



10.8

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

November 19, 1991

**APPROVED**  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

City Council  
Sacramento, California

NOV 19 1991

OFFICE OF THE  
CITY CLERK

Honorable Members In Session:

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO SUBDIVIDE 10.60± PARTIALLY DEVELOPED ACRES INTO THREE LOTS (P91-177)

LOCATION: 2410 Grand Avenue (D7)

Owner: Ed Drennon, 2430 Grand Avenue, Sacto. CA 95838;  
Applicant: Ed Drennon, 2430 Grand Avenue, Sacto. CA 95838;

### SUMMARY

This is a request to subdivide 15 parcels on 10.60± partially developed acres into three parcels in the Heavy Commercial-Review (C-4-R) zone. The purpose of the subdivision is to create three new parcels for future industrial and warehouse development. Staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

### VOTE OF PLANNING COMMISSION

On October 10, 1991, the Planning Commission voted seven ayes, two absent to recommend approval of the request.

## **RECOMMENDATION**

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee, recommends the City Council adopt the attached Resolution which approves the Tentative Map.

## **BACKGROUND**

On September 4, 1990, the City Council approved various entitlements on the subject site which included a General Plan and Community Plan Amendment from Low Density Residential to Heavy Commercial or Warehouse and Industrial respectively, and a Rezone from Multi-Family and Standard Single Family to Heavy Commercial Review (C-4-R). The approved entitlements also allowed the construction of four industrial/warehouse buildings ranging from 6,000 square feet to 14,000 square feet on 10.60± partially developed acres. A Lot Line adjustment to relocate common property lines between 15 lots was also approved. Subsequent to the approval, the applicant was informed by the Public Works Department that a better way to logically merge the 15 lots and abandon various right-of-ways would be through a Tentative Map and 65402 Street Abandonment request. The applicant is, therefore, requesting a Tentative Map per the Public Works Department request.

The subject site is irregularly shaped and currently contains some heavy industrial and commercial buildings. The new subdivision will create three new lots for future industrial and warehouse development. The new parcels will be adequate in size to accommodate the future development.

The Environmental Services Manager has determined that this project will not have a significant adverse affect on the environment. A Negative Declaration has been filed.

## **FINANCIAL DATA**

None.

## **POLICY CONSIDERATIONS**

The proposal is consistent with the General Plan and the North Sacramento Community Plan which designates the site for Heavy Commercial or Warehouse and Industrial respectively.

**MBE/WBE EFFORTS**

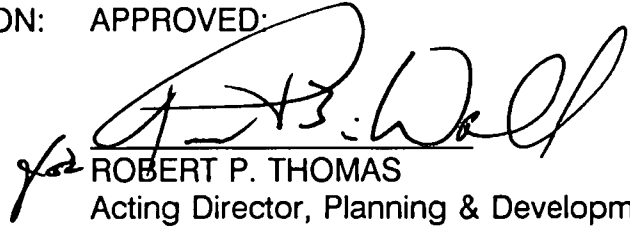
None.

Respectfully submitted,

  
GARY J. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION:  
WALTER J. SLIPE  
CITY MANAGER

APPROVED:

  
ROBERT P. THOMAS  
Acting Director, Planning & Development

**Contact Person:**

Will Weitman, Principal Planner  
Bridgette Williams, Associate Planner  
(916) 449-5604

November 19, 1991  
District No. 7

RPT:GS:WW:pc  
Attachments

**RESOLUTION NO. 91-935**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

NOV 19 1991

OFFICE OF THE  
CITY CLERK

A RESOLUTION APPROVING A TENTATIVE MAP TO SUBDIVIDE 15 PARCELS INTO THREE NEW LOTS IN THE HEAVY COMMERCIAL-REVIEW (C-4-R) ZONE FOR PROPERTY LOCATED AT 2410 GRAND AVENUE

(P91-177) (APN: 252-152-034,035,037; 252-151-035; 252-201-034; 252-252-005)

WHEREAS, the City Council on \_\_\_\_\_, held a public hearing on the request for approval of a 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 (refer to Initial Study Discussion in the Planning Commission File No. P91-177);

WHEREAS, the City Planning Commission and/or Planning staff 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: \_\_\_\_\_

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, as follows:
  - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
  - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
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 provision for its design and improvement, is consistent with the City's General Plan and North Sacramento Community Plan which designates the site for Heavy Commercial or Warehouse and Industrial respectively.
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. Prepare a water, sewer and drainage study for the review and approval of the Public Works Department;
  - b. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to Grand Avenue and Winters Street;
  - c. Provide separate sewer and metered water services for each developed lot as required prior to filing final map. A new water main in Winters Street may be required to serve Parcels 2 and 3;

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- d. Place note on final map: Separate sewer and metered water services and fire services for each undeveloped lot shall be purchased and installed at time of obtaining building permits. Private offsite easements will be required at owners expense;
- e. Abandon unused portions of Hudson Way, Del Paso Blvd, South Avenue, and Winters Street within the boundary of this map prior to recordation of a final map;
- f. Right-of-way study is required on Winters Street. Dedicate right-of-way as indicated;
- g. Show reciprocal access easements on final map;
- h. Show all existing easements;
- i. Provide street lights to the satisfaction of the Public Work's Department. Coordinate with the Electrical Section of the Engineering Division;
- j. Provide a minimum 30 foot wide easement centered over the 60" drain pipe to the satisfaction of the Public Work's Department;
- k. Provide a minimum 20 foot wide easement centered over the 24" drain pipe to the satisfaction of the Public Work's Department;
- l. Provide a minimum 10 foot wide easement centered over the 6" sewer main, to the satisfaction of the Public Work's Department, unless the main is no longer in service. Contact the Flood Control and Sewer Division to have the 6" sewer main tested. If 6" sewer main is no longer in service it shall be appropriately abandoned;
- m. Access easements off of Winters Street shall be dedicated as a P.U.E.

