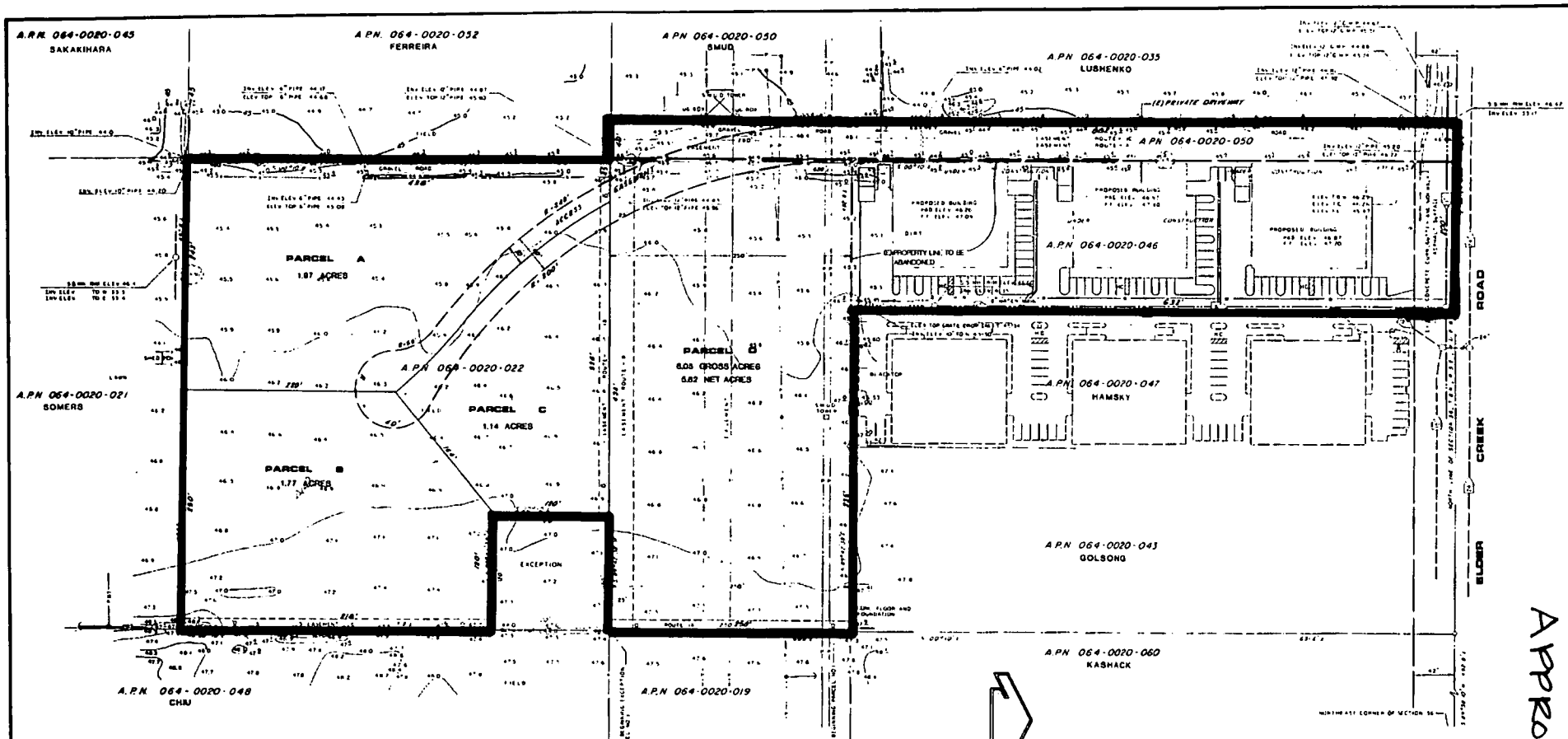
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

⑦

P88-277



GENERAL NOTE:

ASSESSORS PARCEL NUMBERS
 064-0020-022, 064-0020-48
 064-0020-000

OWNERS / DEVELOPER
 HAMSKY
 C/O FROST & LUSK
 7800 UPLANDS WAY, SUITE B
 CITRUS HEIGHTS, CALIFORNIA 95610
 PH. (916)966-8911

ENGINEER
 FROST & LUSK
 7800 UPLANDS WAY, SUITE B
 CITRUS HEIGHTS, CALIFORNIA 95610
 PH. (916)966-8911

PRESENT ZONING
 M-1

PRESENT USE
 SEE MAP

PROPOSED ZONING
 M-1 & M-1(SR)

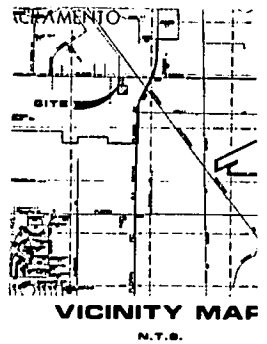
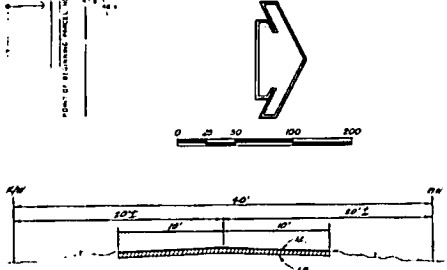
PROPOSED USE
 M-1

NUMBER OF LOTS
 FOUR

NET & GROSS AREA OF PROPERTY
 10.70 NET ACRES, 10.83 GROSS ACRES

UTILITIES PUBLIC SERVICE
 WATER CITY OF SACRAMENTO
 SEWER CITY OF SACRAMENTO
 ELECTRICAL SMUD
 GAS PG&E
 TELEPHONE PACIFIC BELL
 CABLE SACRAMENTO CABLEVISION

