

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>W. B. Golsong Jr., 8850 Elder Creek Road, Sacramento, CA 95828</u>		
OWNER <u>W. B. Golsong Jr., 8850 Elder Creek Road, Sacramento, CA 95828</u>		
PLANS BY <u>Dennis J. Daleiden, 3455-C American River Dr., Sacramento, CA 95864</u>		
FILING DATE <u>February 19, 1993</u>	ENVIR. DET. <u>N/A</u>	REPORT BY <u>SLY</u>
ASSESSOR'S PCL. NO. <u>064-0020-043</u>		

APPLICATION: Tentative Map Time Extension for two years to subdivide 2.79± partially developed acres into four lots located in the Light-Industrial Park Review (M-1S-R) zone.

LOCATION: 8850 Elder Creek Road
(City Council District 6)

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 2.79± vacant acres into four industrial parcels.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1986 South Sacramento	
Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1S-R
Existing Land Use of Site:	Office building and storage barns

Surrounding Land Use and Zoning:
North: Warehouse, M-2S
South: Vacant, M-1S-R
East: Warehouse, M-1S-R
West: Warehouse, M-1S-R

Property Dimensions: 193 feet X 631 feet
Property Area: 2.79± acres
Topography: Flat
Street Improvements: Existing and To be provided
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 7, 1993, by a vote of four ayes and five absent, the Subdivision Review Committee voted to recommend approval of the tentative map time extension subject to the conditions listed in the resolution.

BACKGROUND INFORMATION: On February 19, 1991, the City Council approved a Tentative Map to subdivide 2.79± vacant acres into four lots for industrial development (P90-404).

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of a 193 foot by 631 foot parcel totaling 2.79± acres in the Light Industrial-Review (M-1S-R) zone. The site is developed with an office building and two storage barns. The General Plan designates the site as Heavy Commercial or Warehouse. The 1986 South Sacramento Community Plan designates the site as Industrial. The surrounding land use and zoning for the site are warehouse, zoned Heavy Industrial (M-2S) to the north; vacant, zoned (M-1S-R) to the south; and warehouse, zoned (M-1S-R) to the east and west.

B. **Applicant's Proposal**

The applicant is proposing to subdivide one 2.79± acre parcel into four parcels for future industrial development (see Exhibit A).