\_\_\_\_\_  
MAYOR

ATTEST:

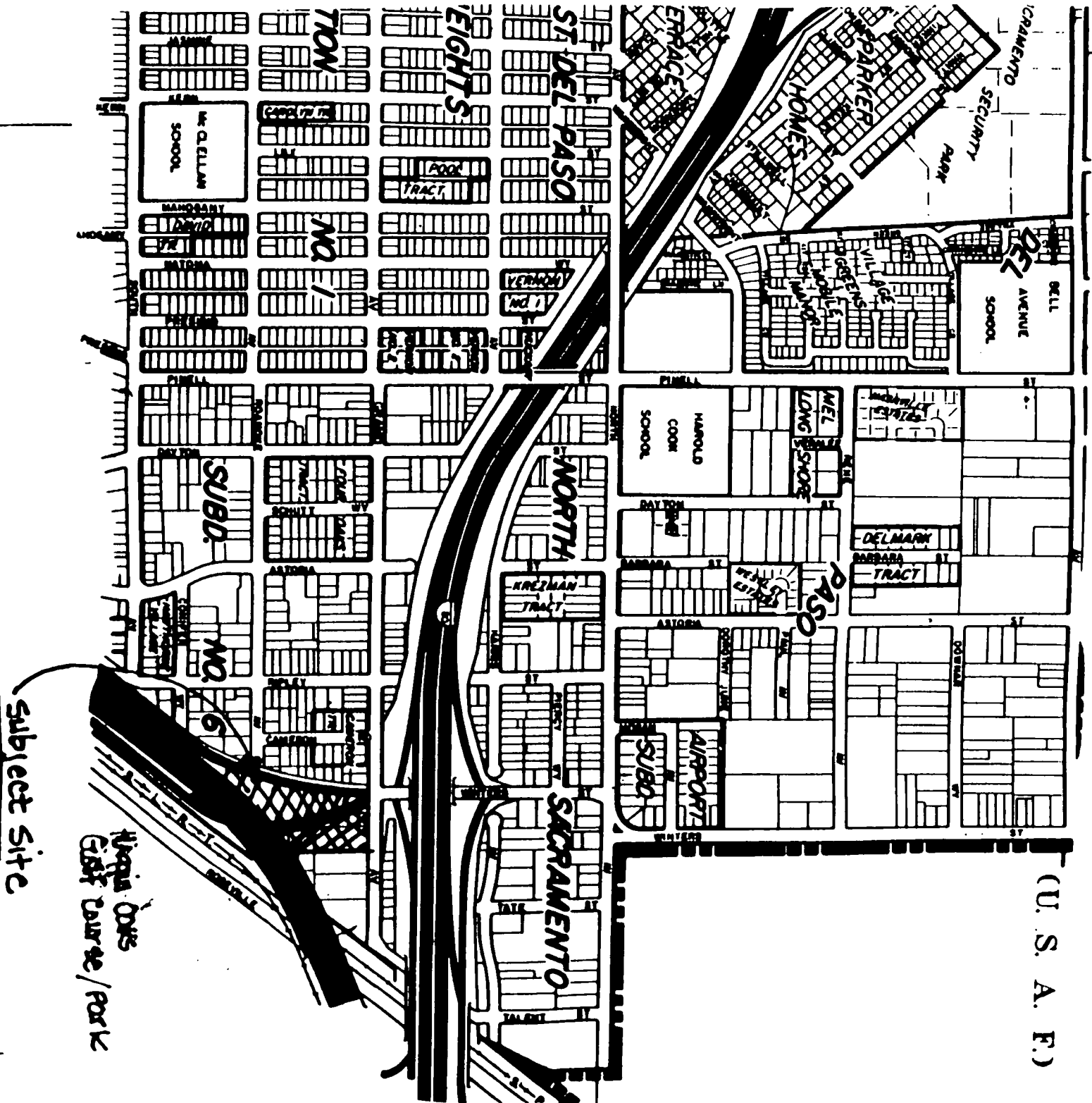
\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

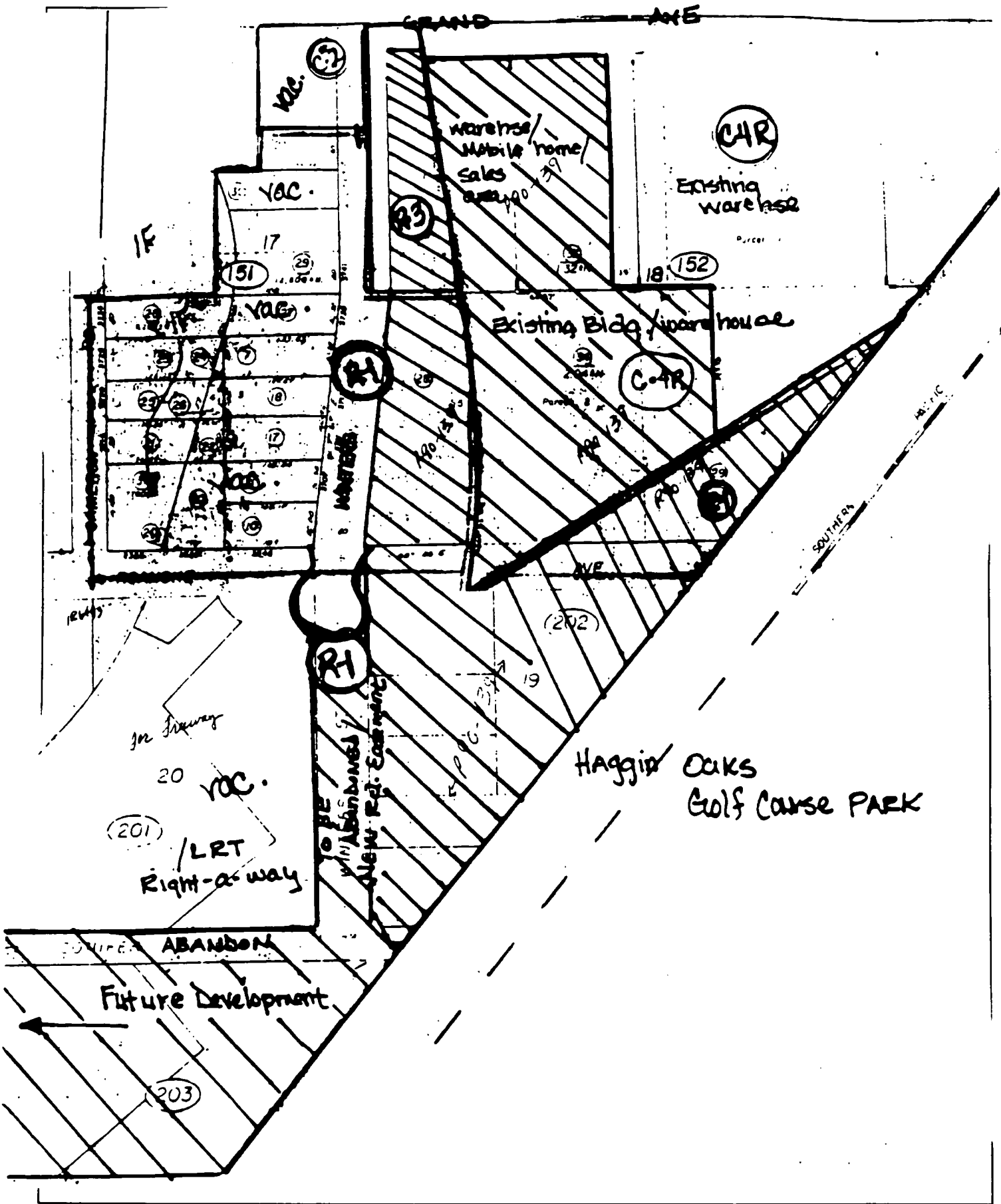
RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

(U. S. A. F.)



