

CITY PLANNING COMMISSION

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

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

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

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

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

PROJECT INFORMATION:

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

Surrounding Land Use and zoning:

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

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

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

BACKGROUND INFORMATION:

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

APPLC. NO. P87-378 **MEETING DATE** September 24, 1987 **ITEM NO** 15

PROJECT EVALUATION: Staff has made the following findings.

A. Land Use

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

B. Design

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

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

RECOMMENDATIONS: Staff recommends the following actions:

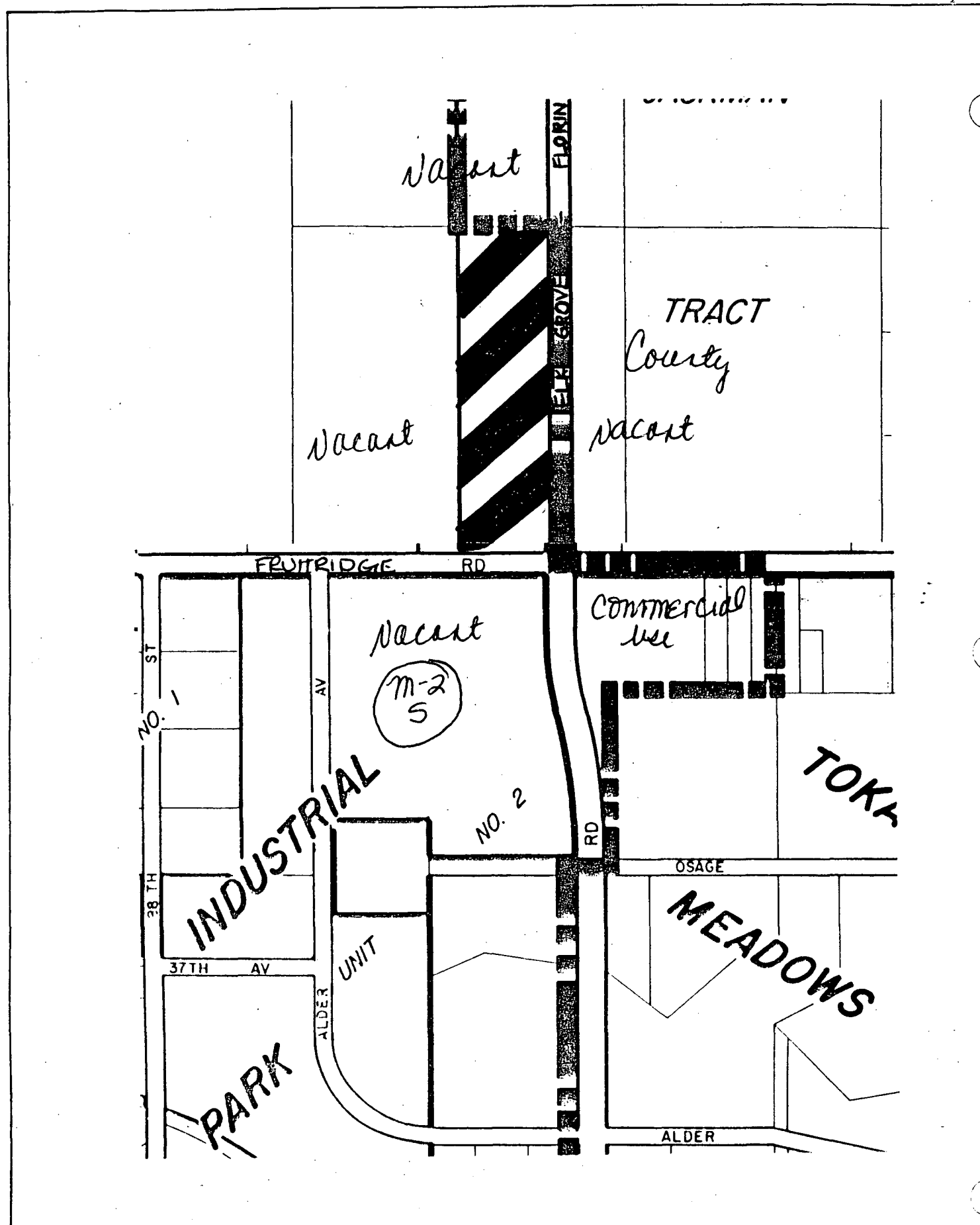
- A. Recommend approval of the Rezoning from Agricultural (A) to Light Industrial (M-1SR).
- B. Recommend approval of the Tentative Map subject to the following conditions.

Conditions

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

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

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



VICINITY - LAND USE - ZONING

P87-378

9-24-87

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