

23



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

APPROVED
BY THE CITY COUNCIL

JAN 3 1989

OFFICE OF THE
CITY CLERK

December 20, 1988

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. ENVIRONMENTAL DETERMINATION (NEGATIVE DECLARATION)
2. TENTATIVE MAP (P88-277) (FT) (APN 064-0010-11,46,50)

LOCATION: Southside Elder Creek Road, approximately 1200 feet west
of Elk Grove-Florin Road

SUMMARY

This is a request to subdivide 10.93+ partially developed acres into four lots in the Light Industrial (M-1) and (M-1(S)R) Zones. 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.

BACKGROUND

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.

Surrounding land uses and zoning are as follows:

- North: Palm Iron Steel Fabricators; M-2(s)
- South: Vacant; M-1-R
- East: Warehouse; M-1(s)-R
- West: Vacant; M-1(s)-R

The subject site consists of 3 tax assessor's parcels which will be redivided into four lots. The northern lot fronting on Elder Creek Road has received previous approval for the construction of 3 warehouse shell buildings (P87-373). The future Parcel D has four power line easements crossing it. No buildings will be allowed to constructed under the lines or within the easements. Three parcels will be established south of the power line easements.

Secondary emergency access will be provided through property owned by the project property owner. The City Fire Marshall's Office expressed concern over a 1,200+ foot long cul-de-sac without secondary emergency access.

Future construction on Parcels A, B and C will require plan review by the Planning Commission due to the M-1(s) R Zoning. The property owner has indicated a desire to lease the area of Parcel D under the SMUD easement to tenants of his 6 buildings for outdoor storage. Staff has advised the owner that if outdoor storage is to occur, an all weather surface is required. If any fencing is planned under the SMUD power lines, then the fence must be grounded as per SMUD standards. No fencing or barriers will be allowed to cross either driveway. The Environmental Coordinator has determined that the project will not have a significant effect on the environment and has filed a Negative Declaration.

RECOMMENDATION

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

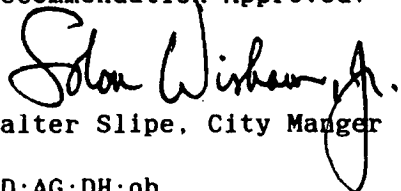
1. Ratify the Negative Declaration
2. Adopt the attached resolution which established conditions of approval and findings of fact for approval of the Tentative Map.

Respectfully submitted,



Michael Davis
Director of Planning and Development

Recommendation Approved:



for: Walter Slipe, City Manger

MD:AG:DH:ob
attachments

P88-277

District No. 6
January 3, 1988

RESOLUTION No. 89-012

Adopted by The Sacramento City Council on date of

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)

APPROVED
BY THE CITY COUNCIL
JAN 3 1988
OFFICE OF THE
CITY CLERK

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. 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".

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.