VICINITY MAP

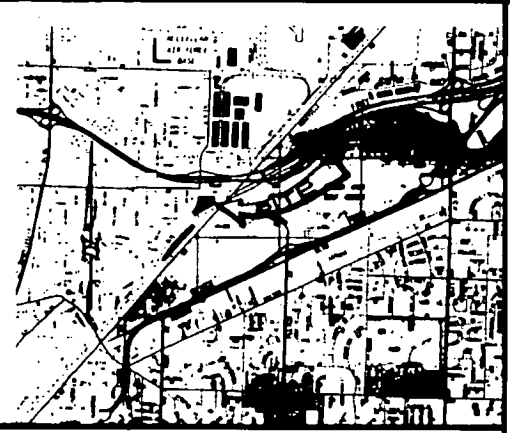


**LAND USE & ZONING MAP**





P91-177



VICINITY MAP  
NO SCALE

**NOTE:**  
THE PROPERTY SHOWN HEREON IS A PORTION OF THE FOLLOWING LISTED SUBDIVISIONS AND WILL BE MERGED AND RE-SUBDIVIDED PURSUANT TO SECTION 26459, 20 1/2 OF THE GOVERNMENT CODES:

1. SUBDIVISION NO. 5, NORTH SACRAMENTO, BLOCKS 1 AND 10, 11, CM-54 AND 55
2. HAZENWOOD SUBDIVISION NO. 8, NORTH SACRAMENTO, BLOCKS 8 AND 9, 11, CM-55/57
3. MAP OF HAWTHORNE VILLAGES, LOTS 10 THRU 15, 23 CM-2
4. SUBDIVISION NO. 9, NORTH SACRAMENTO, BLOCKS 17 THRU 20, 18 CM-51
5. PARCEL 2, 22, PM-52

**OWNER/DEVELOPER:**  
ED DRENNON  
2450 Grand Avenue  
Sacramento, CA, 95833  
(916) 922-5407

**ENGINEER:**  
TASK ENGINEERING, INC.  
11757 Coloma Road, Suite A-6  
Rancho Cordova, CA, 95670  
(916) 635-3505

**PUBLIC USE:**  
C - 4 - R - 1

**PUBLIC USE:**  
COMMERCIAL AND VACANT COMMERCIAL

**PROPOSED ZONING:**  
C - 4

**PROPOSED USE:**  
COMMERCIAL

**TOTAL AREA:**  
12.54 Gross

**SCHOOL DISTRICT:**  
Rotho School District

**FIRE DISTRICT:**  
CITY OF SACRAMENTO FIRE DISTRICT

**PARA:**  
CITY OF SACRAMENTO

**ASSESSOR'S PARCEL NOS.:**  
252-0152-034, 035, 037, 252-0707-003  
252-0151-035, 252-0291-014, 252-0291-002, 006, 007, 012  
252-0293-012, 252-0291-024, 252-0292-013, 026

# TENTATIVE PARCEL MAP

for

## ED DRENNON

CITY OF SACRAMENTO  
APRIL, 1991

CALIFORNIA  
SCALE: 1" = 100'

BEING PORTIONS OF SUBDIVISION NO. 5, NORTH SACRAMENTO, BOOK 11, MAP NOS. 54 & 55; HAZENWOOD SUBDIVISION NO. 8, NORTH SACRAMENTO, BOOK 11, MAPS 55 & 57; MAP OF HAWTHORNE VILLAGES, BOOK 29, MAP 29, MAP NO. 2; AND NORTH SACRAMENTO SUBDIVISION NO. 9, BOOK 18, MAP NO. 18; SACRAMENTO COUNTY OFFICIAL RECORDS.