PUBLIC SERVICE
 ELKS GROVE UNIFIED SCHOOL



APPROVED TENTATIVE MAP

APN	064-0020-022
MAP	8
APN	064-0020-022
SCALE	1" = 60'
THIS MAP IS A TENTATIVE MAP OF THE CITY OF SACRAMENTO, CALIFORNIA, AND IS NOT A FINAL MAP. IT IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONERS.	
FROST & LUSK ENGINEERING / SURVEYING / PLANNING 7800 UPLANDS WAY, SUITE B CITRUS HEIGHTS, CALIFORNIA 95610 PH. (916)966-8911	
TENTATIVE MAP FOR HAMSKY PROPERTY CITY OF SACRAMENTO, CALIFORNIA	

Exhibit A

Exhibit B

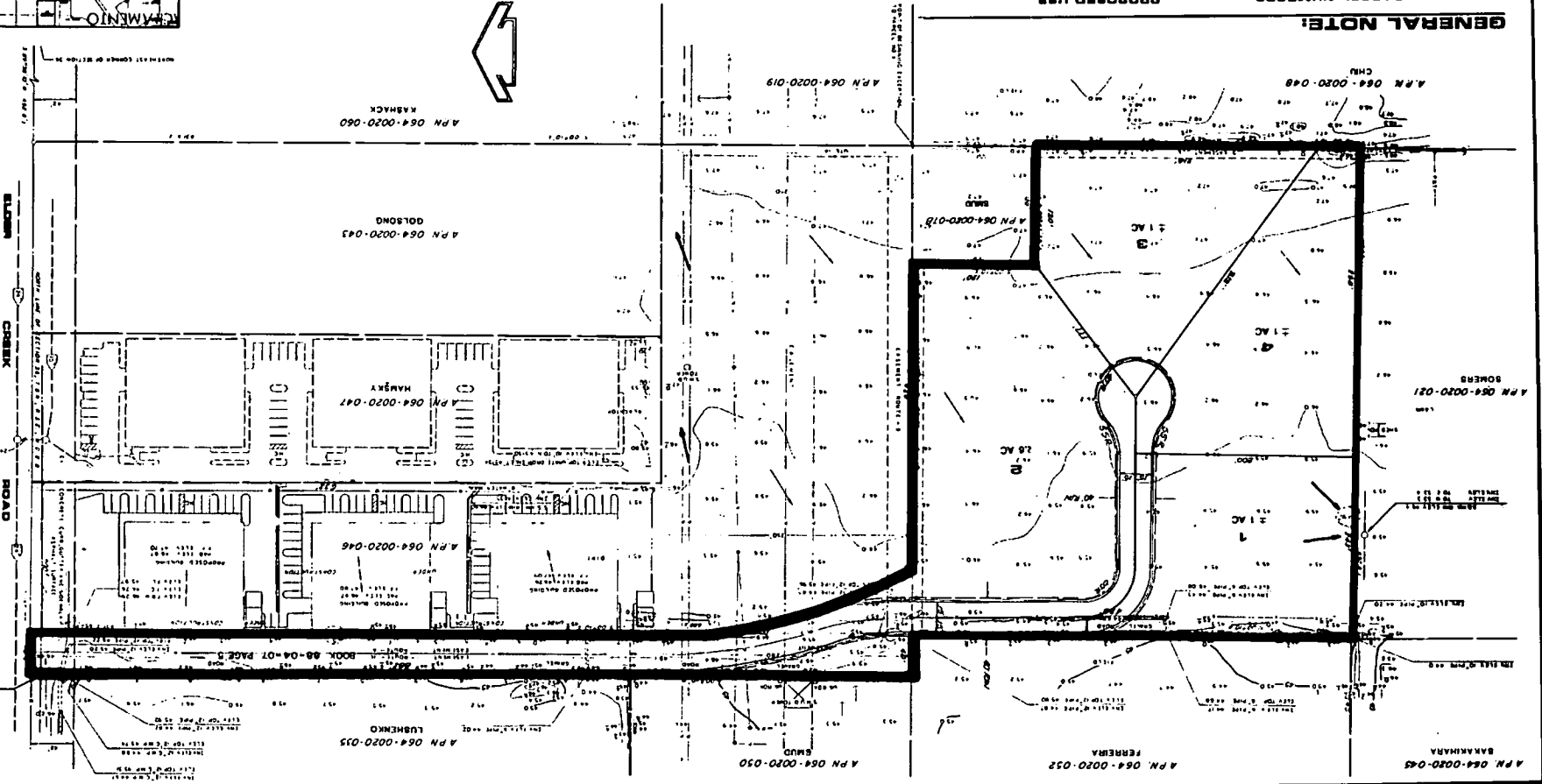
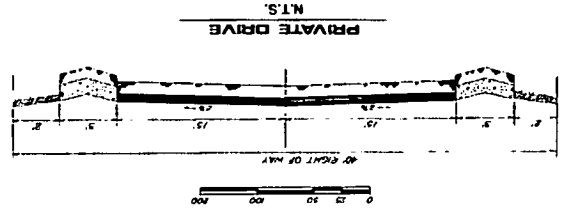
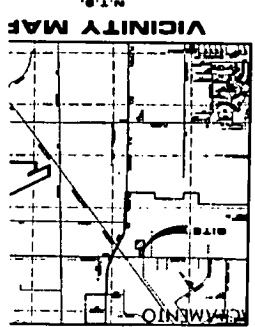
Revised Tentative Map

TENTATIVE PARCEL MAP FOR
HAMBKY PROPERTY
 CITY OF SACRAMENTO CALIFORNIA

B BURRELL
 ENGINEERING
 GROUP, INC.

1/31/04
 THE CITY OF SACRAMENTO HAS REVIEWED THIS TENTATIVE PARCEL MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.