C. **Tentative Map**

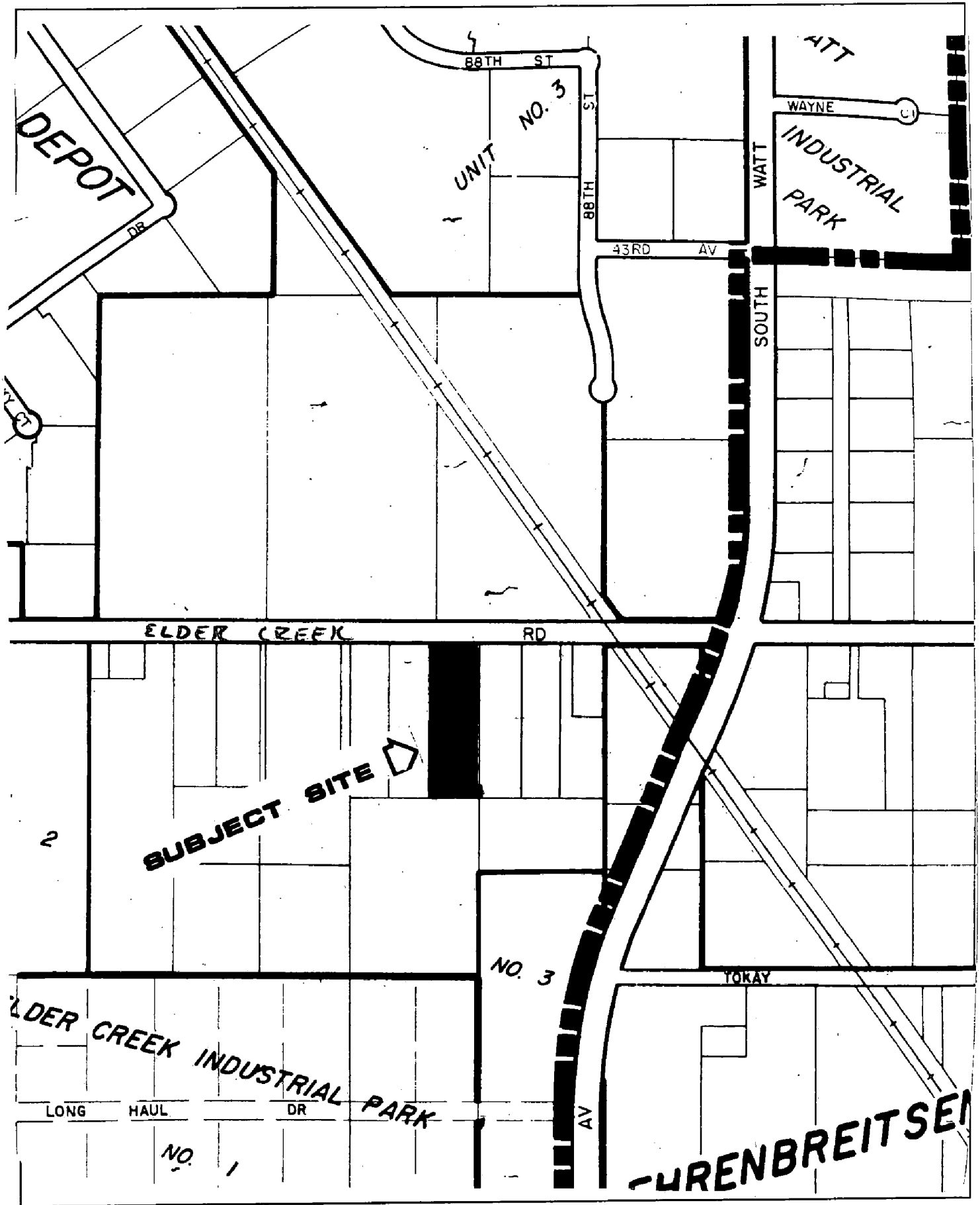
The site is a rectangular parcel totaling 2.79± acres located on the south side of Elder Creek Road approximately 400 feet west of the Traction Railroad line. The subdivision will create three approximately 0.6 acre square lots and one 0.8 acre irregular shaped lot. The larger lot will include the private drive which will provide the access to parcels two, three, and four. The private driveway with reciprocal parking and access easements will be recorded on the map and deeds to the affected lots. No new buildings are proposed at this time. Any building development on these parcels will require review by the Planning Commission. Staff has no objection to the map provided the conditions listed in the attached resolution are met.