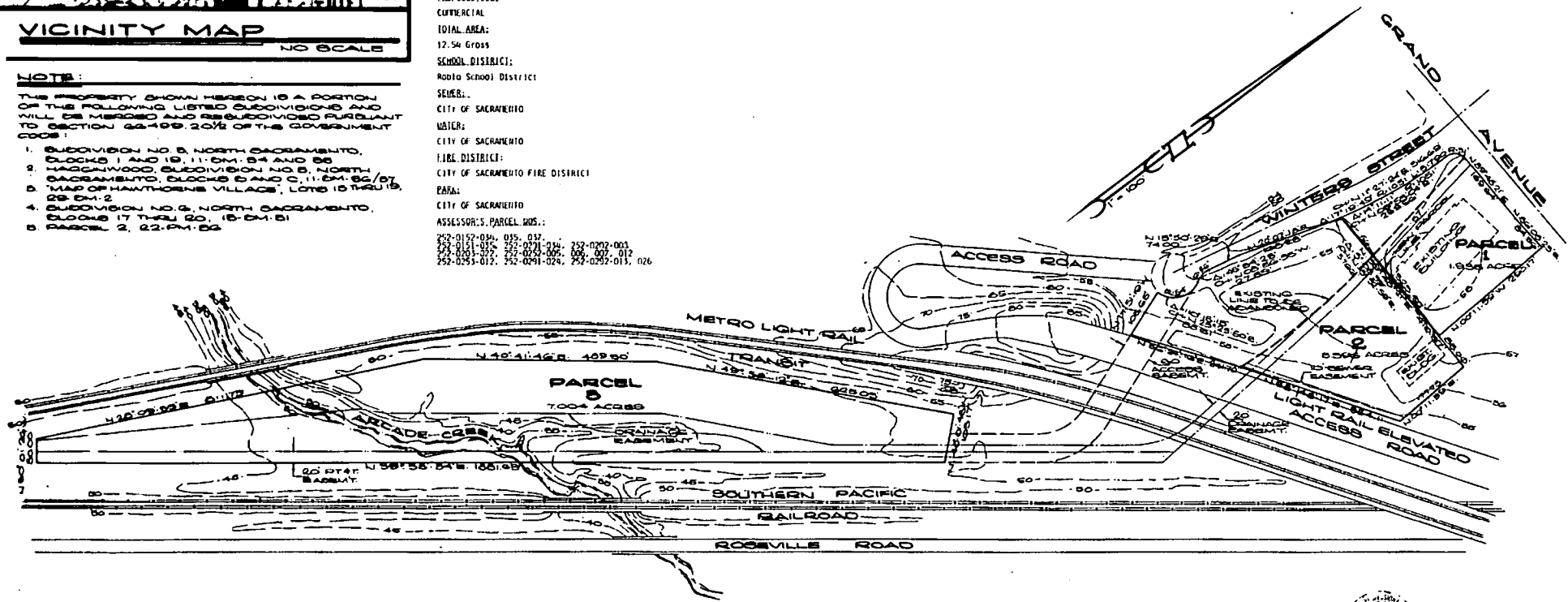


EXHIBIT A

<b>BENCH MARK</b> ELEV. _____ DESCRIPTION _____	FIELD BOOK SCALE HORIZ. _____ VERT. _____ APPROVED BY _____ (NAME & TITLE)	1" = 100' DRAWN BY: CHALABZ DESIGNED BY: C.D. CHECKED BY: _____	NO.	DATE	REVISION DESCRIPTION	APP'D	DATE
<b>TASK ENGINEERING INC.</b> 11757 COLOMA ROAD, SUITE A RANCHO CORDOVA, CA 95670 ENGINEERS - PLANNERS - SURVEYORS PHONE (916) 833-2200							
<b>TENTATIVE PARCEL MAP</b> <b>ED DRENNON</b> CITY OF SACRAMENTO, CALIFORNIA							
SHEET 1 OF 1 NO. 20022							1 1

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**SACRAMENTO CITY PLANNING COMMISSION  
VOTING RECORD**

**ENTITLEMENTS**

Meeting Date
October 10, 1991
Item Number
14B
Permit Number
P91-177

- |                                                   |                                                      |
|---------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input checked="" 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 type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____                 |

Staff Recommendation
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable w/conds.
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION: 2410 Grand Avenue

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NAME	ADDRESS

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NAME	ADDRESS

MOTION # \_\_\_\_\_

MOTION

	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓			
DONAHUE	✓			✓
HOLLICK	absent			
MYERS	✓			
REYNA	absent			
WALKER	✓		✓	
YEE	✓			
NOTESTINE	✓			

- |                                                                                                     |                                                                                                      |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> To Approve                                                                 | <input type="checkbox"/> To recommend approval & forward to City Council                             |
| <input type="checkbox"/> To Deny                                                                    | <input checked="" type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report       | <input type="checkbox"/> To ratify negative declaration                                              |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report                     | To continue to                                                                                       |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> _____ meeting                                                               |
|                                                                                                     | <input type="checkbox"/> Other _____                                                                 |

10

AMENDED BY STAFF 10-7-91  
CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Ed Drennon 2430 Grand Avenue Sacto. CA. 95838				
OWNER	Ed Drennon 2430 Grand Avenue Sacto. CA. 95838				
PLANS BY	Task Engineering 11292 Coloma Rd. Ste. A Rancho Cordova CA. 95670				
FILING DATE	2-28-91	ENVIR. DET.	Neg. Dec.	REPORT BY	hw
ASSESSOR'S PCL. NO.	252-152-034, 035, 037; 252-151-035; 252-201-034; 252-252-05;				

- APPLICATION:
- A. Negative Declaration
  - B. Tentative Map to subdivide 15 parcels into three new lots on 10.60± partially developed acres in the Heavy Commercial-Review (C-4-R) zone.
  - C. 65402(a) Review - Street Abandonment for a portion of four different right-of ways and easements.

LOCATION: 2410 Grand Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to properly abandon several right-of-way and easements and readjust property lines between 15 lots in order to establish three new lots for future development.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	C-4-R
Existing Land Use of Site:	Partially developed w/industrial/warehouse sales

Surrounding Land Use and Zoning:

North: State Facilities/ Vacant; C-4-R  
South: Railroad Lines/Park; R-1  
East: Railroad Lines/Park; R-1  
West: Light Rail/Single Family; R-1

Property Dimensions:	Irregular
Property Area:	10.60± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION:

On September 4, 1990, the City Council approved various entitlements on the subject site which included a General Plan and Community Plan Amendment from Low Density Residential to Heavy Commercial or Warehouse and Industrial respectively, and a Rezone from Multi-Family and Standard Single Family to Heavy Commercial Review (C-4-R). The approved entitlements also allowed the construction of four industrial/warehouse buildings ranging from 6,000 square feet to 14,000 square feet on 10.60± partially developed acres. A Lot Line Adjustment to relocate common property lines between 15 lots for the construction of the proposed industrial development was also approved. Subsequent to the approval, the applicant was informed by the Public Works Department that a better way to logically merge the 15 lots and abandon various right-of-ways would be through a Tentative Map and 65402 Abandonment request. The applicant is, therefore, requesting a Tentative Map and 65402 Abandonment per the Public Works Department request.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 4, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 15 partially developed parcels on 10.60± acres in the Heavy Commercial (C-4-R) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). Surrounding land use and zoning includes state facilities and a vacant lot to the north, zoned C-4-R; railroad lines and a park site to the south, in the R-1 zone; railroad lines and a park to the east, in the R-1 zone; and the light rail line and single family units to the west, zoned R-1.

B. Applicant's Proposal

The applicant is requesting a Tentative Map to subdivide 15 parcels into three newly established lots and construct four new industrial buildings. The applicant is also requesting the abandonment of portions of existing right-of-ways. The applicant, at the request of the Public Works Department, is requesting the various entitlements in order to construct future heavy commercial and industrial buildings on the vacant lots and clearly identify right-of-ways serving the subject site.

C. Tentative Map

The submitted site plan indicates three newly created lots with sizes ranging from 1.9± acres to 7.0± acres (Parcel 1 is 1.9± acres, Parcel 2 is 3.5± acres and Parcel 3 is 7.0± acres). Winters Street currently provides frontage to Parcels 1 and 2 as indicated on the site plan. The site plan indicates an access easement road proposed for access to Parcel 3. An industrial building is currently located on Parcels 1 and 2. Parcel 3 is currently vacant. Parcel 3 will contain future heavy commercial and industrial development. Staff finds the proposed Tentative Map to be compatible with the surrounding industrial subdivisions in the immediate area. The Tentative Map will readjusts existing property lines between 15 parcels in order to clearly delineate three new proposed parcels with adequate street frontage (see Exhibit A).