1/31/04



GENERAL NOTE:

ASSESSORS PARCEL NUMBERS 064-0020-020

OWNERS / DEVELOPER
QUARTX
BURRELL ENGINEERING GROUP
6939 BURRELL BLVD., SUITE 181
CITRUS HEIGHTS, CA 95610
PH (916) 969-1900

ENGINEERS
BURRELL ENGINEERING GROUP
6939 BURRELL BLVD., SUITE 181
CITRUS HEIGHTS, CA 95610
PH (916) 969-1900

PROPOSED ZONING
M-1
M-1 (916) 969-1900

PRESENT USE
PUBLIC SCHOOL DISTRICT

M-1 & M-1 (916)

PROPOSED USE

NUMBER OF LOTS 4

NET & GROSS AREA OF PROPERTY
0.8 NET ACRES, 0.7 GROSS ACRES

UTILITIES PUBLIC SERVICE
WATERS CITY OF SACRAMENTO
ELECTRICAL SMD
GAS PACIFIC BELL
TELEPHONE SACRAMENTO CABLEVISION
CABLE

BLK GROVE UNIFIED SCHOOL
PUBLIC SCHOOL DISTRICT

272-888



CITY OF SACRAMENTO
CITY PLANNING DIVISION

JAN 13 1989

RECEIVED

OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

OPERATION SERVICES

January 9, 1989

916-495-426

Frost and Lusk, Inc.
7806 Uplands Way, Suite B
Citrus Heights Ca 95610


On January 3, 1989, the City Council took the following action(s) for property located at the south side of Elder Creek Road, approximately 1,200 more or less feet west of Elk Grove-Florin Road:

(P-88277)

Ratified the Negative Declaration and adopted Resolution No. 89-012 approving the Tentative Map to divide 10.93 more or less partially developed acres into four lots in the Light Industrial (M-1 and M-1-S-R) zone.

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

Sincerely,


Janice Beaman
Acting Assistant City Clerk

lmh/#23

Enclosure

cc: Planning Division
Hamsky, c/o Frost and Lusk, Inc., 7806 Uplands Way, Ste. B,
Citrus Heights, Ca, 95610

RESOLUTION No. 89-012

Adopted by The Sacramento City Council on date of

JAN 3 1989

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTH SIDE
ELDER CREEK ROAD 1,200+ FEET WEST OF ELK GROVE FLORIN ROAD

(P88-277) (APN: 064-0020-022,046,050)

WHEREAS, the City Council, on January 3, 1988 held a public hearing on the request for approval of a tentative map for property located on the south side Elder Creek Road, 1200+ feet west of 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 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3 RESOLUTION No. 89-012

JAN 3 1989

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. Both the City General Plan and the 1986 South Sacramento Community Plan designate the subject site for Heavy Commercial and Warehouse use(s).
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 the filing of 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. Meet all County Sanitation District requirements;
 - c. Dedicate right-of-way along Elder Creek Road to a 42-foot halfsection;
 - d. Pavement section of private drive will be required to comply with City standards;
 - e. Show all existing easements;
 - f. The final map shall show reciprocal parking and access easements over Parcel D to Parcels A,B, and C.
 - g. Secondary access shall be provided in the deed to APN: 064-0020-047 to the satisfaction of the City Fire Marshall's Office Planning Division and Engineering Division. A note referencing secondary access shall be shown on the final map. No structures shall obstruct access over the secondary access unless approved by the City Fire Marshall's Office.
 - h. Dedicate the private road as a public utility easement for overhead and underground electrical and gas facilities and appurtenances.
 - i. Hatch SMUD's 100-foot transmission line easement on the parcel map and indicate the recording information of the easement. Also, place the following note within our easement area: "RESTRICTED BUILDING AND USE AREA".

4 RESOLUTION No. 89-012

JAN 3 1989

j. Place as a note on the final map:

The owner or user of Parcel D shall have the right to use that portion of SMUD easement lying within Parcel D for purposes consistent with SMUD's full enjoyment of rights granted provided that the owner or user shall not erect or construct any building; pool; spa or other structure, excepting fences; or drill or operate any well within said easement. See Book 88-04-07 of Official Records, Pg. 0005 for full understanding of rights granted to SMUD. Contact Property Administrator at Sacramento Municipal Utility District for specific restrictions and approvals.

- k. Applicant shall petition for annexation to Sacramento Regional County Sanitation District prior to recordation of the final map or prior to approval of improvement plans, whichever occurs first.
- l. Show reciprocal sewer, water and drainage easements on final map.
- m. All streets and drain systems south of Elder Creek Road shall be privately owned and maintained. A note referencing this shall be placed on the face of the map and recorded in the deeds to each of the parcels being created.
- n. The driveway shall be extended and drainage provided in lieu of ditches. Vertical curbs shall be required, 30 ft curb to curb with a minimum of 2 inches A.C. over 4 inches A.B. The Public Works Director shall review and approve improvement plans reflecting these requirements.
- o. Water main and 10 ft minimum easement shall be included in the center of the street and along the west side of parcel A.

Note: A driveway permit is required at Elder Creek Road. A variance from Traffic Engineering to not require 10 foot offset for driveway at property line may be required.

