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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5600

ETHAN BROWNING, JR.
PLANNING DIRECTOR

November 8, 1979

~~15~~

FILED
By the City Council
Office of the City Clerk
Cont to
1-15-80
JAN 8 1980

APPROVED
BY THE CITY COUNCIL

JAN 15 1979

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive street improvements
 3. Tentative Map (P-8789)

LOCATION The northeast corner of Florin-Perkins and Elder Creek Roads

SUMMARY

The applicant proposes to divide 14.92+ acres into two industrial lots of 11.92 acres and three acres. The site, located in a M-2(S) zone (Heavy Industrial) is currently vacant. The applicant indicates that proposed land use will be light industrial.

BACKGROUND INFORMATION

Land divisions of four parcels or less that are without concurrent variance, rezoning or plan amendment requests, can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission. **FILED**

Surrounding land use and zoning are as follows: **FILED**

- | | | |
|--------|---------------|-------------|
| North: | Agricultural; | M-2-S |
| South: | Industrial | (in County) |
| East: | Industrial | M-2-S |
| West: | Industrial | M-2 |

By the City Council
Office of the City Clerk
Cont to
11-20-79
NOV 13 1979

A Negative Declaration for the project was filed on November 2, 1979.

Staff and the Subdivision Review Committee recommend that the subdivision modification to waive street improvements be granted. The City Engineer's staff has indicated that it does not wish the applicant to post a bond in lieu of the street improvements for two reasons: 1) Federal funding will be provided to construct street improvements; and 2) it will be several years before construction of the improvements is begun.

Cont to
1-8-80
NOV 20 1979

There are several trees located along the property lines. Staff requests that the healthy trees be retained and developed around where possible.

Because the City Engineer's staff would like Morrison Creek improved prior to further development, they have recommended an amendment to their original condition addressing floodproofing. (See Condition #2).

The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following conditions:

1. Dedicate a 50-foot half-section right-of-way along Florin-Perkins Road, and a 40-foot half-section along Elder Creek Road. An expanded right of way will be required at the intersection.
2. Note on the parcel map: This area is subject to overflow from Morrison Creek. Proposed development must provide adequate floodproofing and drainage measures.

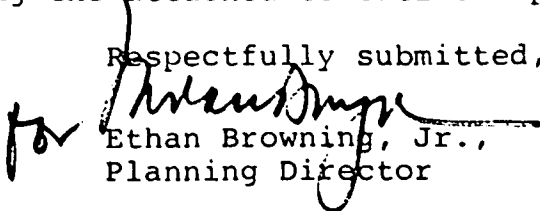
NOTE: The City Engineer's staff has requested that the condition be amended to read as follows:

Note on the Parcel Map: This area is subject to overflow from Morrison Creek. No development will be allowed until drainage improvements are assured including improvements to Morrison Creek between the Southern Pacific Railroad tracks and the Central California Traction Company tracks.


3. Note on the parcel map: Prior to sewer hook-up, annexation to Regional and County Sanitation District #1 is required, and the sewer line will have to be extended to Parcel 2.
4. Note on the parcel map: Transmission main in Florin-Perkins Road is not available for direct fire or domestic service. An eight-inch water main will be required in Florin-Perkins Road for these services.
5. That the applicant shall retain and develop around the healthy mature trees located on the site. That the applicant shall retain all trees located within the required twenty-five foot setback area.

This can be accomplished by adopting the attached tentative map resolution.