D. Abandonment - 65402(a) Review

As part of the Tentative Map proposal, abandonment of several right-of-ways are necessary in order to eliminate the remnant portions of right-of-ways remaining from the establishment of Light rail lines. The submitted site plan indicates four portions of right-of-ways which will be eliminated (see Exhibit B). Abandonment of the right-of-ways depicted on the submitted site plan will allow for better access to the future lot and eliminate those right-of-ways no longer a part of the circulation pattern in the immediate vicinity.

The proposed abandonment is before the Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government Code. Staff supports the closure of the right-of-ways outlined in Exhibit B since three adequately sized industrial lots will be established and sufficient circulation patterns will be clearly defined in the area.

Planning staff has reviewed the proposed abandonment and finds it consistent with the City's General Plan and the 1984 North Sacramento Community Plan. In addition, the abandonment of the right-of-ways are not designated for improvements as part of the circulation element of the General Plan.

E. Agency Comments

The proposed right-of-way abandonment has been reviewed by the City Traffic Engineer, Electrical Design, Pacific Bell, SMUD, P.G. & E., City Police Department, Fire Department, Flood Control and Sewer Departments, Water Division, and the Sacramento Cable Television. There were no objections to the proposed abandonment. Flood Control also supports the street abandonment but recommended that no structures, gates, fences or facilities be constructed over or within the existing easement any existing drainage easements be retained.

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

RECOMMENDATION: Staff recommends the following actions:

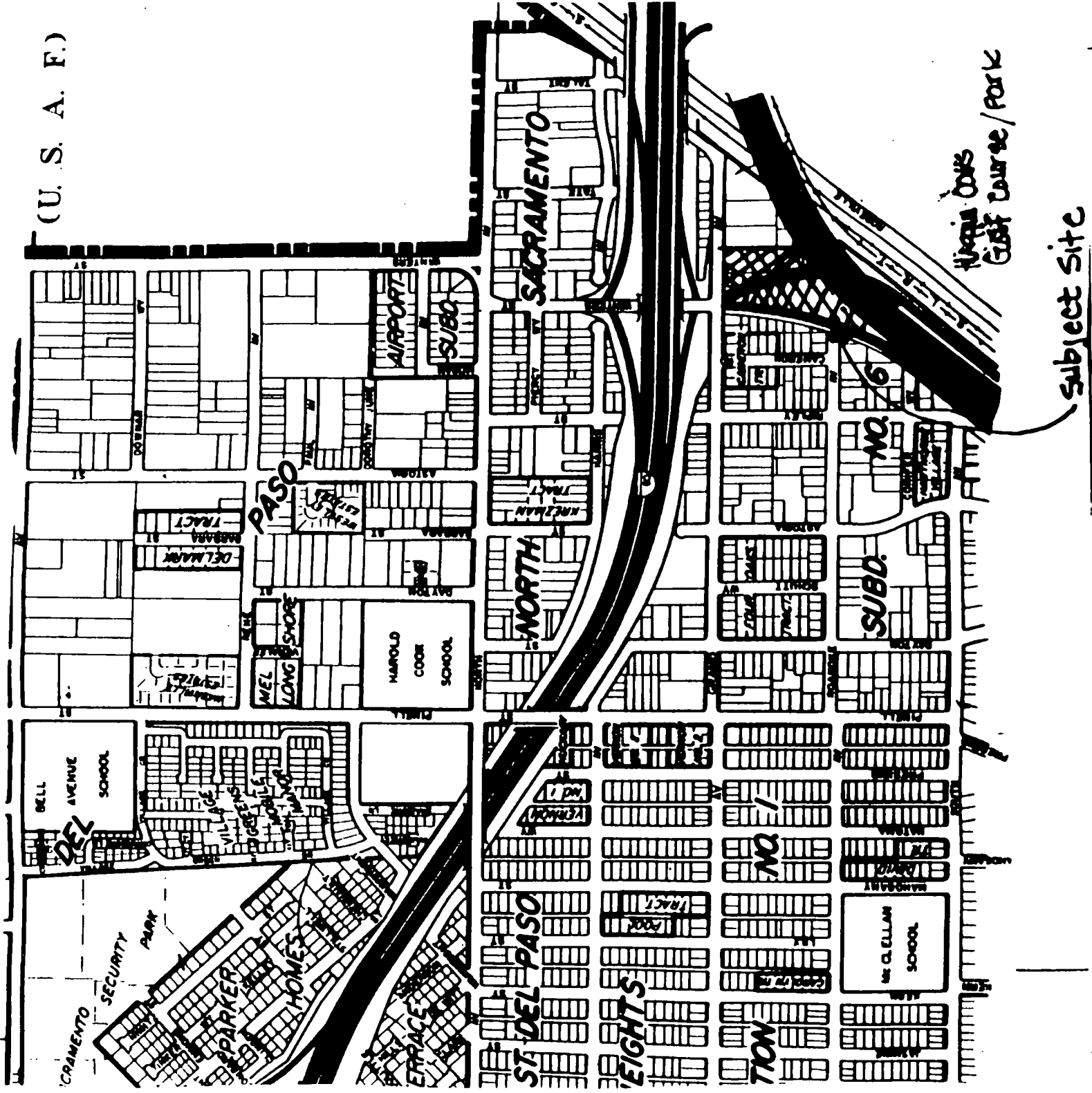
- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to conditions which follow and forward to City Council; and
- C. Find the proposed street abandonment consistent with the City's General Plan as depicted on Exhibit B.