ANNE RUDIN

MAYOR

89-012

ATTEST:

JANICE BEAMAN

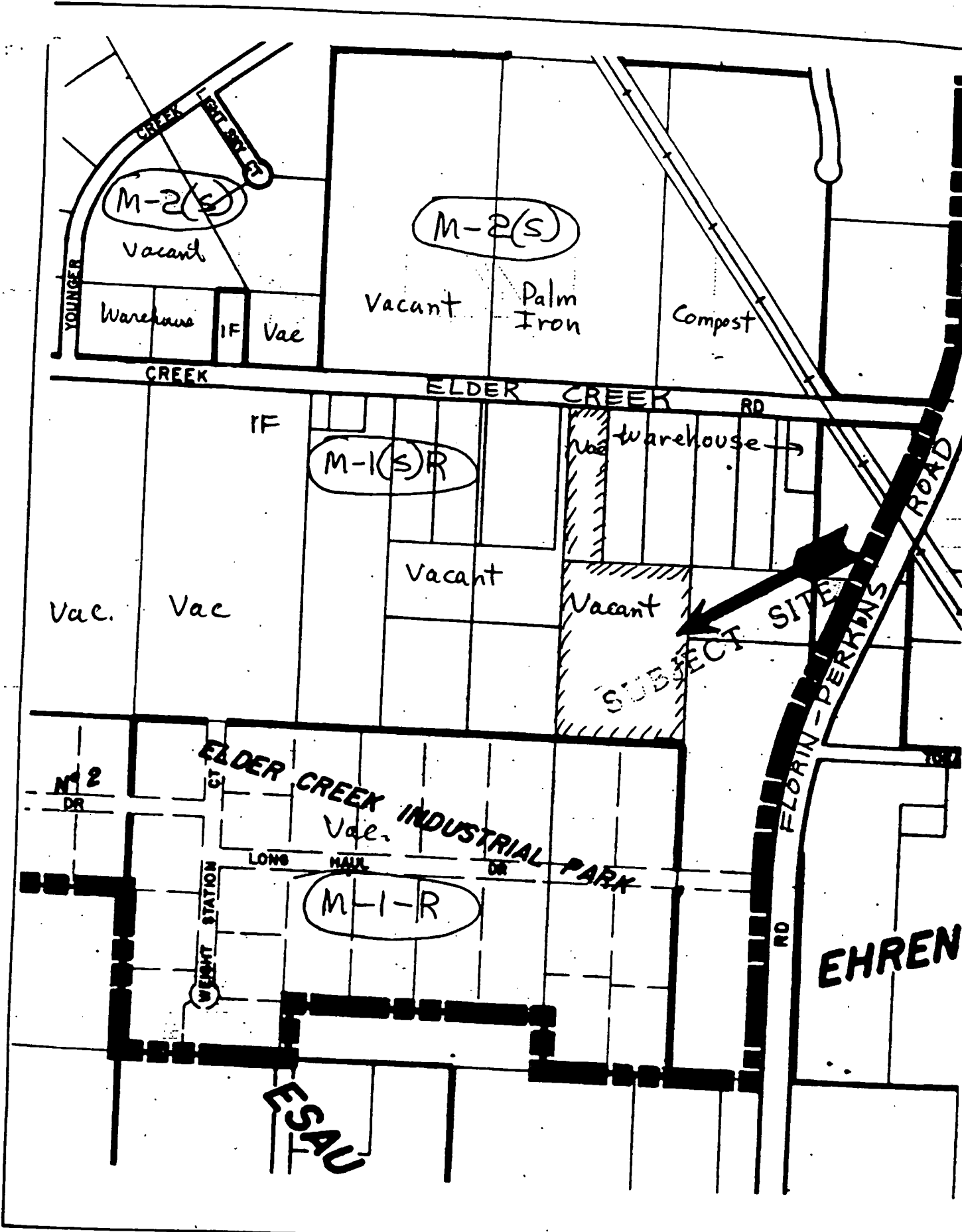
ACTING Assistant CITY CLERK

ACTING Assistant

Janice Beaman

RESOLUTION No. 89-012

JAN 3 1989



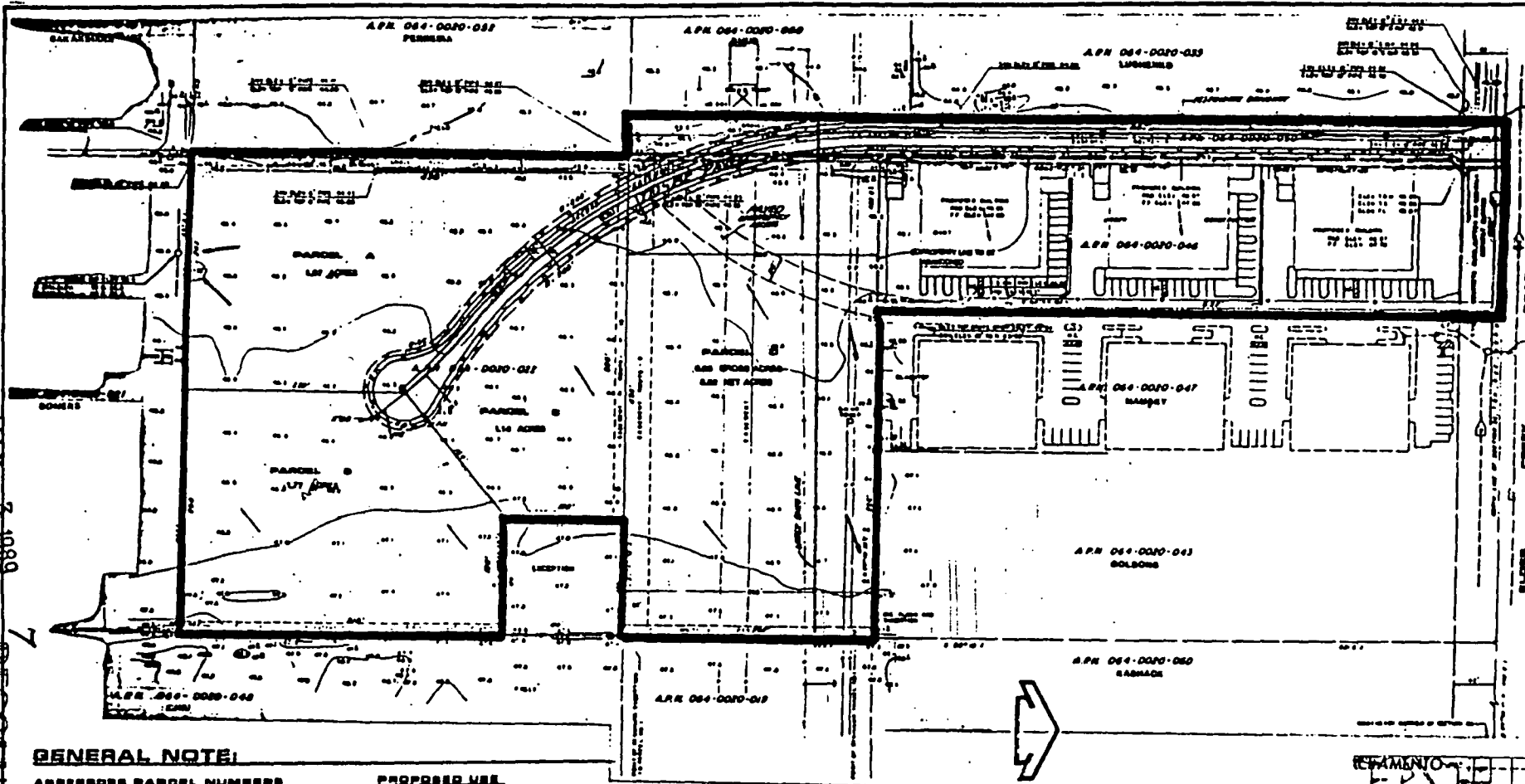
VICINITY - LAND USE - ZONING

P-88-277

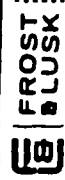
6 RESOLUTION No. 89-012

JAN 2 1989

RESOLUTION NO. 89-012



TENTATIVE MAP



TENTATIVE MAP FOR HANSKY PROPERTY
 CITY OF SACRAMENTO CALIFORNIA

GENERAL NOTE:

APPROXIMATE PARCEL NUMBERS
 064-0020-022, 064-0020-023, 064-0020-046, 064-0020-047

OWNER/DEVELOPER
 HANSKY
 C/O FROST & LUSK
 7808 UPLANDS WAY, SUITE C
 DUTRIS HEIGHTS, CALIFORNIA 95816
 PH. (916)366-2511

ENGINEER
 FROST & LUSK
 7808 UPLANDS WAY, SUITE C
 DUTRIS HEIGHTS, CALIFORNIA 95816
 PH. (916)366-2511

PRESENT ZONING
 RPT

PRESENT USE
 SEE MAP

PROPOSED ZONING
 RPT & SP-1(20)

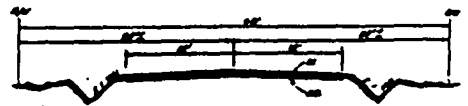
PROPOSED USE
 SP-1

NUMBER OF LOTS
 FOUR

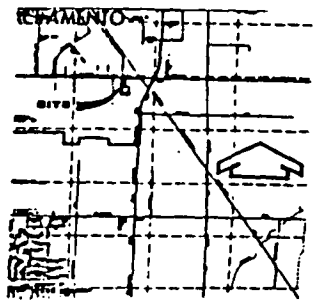
NET & GROSS AREA OF PROPERTY
 10.76 NET ACRES, 16.88 GROSS ACRES

UTILITIES PUBLIC SERVICE
 WATER CITY OF SACRAMENTO
 SEWER CITY OF SACRAMENTO
 ELECTRICAL SAND
 GAS P&G
 TELEPHONE PACIFIC BELL
 CABLE SACRAMENTO CABLEVISION

PUBLIC SERVICE
 SAGE GROVE UNIFIED SCHOOL



PRIVATE DRIVEWAY N.T.S.



VICINITY MAP N.T.S.

LEGAL DESCRIPTION

The land referred to in this Report is situated in the State of California, County of Sacramento and is described as follows:

All that portion of the North one-half of the West one-half of the East 60 acres of the East 60 acres of the East one-half of the Northeast one-quarter of Section 36 T.8N., R.5E., M.D.B & M. particularly describe as follows:

BEGINNING at a point on the East line of said premises that is distant South 89° 38' 10" West 492.80 feet and South 0° 10' East 631.60 feet from the Northeast corner of said Section 36, said point of beginning being also the Northeast corner of that certain Grant of Right of Way from Flem Goodwin and Della Goodwin to Sacramento Municipal Utility District recorded in the office of the Recorder of Sacramento County, in Book 2448 of Official Records at Page 469 on July 17, 1953; thence from said point of beginning South 0° 10' East along said East line of said premises 688 feet, more or less, to the South line of said premises; thence along said South line of said premises West 492.80 feet to the Southwest corner of said premises; thence North 0° 10' West along said West line of said premises 688 feet, more or less, to the Northwest corner of said Grant of Right of Way, said point being distant South 0° 10' East 630.96 feet from the Northwest corner of said premises; thence North 89° 42' 38" East along the North line of said Grant of Right of Way 492.80 feet to the point of beginning.

PARCEL I 84 07 -2 0591

All that portion of the East 60 acres of the Northeast one-quarter of section 36, Township 8 North, Range 5 East, M.D.B. & M., described as follows:

Beginning at a point on the North line of said Section 36, located South 89° 38' 10" West 686.00 feet from the Northeast corner of said Section 36; thence from said point of beginning South 00° 10' 00" East 630.81 feet, to the North line of a 7.78 acre parcel of land described in Agreement recorded November 17, 1958 in Book 3633 of Official Records, page 658; thence along said North line, South 89° 42' 38" West 140.80 feet; thence North 00° 10' 00" West 630.65 feet, to the North line of said Section 36; thence North 89° 38' 10" East 140.80 feet to the point of beginning.