Respectfully submitted,

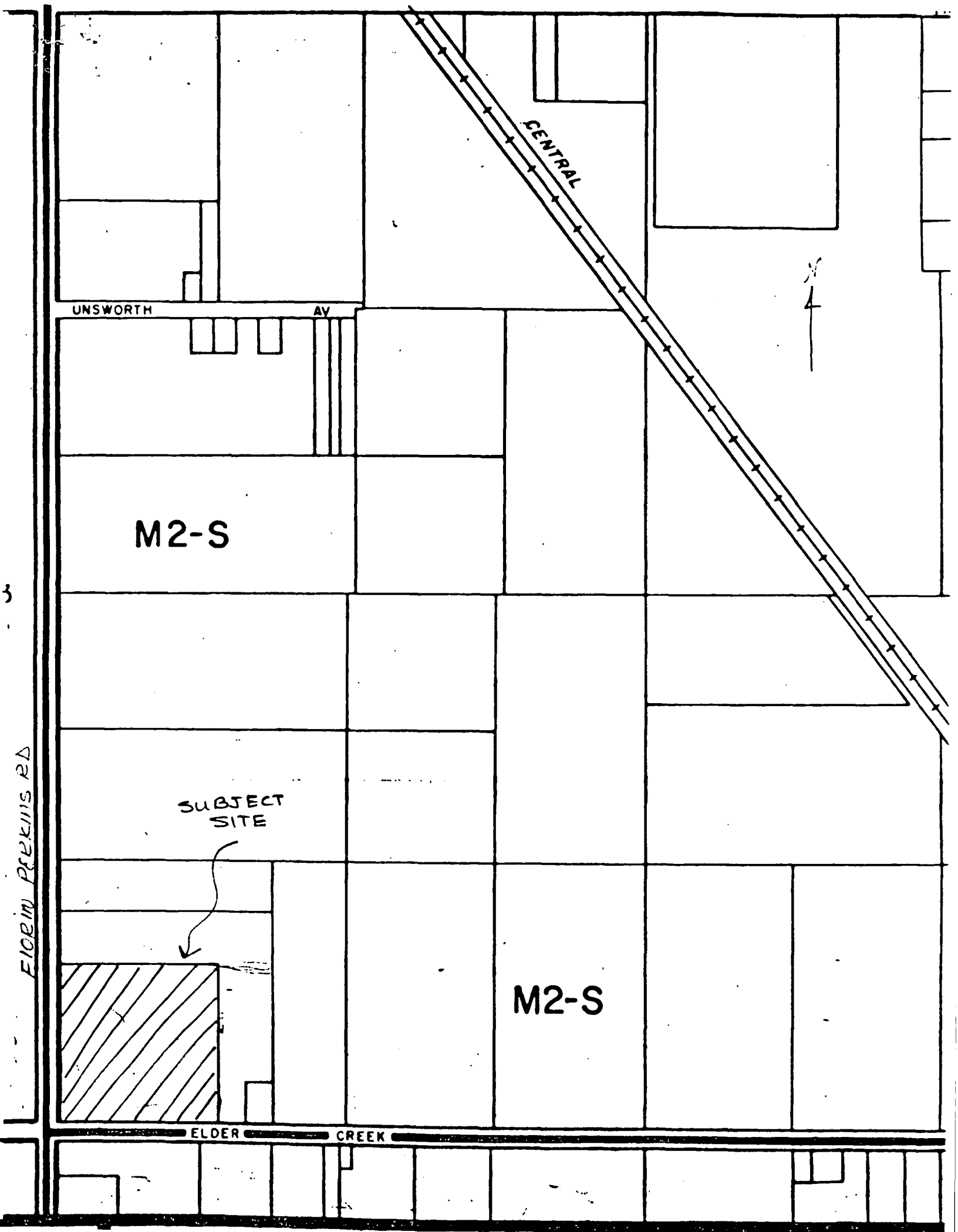

Ethan Browning, Jr.,
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

EBj:DP:bw
Attachments

November 13, 1979
District No. 6



CENTRAL

UNSWORTH

AV

M2-S

SUBJECT
SITE

M2-S

ELDER CREEK

EIGORIN PERKINS RD

3

TENTATIVE
PARCEL MAP
 OF A PORTION OF THE S 1/4 OF SECTION 25 T. 8 N. R. 5 E M. D. M.
 CITY OF SACRAMENTO, CALIF.