D. **Agency Comments**

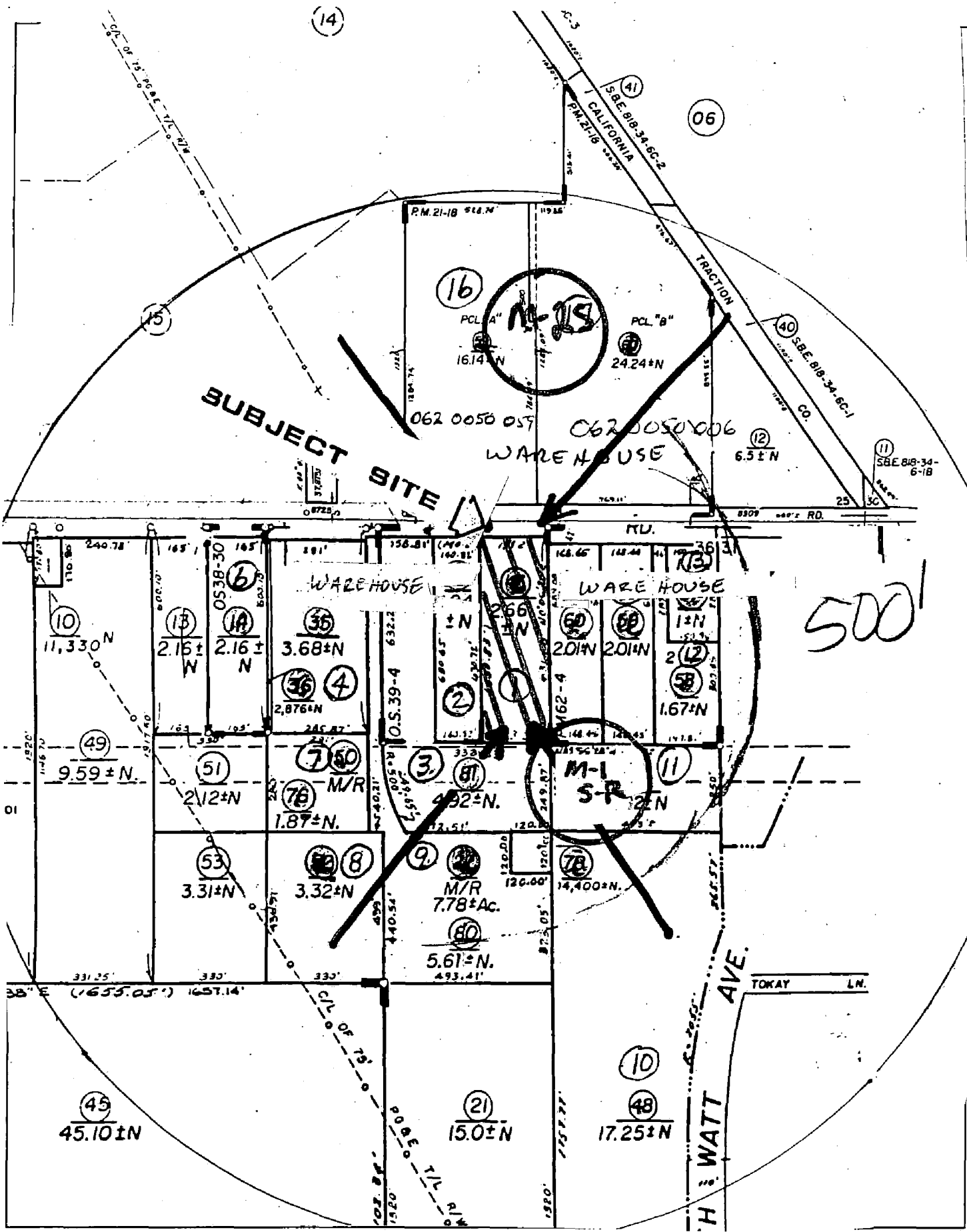
The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed in the resolution..

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the requested time extension is not a project which requires environmental review, however, the applicant must comply with the requirements of the original environmental determination (P90-404).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Tentative Map Time Extension for two years to subdivide 2.79± partially developed acres into four lots by adopting the attached resolution.



VICINITY MAP



LAND USE & ZONING MAP

PARCEL MAP

A PORTION OF THE WEST 1/2 OF THE EAST 60 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, T8N, R5E, M5D, & M CITY OF SACRAMENTO, CALIFORNIA

SCALE: 1"=50'
DENNIS J. DALEIDEN, Consulting Civil Engineer
SHEET 1 OF 1

OWNERS STATEMENT
THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE ROAD SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTAINING ELECTROLINERS, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON OVER UNDER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT/PARCEL".

(B) EASEMENTS FOR UNDERGROUND SANITARY SEWER PIPES, DRAINAGE PIPES, WATER PIPES, GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON OVER UNDER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT/PARCEL".