PARCEL II

All that portion of the East 60 acres of the Northeast one-quarter Section 36, Township 8 North, Range 5 East, M.D.B. & M., described as follows:

Beginning at a point on the North line of said Section 36, located South 89° 38' 10" West 826.00 feet from the Northeast corner of said Section 36; thence from said point of beginning South 00° 10' 00" East 630.65 feet, to the North line of a 7.78 acre parcel of land described in Agreement recorded November 17, 1958 in Book 3633 of Official Records page 658; thence along said North line South 89° 42' 38" West 138.80 feet to the West line of the East 60 acres of the Northeast one-quarter of said Section 36; thence along said West line, North 00° 10' 00" West 630.44 feet to the North line of said Section 36; thence North 89° 38' 10" East 158.80 feet to the point of beginning.

8

T A TITLE OF SACRAMENTO

P-88-277

RESOLUTION No. 89-012

JAN 3 1989

CERTIFIED AS TRUE COPY
of Resolution No. 91-067

RESOLUTION NO. 91-067

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JAN 22 1991

JAN 29 1991
DATE CERTIFIED
Theresa A. Delgrosso
CITY CLERK, CITY OF SACRAMENTO

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION OF THE TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTH OF ELDER CREEK ROAD, APPROXIMATELY 1,200 WEST OF ELK GROVE-FLORIN ROAD

(P88-277) (APN: 064-0010-011,046,050)

WHEREAS, the City Council on JAN 22 1991, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the above described location;

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:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-067
DATE ADOPTED: JAN 22 1991

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. Both the City General Plan and the South Sacramento Community Plan designate the subject site for Community/Neighborhood Commercial use(s).
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. In the matter of the hereby approved requested subdivision modification to subdivide 10.93± partially developed acres into four lots in the Heavy Industrial-Review (M-1(S)R) zone:
 - a. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that adequate access will be provided to the newly formed lots.
 - b. That granting the modification is in accordance with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the four lots are subdivided for future industrial development.
7. 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - B. Meet all County Sanitation District requirements.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-067
DATE ADOPTED: JAN 22 1991

- C. Dedicate a right-of-way and construct improvements along Elder Creek Road to a 42-foot half-section, including street lighting.
- D. Pavement section of private drive will be required to comply with City standards.
- E. Show all existing easements.
- G. The final map shall show reciprocal access easement over Parcel 2 to Parcels 1,3 and 4.
- H. Secondary access shall be provided in the deed to APN: 064-0020-047 and 081 to the satisfaction of the City Fire Marshall's Office, Planning Division and Traffic Engineering. A note referencing secondary access shall be shown on the final map. No structures shall obstruct access over the secondary access.
- I. Dedicate the private road and 12.5 feet along each side as a public utility easement for overhead and underground electrical and gas facilities and appurtenances.
- J. Applicant shall petition for annexation to Sacramento Regional County Sanitation District prior to recordation of the final map or prior to approval of improvement plans, whichever occurs first.
- K. Show reciprocal sewer and drainage easements on final map.
- L. All streets and drain systems south of Elder Creek Road shall be privately owned and maintained. A note referencing this shall be placed on the face of the map and recorded in the deeds to each of the parcels being created.
- M. The driveway shall be 30' wide - curb to curb with a minimum of 2 inches of asphalt concrete over 4 inches of aggregate base. A City standard elbow shall be provided at the 90 degree bend. The Public Works Department shall review and approve improvement plans.
- N. Note: A driveway permit is required at Elder Creek Road. A variance from Traffic Engineering to not require 10 foot offset for driveway at property line may be required.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-067
DATE ADOPTED: JAN 22 1991

- O. Match SMUD's 100-foot transmission line easement on the parcel map and indicate the recording information of the easement. Also, place the following not within the City's easement area: "RESTRICTED BUILDING AND USE AREA".
- P. The private street shall be dedicated as a P.U.E. for water mains and appurtenances - additional easements adjacent to streets will be required for fire hydrants.
- Q. The water distribution system shall be designed and constructed to City standards. The restoration of surface paving disturbed as a result of performance of maintenance and repairs on the water distribution system shall be the responsibility of the property owners.
- R. The minimum width of a water main easement through any parcel shall be 10 feet.
- S. Outdoor storage areas shall be paved and screened from surrounding properties per City standards.
- T. The applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager and on file in the Planning Division Office (P88-277).