ENNEGLO, CECIL B RUTH, BY AL
 JAN 22-08-20

PARCEL 2
 2000 SQ. FT. ±

PARCEL 1
 1000 SQ. FT. ±

FRANCIS M. FRANKS
 JAN 22-20-21



VERIFIED
 DATE
 2021

OWNER
 SACRAMENTO GAS ADMINISTRATION CO
 900 O STREET
 SACRAMENTO, CA 95833
 PHONE 916-441-1111

OWNER
 N/A

PREPARED BY
 JOHN J. HARRIS, PLS
 1000 DELICATA DRIVE
 SACRAMENTO, CA 95833
 PHONE 916-441-1111

RECORDING INFO
 2021-08-20

APPROVED BY
 MICHAEL J. HARRIS, PLS

PARCEL USE
 LIGHT INDUSTRIAL

EXISTING ZONE
 M-2

PROPOSED ZONE
 SAME

OFFICE USE
 CITY OF SACRAMENTO

LOCAL AGENCY
 SACRAMENTO COUNTY REGIONAL
 SANITATION DISTRICT

UP NEXT

PAGE 1 OF 2
 SHEET 1 OF 2



RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP TO DIVIDE 15 ACRES INTO TWO
INDUSTRIAL LOTS ON A PORTION OF THE S 1/2 OF
SEC. 25, T. 8N, R5E, MDM (APN: 062-050-43) (P-8792)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the northeast intersection of Florin-Perkins and Elder Creek Roads

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on November 13, 1979 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the N/A Community Plan in that both plans designated the subject site for uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. Dedicate a 50-foot half-section right-of-way along Florin-Perkins Road, and a 40-foot half-section along Elder Creek Road. An expanded right-of-way will be required at the intersection.
 - 2. Note on the parcel map: This area is subject to overflow from Morrison Creek. Proposed development must provide adequate floodproofing and drainage measures.

NOTE: The City Engineer's staff has requested that the condition be amended to read as follows:

- Note on the Parcel Map: This area is subject to overflow from Morrison Creek. No development will be allowed until drainage improvements are assured, including improvements to Morrison Creek between the Southern Pacific Railroad tracks and the Central California Traction Company tracks.
- 3. Note on the parcel map: Prior to sewer hook-up, annexation to Regional and County Sanitation District #1 is required, and the sewer line will have to be extended to Parcel 2.
 - 4. Note on the parcel map: Transmission main in Florin-Perkins Road is not available for direct fire or domestic service. An eight-inch water main will be required in Florin-Perkins Road for these services.
 - 5. That the applicant shall retain and develop around the healthy mature trees located on the site. That the applicant shall retain all trees located within the required twenty-five foot setback area.

MAYOR

ATTEST:

CITY CLERK

bw

P-8789



CITY OF SACRAMENTO CITY CLERK'S OFFICE
CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 22 3 49 PM '79 *elm*

CITY PLANNING DEPARTMENT

915 T STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5804

ETHAN BROWNING, JR.
PLANNING DIRECTOR

October 22, 1979

REQ: 11-13-79 P-8789
FCA DATE: 11-20-79
CC: BROWNING
CARSTENS
TANIMOTO
VAN DUYN
VEE

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione
SUBJECT: Request to Set Public Hearings

Please schedule the following items for public hearings:

1. Tentative Map to divide 7+ vacant acres in the General Commercial C-2 zone into 2 commercial lots. Loc: North side of Folsom Blvd., approximately 500 feet west of Watt Avenue. (P-8724) (D6) (FT)
2. Tentative Map to divide 9+ acres in the Heavy Industrial M-2(S) zone into 2 industrial lots. Loc: Terminus of Signal Court. (P-8791) (D6) (FT)
3. Tentative Map to divide 15+ vacant acres in the Heavy Industrial M-2(S) zone into 2 industrial lots. Subdivision Modification to waive street improvements. Loc: Northeast corner of Florin-Perkins and Elder Creek Roads. (P-8789) (D6) (FT)

The fast-track ads for these items will be forwarded to your office after the hearing dates have been set. Property ownership lists are attached for these items.

Jan Mirrione

jm

Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: _____

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other Environmental Determination

Assessors Parcel No. 062 . 050 . 43 Address NE corner of Florin-Perkins & Elder Creek Roads

Request(s) 1) Environmental Determination; 2) Tentative Map to divide 15+ vacant ac. into 2 industrial lots; 3) Subdivision Modification to waive street improvements.