VIENNA M. GOLSONG, JR.
NOTARY PUBLIC IN AND FOR THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

ON THIS _____ DAY OF _____ 1991, BEFORE ME THE UNDERSIGNED, A NOTARY PERSONALLY APPEARED VIENNA M. GOLSONG, JR. AND VIENNA M. GOLSONG, PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC IN AND FOR THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

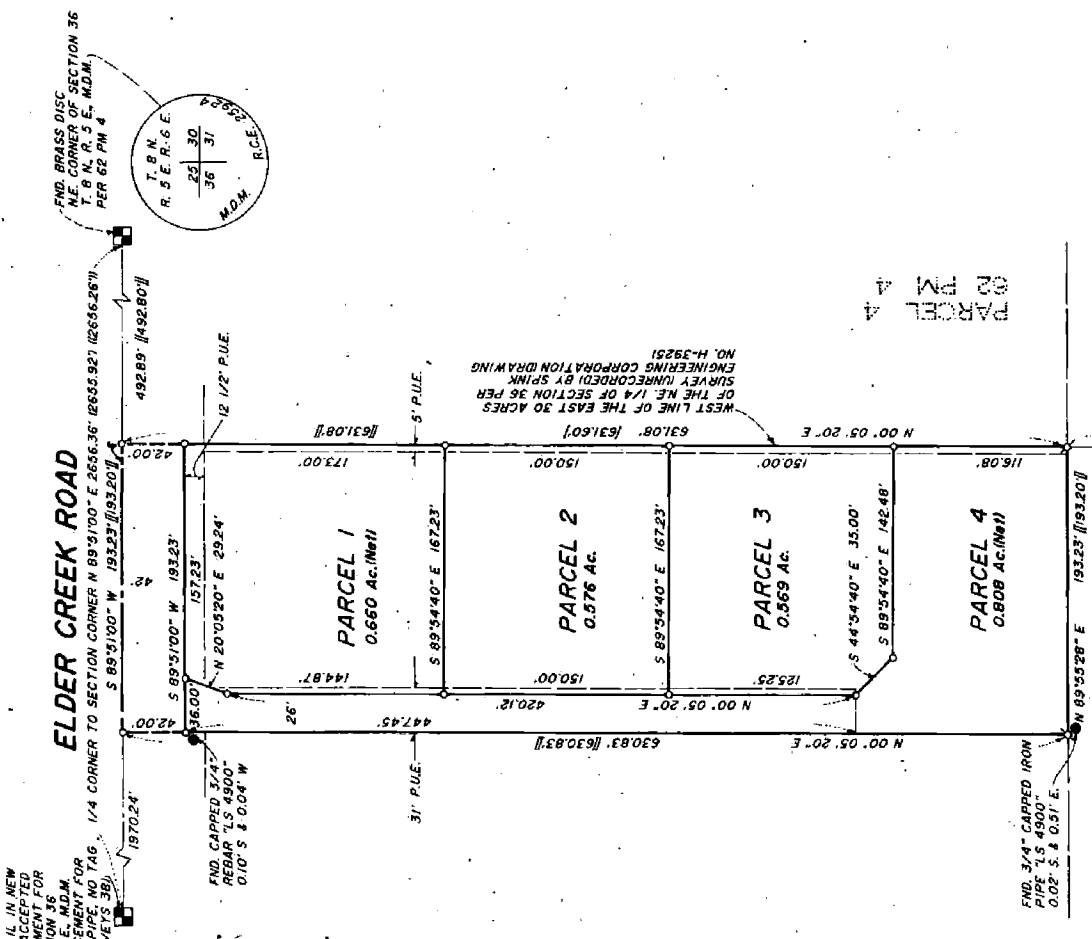
EXHIBIT - A TENTATIVE MAP

ENGINEERS STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE A PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVING OFFICER'S APPROVED TENTATIVE MAP IF ANY. ALL AGENCIES AND AGENCIES HAVING JURISDICTION OVER THE INDICATED EASEMENTS ARE NOTIFIED TO BE WITHIN THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: _____
DENNIS J. DALEIDEN, R.C.E. 18406

CITY ENGINEER'S STATEMENT
I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PARCEL MAP ENTITLED "A PORTION OF THE WEST 1/2 OF THE EAST 60 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, T8N, R5E, M5D, & M CITY OF SACRAMENTO, CALIFORNIA" AND GRANTS ALL THE LANDS RIGHTS, EASEMENTS AND EASEMENTS HEREBY OFFERED FOR DEDICATION.