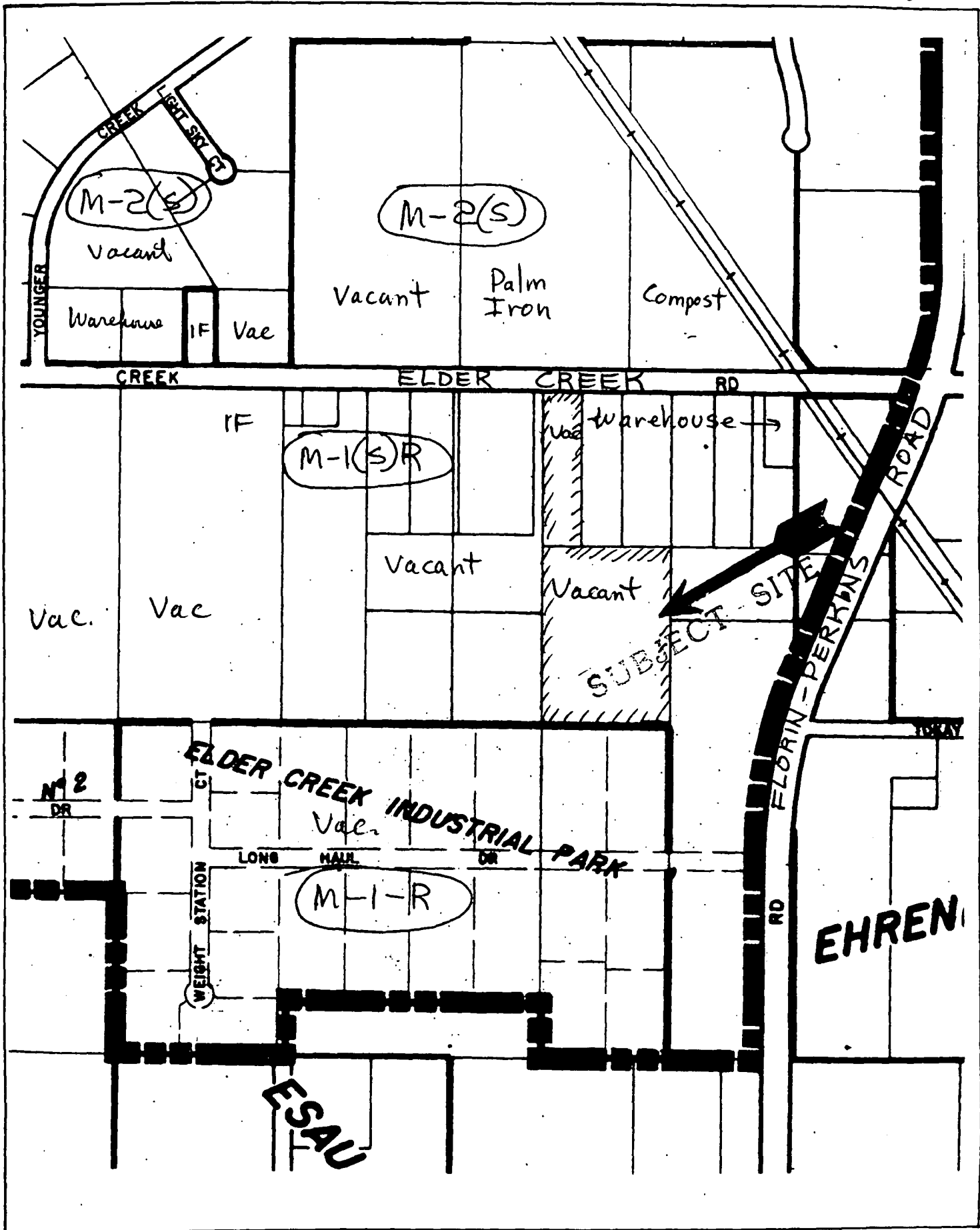
Note: A driveway permit is required at Elder Creek Road. A variance from Traffic Engineering to not require 10 foot offset for driveway at property line may be required.

MAYOR

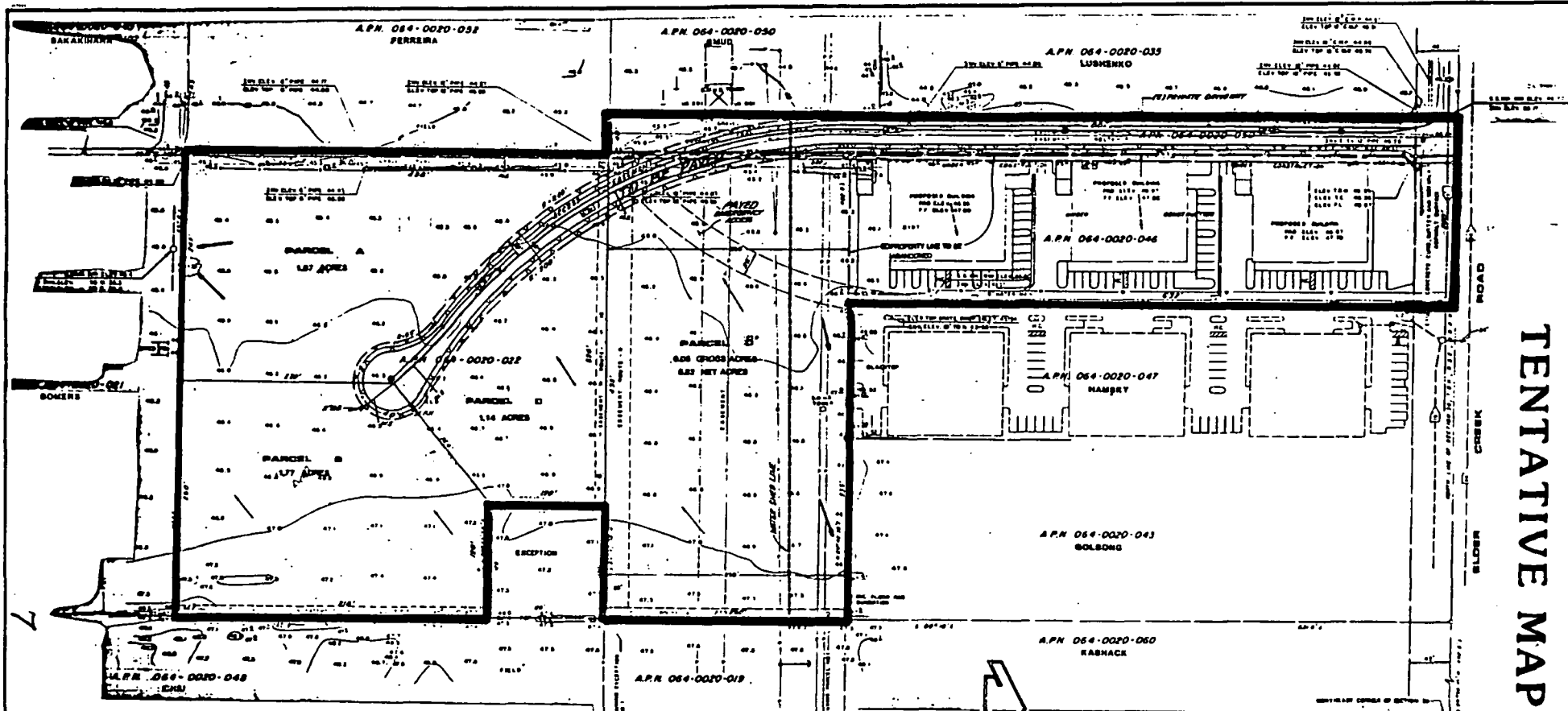
ATTEST:

CITY CLERK

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VICINITY - LAND USE - ZONING



TENTATIVE MAP

GENERAL NOTE:

ASSESSORS PARCEL NUMBERS
064-0020-028, 064-0020-48
064-0020-020

OWNERS / DEVELOPER
HANSKY
C/O FROST & LUSK
7800 UPLANDS WAY, SUITE 9
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916)958-8011

ENGINEER
FROST & LUSK
7800 UPLANDS WAY, SUITE 9
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916)958-8011

PRESENT ZONING
M-1

PRESENT USE
SEE MAP

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

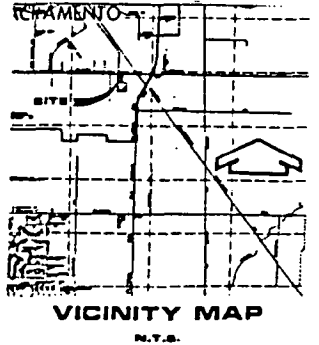
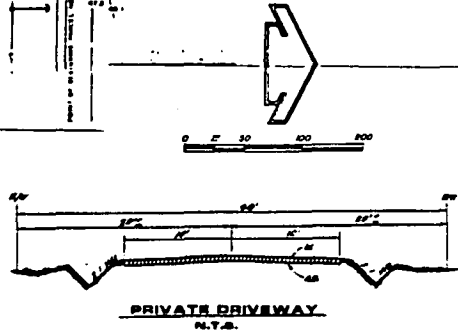
PROPOSED USE
M-1

NUMBER OF LOTS
FOUR

NET & GROSS AREA OF PROPERTY
10.70 NET ACRES, 10.53 GROSS ACRES

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

PUBLIC SERVICE
ELKS GROVE UNIFIED SCHOOL



1" = 80'

FROST & LUSK
ENGINEERS/SURVEYORS/PLANNERS

TENTATIVE MAP FOR HANSKY PROPERTY
CITY OF SACRAMENTO CALIFORNIA

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 described 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 630.87 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.

January 9, 1989

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



OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

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

OPERATION SERVICES

Hamsky

December 9, 1988

c/o Frost and Lusk, Inc.
7806 Uplands Way Suite B
Citrus Heights CA 95610

916-449-5426

On November 28, 1988, the following matter was filed with my office to set a hearing date before the City Council:

Various requests for property located at the south side of Elder Creek Road, approximately 1,200± feet west of Elk Grove-Florin Road. (D6) (FT) (P-88277) (APN: 064-0020-022,046,050)

- A. Environmental Determination.
- B. Tentative Map to divide 10.93± partially developed acres into four lots in the Light Industrial (M-1 and M-1-S-R) zone.

This hearing has been set for January 3, 1989, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 1231 I Street, Sacramento, California, phone 449-5604.**

Sincerely,

LORRAINE MAGANA
CITY CLERK

Anne Mason

Anne Mason
Acting City Clerk

cc: Frost and Lusk, Inc., 7806 Uplands Way, Suite B, C. H. 95610
P-88277 Mailing List (15)

Number 100

A