Owner(s) Sacto. Bag Manufacturing Co., 530 Q St., Sacto. 95814 Phone No. 441-6120

Applicant Terra Engineering, 936 Enterprise Dr., Sacto. 95825 Phone No. 929-6984

Signature *[Signature]* Filing Fee \$75 + 120 = \$195 Receipt No. 4789

C.P.C. Meeting Date N/A

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____

DATE

P No 8789

P8789

PROPERTY OWNERS LIST

NAME: Sacramento Bag Manufacturing Company

PARCEL NUMBER(S) IN APPLICATION

ADDRESS: 530 Q Street, Sacramento, CA. 95825

ZIP CODES MUST BE INCLUDED

BOOK 62, BLOCK 050, PARCEL 34

Book Block Parcel Nos.			PROPERTY OWNERS	RESIDING OR MAILING ADDRESS	CITY	ZIP CODE
62	050	18	Ramp, Max & Martha	1262 E. Kamm Ave.	Fresno	93725
		19	Custodio, Herman G & Maria Alice	725 Royal Glen Drive	San Jose	95133
		26	Skalisky Edwin E & Frances M	Rt. 1 Box 646	Shingle Springs	95628
		21	Meerly, Otto, Julia VONNAGY, STEPHEN G.	8480 SEENO AVE. P.O. BOX 638 ROSEVILLE CA 95678	S. Lake Tahoe	95705
		30	Finegold, Cecil & Ruth etal	P.O. Box 1113	Sacto.	95805
		31	Skalisky Edwin E & Frances M	Rt. 1 Box 646	Shingle Springs	95628
		33	Mielsen, Harold T etal SACTO SOC PRIVATN CRTLY ANIMALS	2117 FRONT ST 1219 43rd Street	Sacto.	95818 95822
62	010	03	United States of America	Fruitridge Road	Sacto.	95828
64	020	04	Wunschel, Thomas L. & Louis A. etal	1369 62nd Street	Sacto.	95819
		03	Operating Engineers Local No. 3	474 Valencia Street	San Francisco	94103
		37	Sunzeri, S W & Vernia Mae	7046 Power Inn Road	Sacto.	95828
		39	Sozzi, Daniel I Jr.	7355 West Parkway	Sacto.	95823
64	010	21	1 Market St. Properties, Inc.	1 Market St. Rm. 200	San Francisco	94105
<p>Real Estate Division has reviewed the attached list of names and hereby certifies that it is true and correct as of 9-14-79</p> <p>By: <i>[Signature]</i></p>						

RESOLUTION NO. 80-039

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP TO DIVIDE 15 ACRES INTO TWO INDUSTRIAL LOTS ON A PORTION OF THE S 1/2 OF SEC. 25, T. 8N, R5E, MDM (APN: 062-050-43) (P-8789)