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. Prepare a water, sewer and drainage study for the review and approval of the Public Works Department;
2. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to Grand Avenue and Winters Street;
3. Provide separate sewer and metered water services for each developed lot as required prior to filing final map. A new water main in Winters Street may be required to serve Parcels 2 and 3;
4. Place note on final map: Separate sewer and metered water services and fire services for each undeveloped lot shall be purchased and installed at time of obtaining building permits. Private offsite easements will be required at owners expense;
5. Abandon unused portions of Hudson Way, Del Paso Blvd, South Avenue, and Winters Street within the boundary of this map prior to recordation of a final map;
6. Right-of-way study is required on Winters Street. Dedicate right-of-way as indicated;
7. Show reciprocal access easements on final map;
8. Show all existing easements;
9. Provide street lights to the satisfaction of the Public Work's Department. Coordinate with the Electrical Section of the Engineering Division;
10. Provide a minimum ~~40~~ 30 foot wide easement centered over the 60" drain pipe to the satisfaction of the Public Work's Department; (amended by staff)
11. Provide a minimum 20 foot wide easement centered over the 24" drain pipe to the satisfaction of the Public Work's Department;
12. Provide a minimum 10 foot wide easement centered over the 6" sewer main, to the satisfaction of the Public Work's Department, unless the main is no longer in service. Contact the Flood Control and Sewer Division to have the 6" sewer main tested. If 6" sewer main is no longer in service it shall be appropriately abandoned;
13. Access easements off of Winters Street shall be dedicated as a P.U.E.

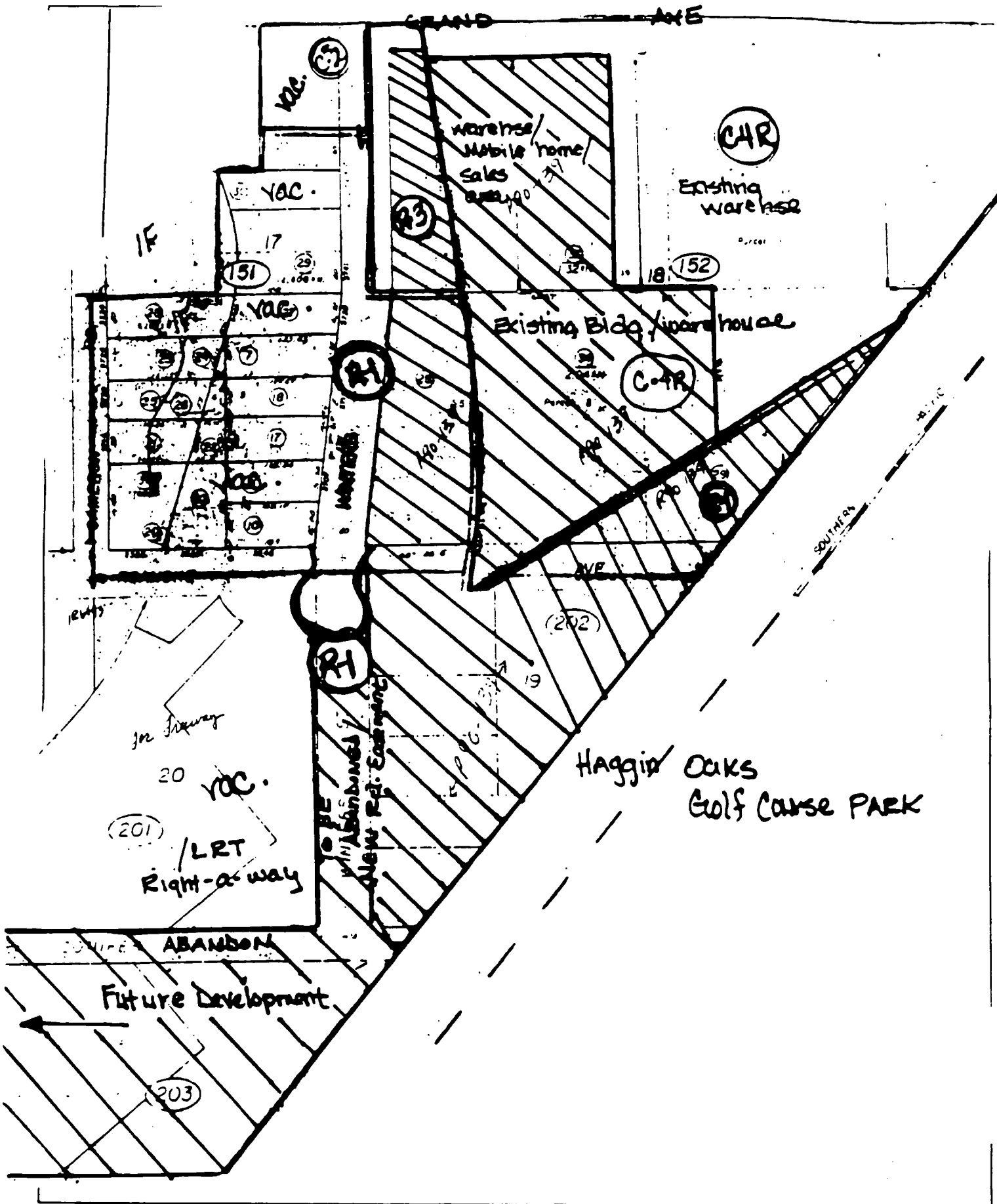
(U. S. A. F.)



Sacramento Golf Course/Park

Subject Site

VICINITY MAP



**LAND USE & ZONING MAP**

16





**VICINITY MAP**  
NO SCALE

**NOTE:**

THE PROPERTY SHOWN HEREON IS A PORTION OF THE FOLLOWING LISTED SUBDIVISIONS AND WILL BE MERGED AND REEVALUATED PURSUANT TO SECTION 26-199 20% OF THE GOVERNMENT CODE

1. SUBDIVISION NO. 5, NORTH SACRAMENTO, BLOCKS 1 AND 19, 11-DM-04 AND 06
2. HAZENWOOD, SUBDIVISION NO. 5, NORTH SACRAMENTO, BLOCKS D AND C, 11-DM-06/07
3. "MAP OF HAWTHORNS VILLAGE", LOTS 10 THRU 19, 29-DM-2
4. SUBDIVISION NO. 6, NORTH SACRAMENTO, BLOCKS 17 THRU 20, 10-DM-01
5. PARCEL 2, 22-DM-06

UNREGISTERED  
ED DRENNON  
2453 Grand Avenue  
Sacramento, CA 95825  
PHONE: 925-451-1127

ENGINEER:  
TASO ENGINEERING, INC.  
11257 Coloma Road, Suite A-1  
Rancho Cordova, CA 95670  
PHONE: 925-551-5757