DATED: _____
CITY OF SACRAMENTO



FND. "PK" NAIL IN NEW PAVEMENT; ACCEPTED AS PER SECTION 15. T. 8 N. R. 5 E. M. 5 D. M. LAND REPLACEMENT FOR 1 1/4" IRON PIPE, NO TAG PER 24 SURVEY'S 38).

P93-033

APRIL 22, 1993

- LEGEND
- DIMENSION POINT
 - FND. MONUMENT AS NOTED
 - FND. SECT. 1/4 SECTION CORNER AS NOTED
 - SET 3/4" IRON REBAR TAGGED "RCE 18406"
 - RECORD DATA PER 24 SURVEY '38'
 - RECORD DATA PER 62 PM 4
 - UNRECORDED SURVEY, SPINK ENG. CORP. DRAWING NO. H-3582J
 - RECORD DATA PER DEED 860430 O.R. 765

- NOTES
1. NECESSARY FOR PRIVATE RECIPROCAL ACCESS AND INGRESS OR EGRESS EASEMENTS AND FOR ALL NECESSARY UTILITIES SHALL BE RECORDED BETWEEN EACH PARCEL 1, 2, 3 WITH PARCEL 4 SHOWN HEREIN. THIS IS TO INCLUDE INGRESS/EGRESS, MANEUVERING, DRAINAGE, SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, CABLE TV, AND EMERGENCY SERVICES.
 2. SEWER AND WATER SERVICES SHALL BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION.
 3. THE OWNER SHALL COMPLY WITH THE MANDATORY MITIGATION MEASURES AS REQUIRED BY THE ENVIRONMENTAL SERVICES MANAGER AND ON FILE WITH THE PLANNING DIVISION OFFICE PSD-404.

ITEM 12

RECORDERS STATEMENT
I HEREBY STATE THAT THIS PARCEL MAP WAS FILED IN THE OFFICE OF DENNIS J. DALEIDEN, CONSULTING CIVIL ENGINEER, AT THE OFFICE OF DENNIS J. DALEIDEN, CONSULTING CIVIL ENGINEER, 1111 J STREET, SACRAMENTO, CALIFORNIA, ON _____ 1991, AT _____ HOURS, M. IN BOOK _____ PAGE _____ OF THE RECORDS OF THE COUNTY OF SACRAMENTO, CALIFORNIA. THE LANDS RIGHTS, EASEMENTS AND EASEMENTS HEREBY OFFERED FOR DEDICATION.

DATE: _____
CITY OF SACRAMENTO

RECORDERS STATEMENT
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DATED: _____
CITY OF SACRAMENTO

DEVELOPMENT SERVICES DIVISION MANAGER
CITY OF SACRAMENTO
R.C.E. _____ EXPIRE DATE: _____

Document No. _____ COUNTY RECORDER
BY: _____ DEPUTY
FEE: _____

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DATE: _____
CITY OF SACRAMENTO

DEVELOPMENT SERVICES DIVISION MANAGER
CITY OF SACRAMENTO
R.C.E. _____ EXPIRE DATE: _____

Document No. _____ COUNTY RECORDER
BY: _____ DEPUTY
FEE: _____

BASIS OF BEARING
THE BEARINGS ON THIS MAP ARE BASED ON THE MONUMENTS ON THE SECTION LINE ON ELDER CREEK ROAD AS SHOWN IN BK. 62 PARCEL MAPS, PG. 4; THE BEARING BEING N 89° 51' 00" E.