APPROVED
BY THE CITY COUNCIL

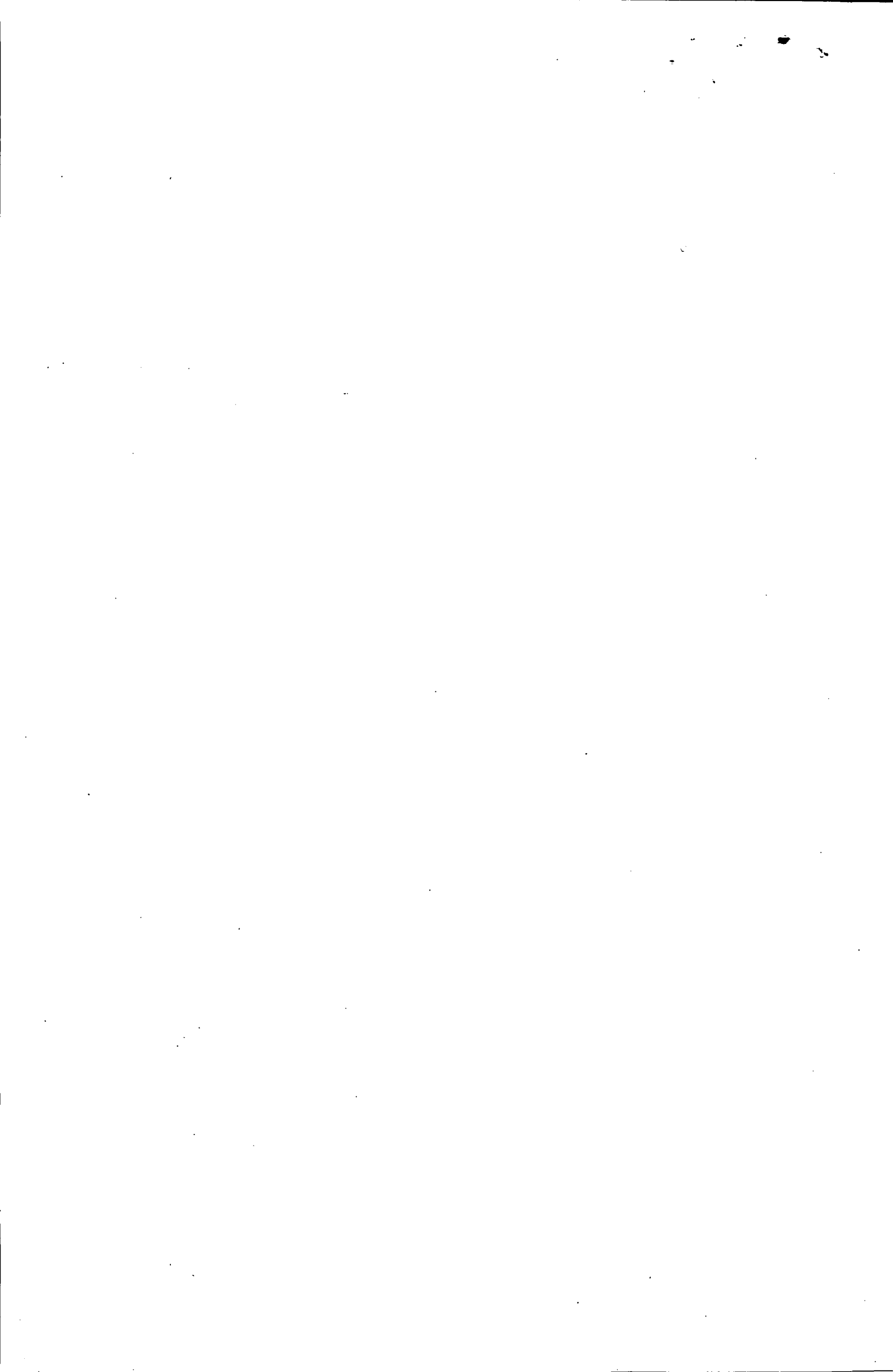
JAN 15 1979

OFFICE OF THE
CITY CLERK

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 15 acres that are located at the northeast intersection of Florin-Perkins and Elder Creek Roads (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on January 15, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.



G. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Drainage, not available in the area, prevents logical improvements at the present time.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