ANNE RUDIN

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

P88-277.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

91-067

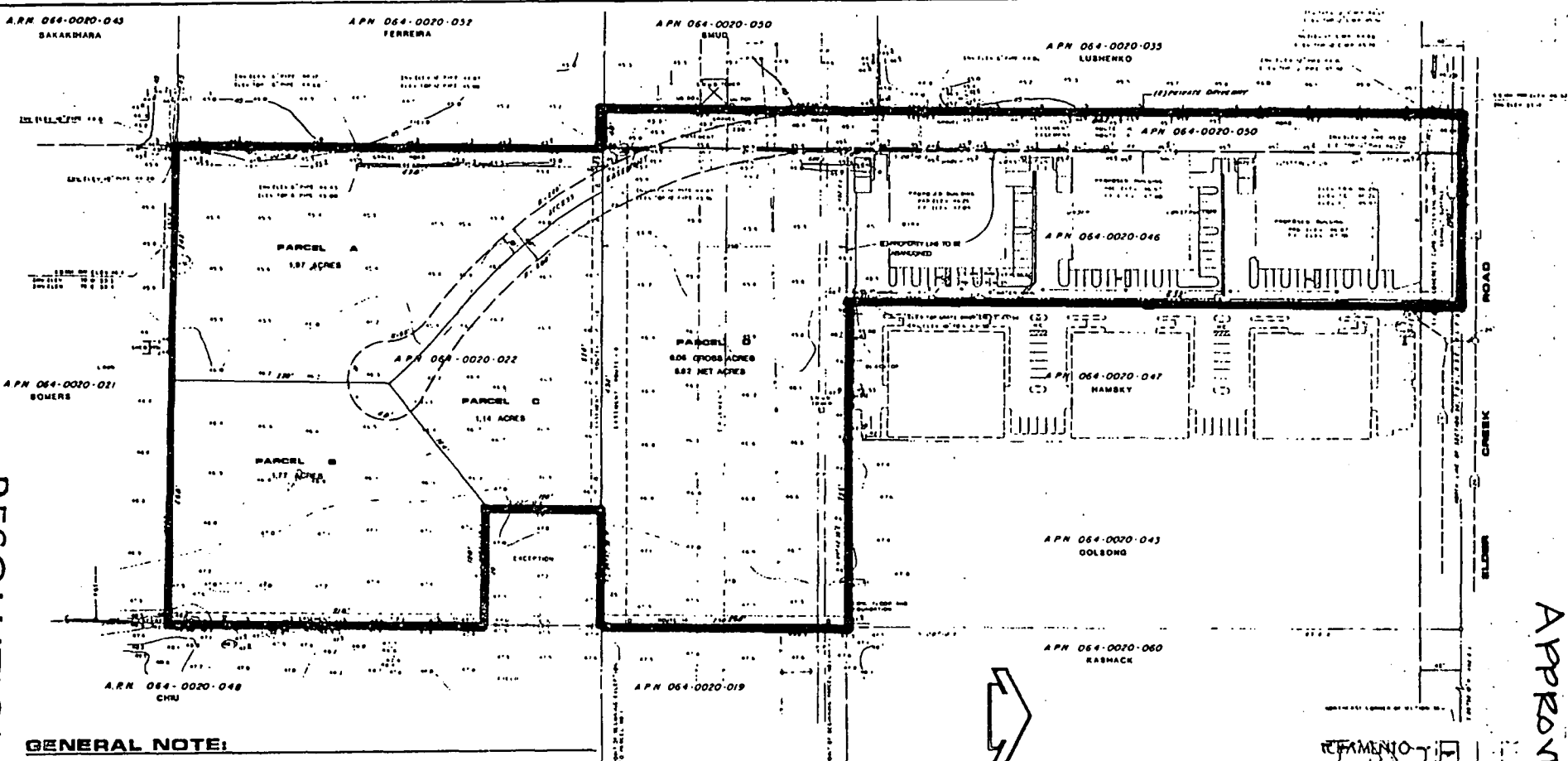
DATE ADOPTED: _____

JAN 22 1991

NON 2-17

RESOLUTION 91-067

JAN 22 1991



GENERAL NOTE:

ASSESSORS PARCEL NUMBERS
064-0020-022, 064-0020-48
064-0020-020

OWNERS / DEVELOPER
HANSKY
610 FROST & LUSK
7800 UPLANDS WAY, SUITE B
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916)986-8511

ENGINEER
FROST & LUSK
7800 UPLANDS WAY, SUITE B
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916)986-8511

PRESENT ZONING
M-1

PRESENT USE
SEE MAP

PROPOSED ZONING
M-1 & M-1(SB)

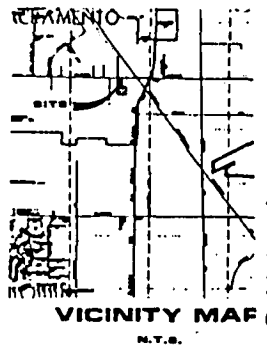
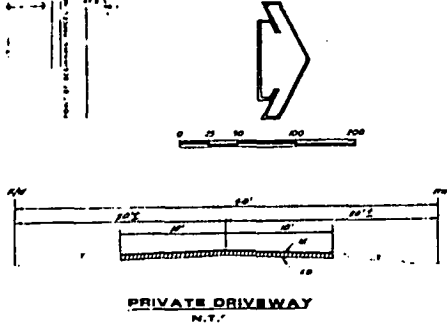
PROPOSED USE
M-1

NUMBER OF LOTS
FOUR

NET & GROSS AREA OF PROPERTY
10.70 NET ACRES, 10.83 GROSS ACRES

UTILITIES PUBLIC SERVICE
WATER CITY OF SACRAMENTO
SEWER CITY OF SACRAMENTO
ELECTRICAL SMUD
GAS PG&E
TELEPHONE PACIFIC BELL
CABLE SACRAMENTO CABLEVISION

PUBLIC SERVICE
ELKS GROVE UNIFIED SCHOOL



APPROVED TENTATIVE MAP

TENTATIVE MAP FOR HANSKY PROPERTY CITY OF SACRAMENTO CALIF.

FROST & LUSK ENGINEERS / SURVEYING / PLANNING

APPROVED TENTATIVE MAP FOR HANSKY PROPERTY CITY OF SACRAMENTO CALIF.

APPROVED TENTATIVE MAP FOR HANSKY PROPERTY CITY OF SACRAMENTO CALIF.