PRES. ZONING:  
C-4-R-1  
PRES. USE:  
COMMERCIAL AND VARI. COMMERCIAL

PROPOSED ZONING:  
C-4  
PROPOSED USE:  
COMMERCIAL

TOTAL AREA:  
12.54 GROSS  
SCHOOL DISTRICT:  
NORTH SCHOOL DISTRICT

SEWER:  
CITY OF SACRAMENTO  
WATER:  
CITY OF SACRAMENTO

FIRE DISTRICT:  
CITY OF SACRAMENTO FIRE DISTRICT  
PARCEL:  
CITY OF SACRAMENTO

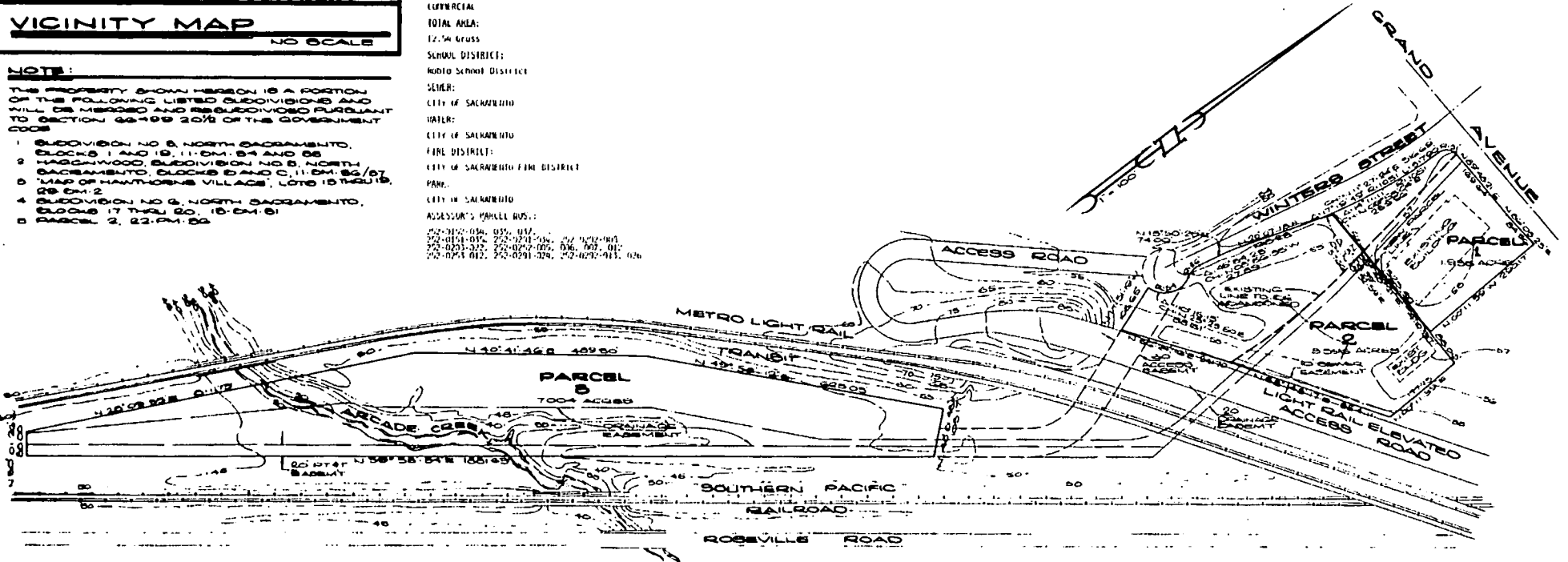
ASSESSOR'S PARCEL NOS.:  
250-0150-034, 035, 037,  
250-0151-036, 250-0211-038, 250-0212-039,  
250-0233-029, 250-0271-035, 036, 037, 038,  
250-0253-012, 250-0291-024, 250-0292-013, 026

# TENTATIVE PARCEL MAP for ED DRENNON

CITY OF SACRAMENTO  
APRIL, 1991

CALIFORNIA  
SCALE: 1"=100'

BEING PORTIONS OF "SUBDIVISION NO. 5, NORTH SACRAMENTO, BOOK 11, MAP NOS. 34 & 35; 'HAZEN WOOD SUBDIVISION NO. 5, NORTH SACRAMENTO', BOOK 11, MAPS 55 & 57; 'MAP OF HAWTHORNS VILLAGE', BOOK 29, MAP 59, MAP NO. 2; AND 'NORTH SACRAMENTO SUBDIVISION NO. 6', BOOK 15, MAP NO. 18; SACRAMENTO COUNTY OFFICIAL RECORDS.



(12)

EXHIBIT A

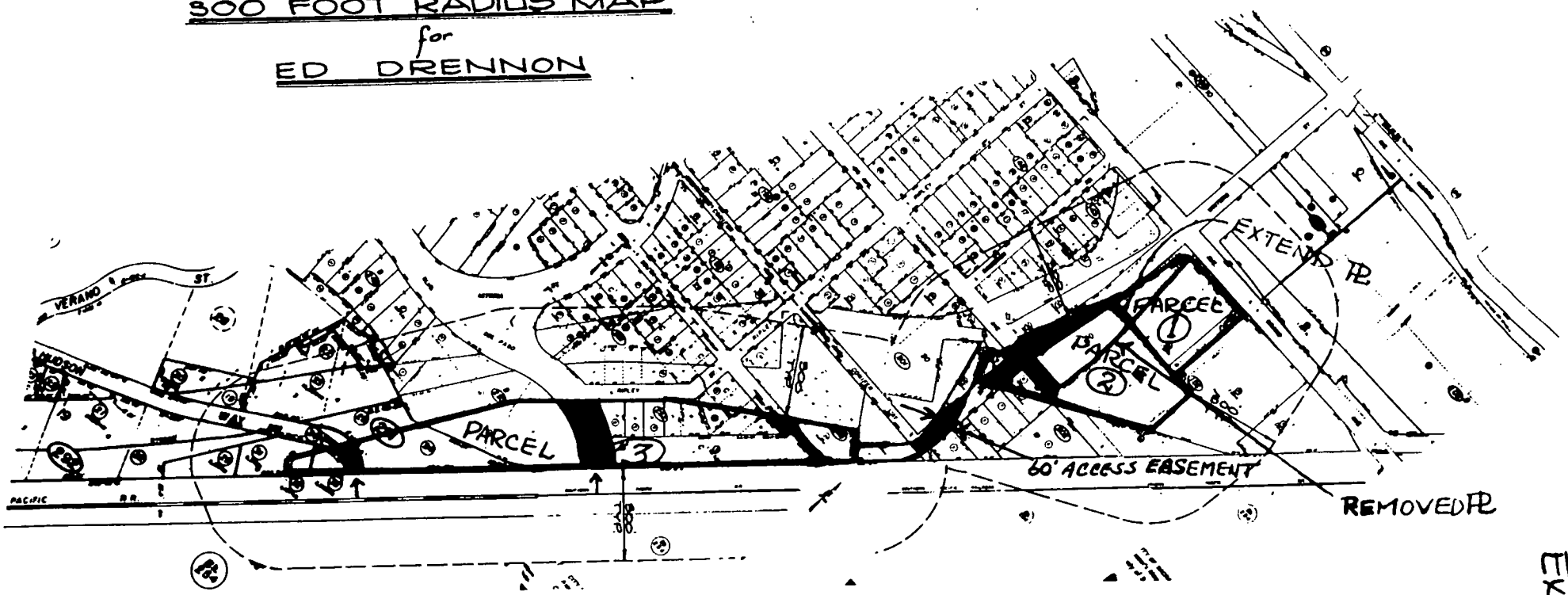
<b>BENCH MARK</b> DESCRIPTION	DATE DRAWN 1-1-90	DRAWN BY TASO	CHECKED BY TASO	DATE 1-1-90	PROJECT NO. 90-0001	<b>TASK ENGINEERING, INC.</b> ENGINEERS - PLANNERS - SURVEYORS	<b>TENTATIVE PARCEL MAP</b> <b>ED DRENNON</b>	SHEET <b>1</b> OF <b>1</b>
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P91-177