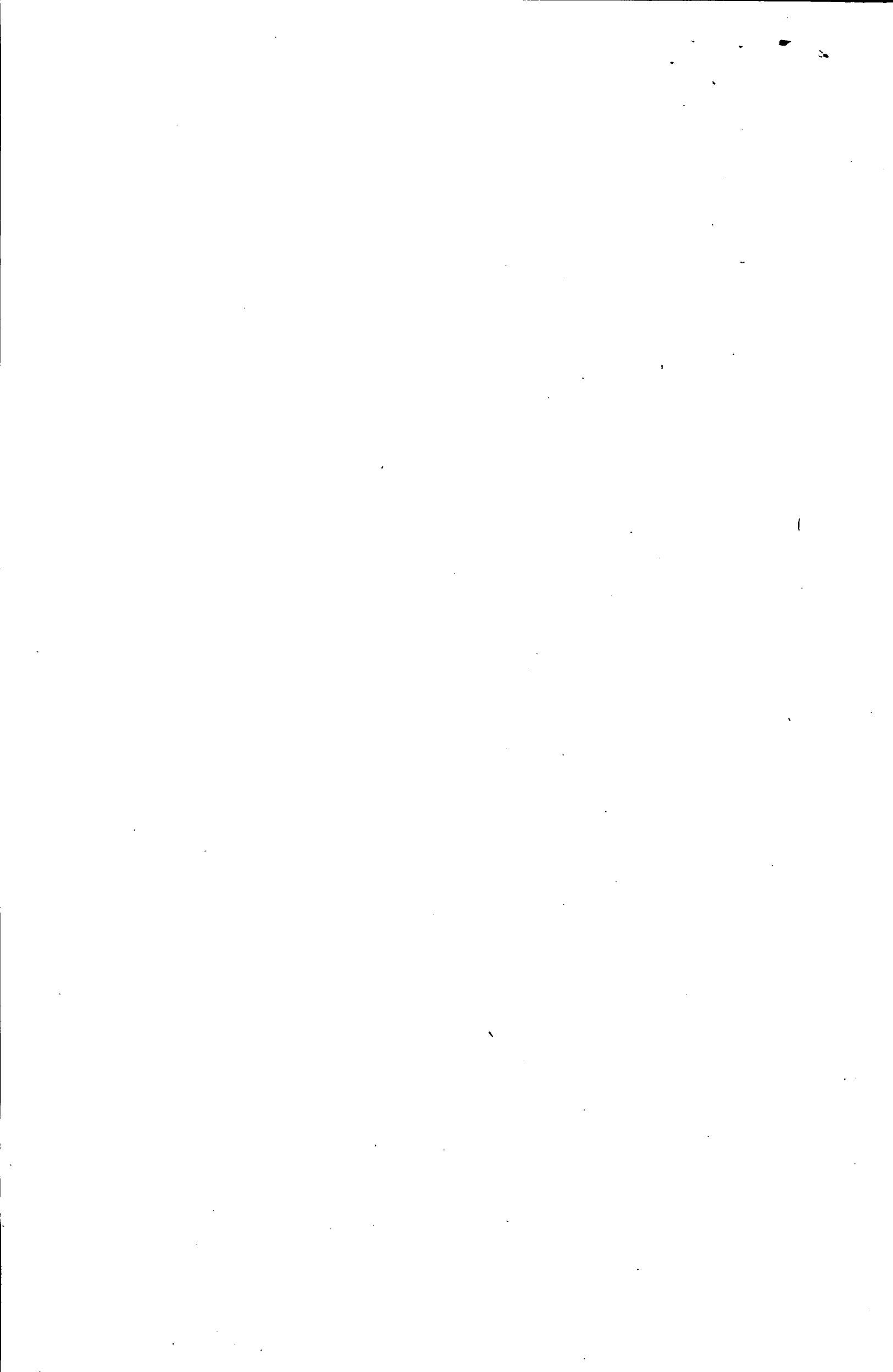
Fact: The lack of drainage in the Florin Perkins-Elder Creek area precludes improvements at this time.

- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: Street improvements do not presently exist in the surrounding area.

- d. That granting the modification is in accord 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.

Fact: The site and subdivision are consistent with the General Community Plans.



NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. Dedicate a 50-foot half-section right-of-way along Florin-Perkins Road, and a 40-foot half-section along Elder Creek Road. An expanded right-of-way will be required at the intersection.
 - 2. Note of the parcel map: This area is subject to overflow from Morrison Creek. Proposed development must provide adequate floodproofing and drainage measures.

NOTE: The City Engineer's staff has requested that the condition be amended to read as follows:

- Note on the Parcel Map: This area is subject to overflow from Morrison Creek. No development will be allowed until drainage improvements are assured including improvements to Morrison Creek between the Southern Pacific Railroad tracks and the Central California Traction Company tracks.
- 3. Note on the parcel map: Prior to sewer hook-up, annexation to Regional and County Sanitation District #1 is required, and the sewer line will have to be extended to Parcel 2.
 - 4. Note on the parcel map: Transmission main in Florin-Perkins Road is not available for direct fire or domestic service. An eight-inch water main will be required in Florin-Perkins for these services.
 - 5. The applicant shall retain and develop around the healthy mature trees located on the site. The applicant shall retain all trees located within the required 25-foot setback area.

MAYOR

ATTEST:

CITY CLERK

P-8789