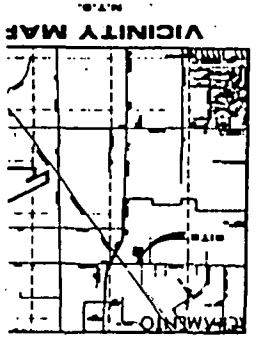
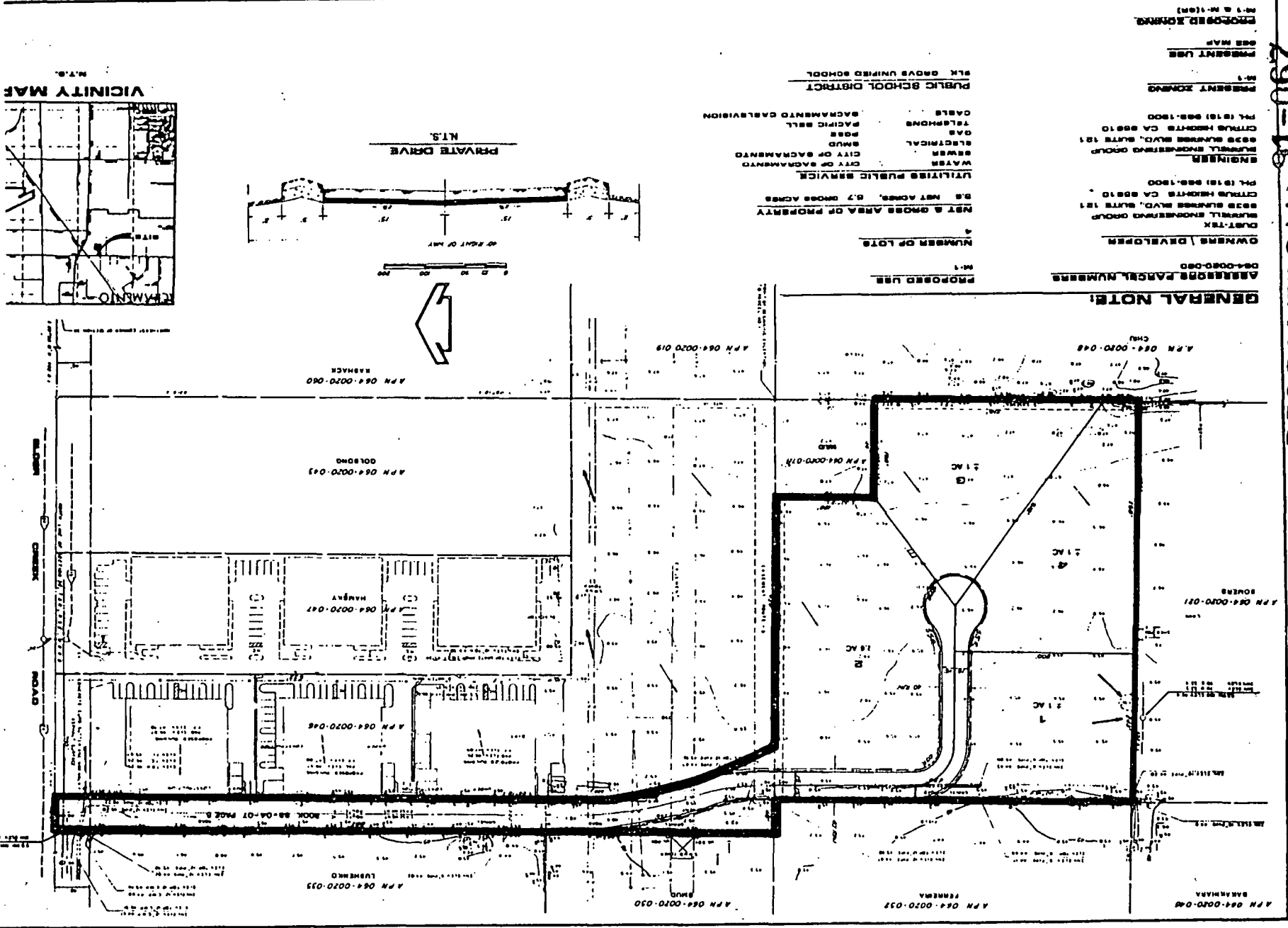
EXHIBIT A

Revised Tentative Map

TENTATIVE PARCEL MAP FOR
HAMSKY PROPERTY
 CITY OF SACRAMENTO

B BURRELL
 ENGINEERING
 GROUP, INC.

Professional Engineer
 License No. 1417
 State of California
 1700 J Street, Sacramento, CA 95811
 Telephone: (916) 441-1111
 Fax: (916) 441-1112



GENERAL NOTE:
 ADDRESS PARCEL NUMBERS
 064-0020-050
 M-1

OWNERS / DEVELOPER
 BURRELL ENGINEERING GROUP
 8828 SUNBURS BLVD., SUITE 181
 COTUIDS HEIGHTS CA 95810
 PH: (916) 988-1800

ENGINEER
 BURRELL ENGINEERING GROUP
 8828 SUNBURS BLVD., SUITE 181
 COTUIDS HEIGHTS CA 95810
 PH: (916) 988-1800

PROPOSED USE
 M-1
 PUBLIC SCHOOL DISTRICT
 5LH GROVE UNITED SCHOOL

PUBLIC SCHOOL DISTRICT
 5LH GROVE UNITED SCHOOL

UTILITIES PUBLIC SERVICE
 WATER
 CITY OF SACRAMENTO
 SEWER
 CITY OF SACRAMENTO
 ELECTRICAL
 SMD
 POST
 GAS
 TELEPHONE
 PACIFIC BELL
 SACRAMENTO CABLEVISION
 CABLE

NET GROSS AREA OF PROPERTY
 8.5 NET ACRES, 0.7 GROSS ACRES

NUMBER OF LOTS
 4

QUARTER
 BURRELL ENGINEERING GROUP
 8828 SUNBURS BLVD., SUITE 181
 COTUIDS HEIGHTS CA 95810
 PH: (916) 988-1800

PROPOSED ZONING
 M-1
 988 MAP

PRESIDENT USE
 M-1
 988 MAP

PROPOSED ZONING
 M-1
 988 MAP