1

300 FOOT RADIUS MAP  
for  
ED DRENNON

10-10-91



**INDICATES PROPOSED R.O.W. ABANDONMENT**

Exhibit B

Item No. 14

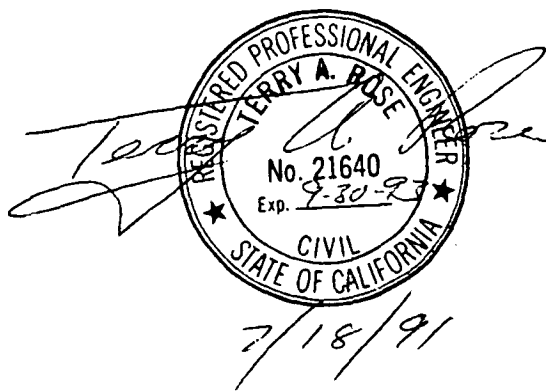
18

P91-177  
90002

**SUMMARY ABANDONMENT  
LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BEING A PORTION OF ROANOKE STREET AND WINTERS STREET, FORMERLY TWENTYFOURTH STREET, AS SHOWN ON THAT PARTICULAR PLAT ENTITLED "PLAT OF SUBDIVISION NO. 6 NORTH SACRAMENTO" ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 13 OF MAPS, MAP NO. 31 AND BEING FURTHER DESCRIBED AS FOLLOWS:

ALL THAT PORTIONS OF THE ABOVE MENTIONED STREETS THAT FALL WITHIN PARCEL 2 OF THAT PARTICULAR DIRECTOR'S DEED ON FILE IN BOOK 90-04-18 AT PAGE 130 SACRAMENTO COUNTY OFFICIAL RECORDS.



SUMMARY ABANDONMENT  
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING A PORTION OF HUDSON WAY, FORMERLY ARCADE BOULEVARD, AS SHOWN ON THAT PARTICULAR PLAT ENTITLED "MAP OF SUBDIVISION NO. 3 NORTH SACRAMENTO" ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 11 OF MAPS, MAP NO. 34, AND A PORTION OF DEL PASO BOULEVARD AS SHOWN ON THAT PARTICULAR PLAT ENTITLED "MAP OF HAGGIN WOOD SUBDIVISION NO. 5 NORTH SACRAMENTO" ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 11 OF MAPS, MAP NO. 36, AND A PORTION OF SOUTH AVENUE AS SHOWN OF THAT PARTICULAR PLAT ENTITLED "PLAT OF SUBDIVISION NO. 6 NORTH SACRAMENTO" ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 13 OF MAPS, MAP NO. 31, AND BEING FUTHER DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF THE ABOVE MENTIONED WAY, BOULEVARD, AND AVENUE LYING WITHIN PARCEL 1 OF THAT PARTICULAR DIRECTORS DEED ON FILE IN BOOK 90-04-18 AT PAGE 130 SACRAMENTO COUNTY OFFICIAL RECORDS.



# RESOLUTION NO. 82-509

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

July 20, 1982

## REVIEW GUIDELINES FOR STREET CLOSURES

WHEREAS, the following listing represents review guidelines which the City of Sacramento City Council and staff will consider in evaluating the merits of a proposed street closure:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following review guidelines will be applicable to all street closure proposals within the City of Sacramento:

- 1) Designated major and minor streets should not be the subject of a proposed street closure.
- 2) Local streets which provide a through connection between two adjacent, intersecting major or minor streets should not be closed. (Evaluated on a block-by-block basis.)
- 3) Local streets should not be closed merely to provide additional acreage for building development.
- 4) Approval of local street closures should be dependent upon a finding of substantial benefit for the community planning area affected.
- 5) The closure of a local street should be supported by a majority of the property owners and tenants of the uses located along the affected block and within 300 feet from the street being closed.
- 6) When considering local street closures, consideration should be given to the impacts on the following areas:
  - (a) Elimination of public street access for the land uses located along the affected block.
  - (b) Disruption to land use along parallel or intersecting adjacent streets.
  - (c) Elimination or modification of existing bus route patterns.
  - (d) Significant increases in emergency response times for uses along the affected street as well as in the surrounding area.
  - (e) Reduction of the ability to provide fire protection to the affected block(s) and surrounding area.
  - (f) Increases or decreases in the level of parking along adjacent residential streets.
- 7) Local street closures within predominately residential areas should only occur for purposes of creating new landscaped, open space or park facilities.
- 8) Local street closures for parking purposes should be considered only if viable alternatives, including administrative remedies, for providing needed parking supplies are unavailable.
- 9) If local street closures for parking purposes are approved, the design of the abandoned street should incorporate measures to enhance pedestrian and bicycle access and should be landscaped to significantly improve and modify the appearance of the closed street where appropriate.
- 10) If a local street closure is approved, the City should consider, where appropriate, requesting the project proponent to construct public or private improvements reasonably related to community needs created by the street closure. Such improvement project may include utility relocations, construction of a new parallel street, street lighting, landscaping, pedestrian amenities, or other appropriate facilities.

APPROVED  
BY THE CITY COUNCIL

\_\_\_\_\_  
MAYOR

ATTEST:

JUL 20 1982

OFFICE OF THE  
CITY CLERK

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

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