

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT: A. Environmental Determination
- B. Section 65402 (a) Findings of Consistency for the sale of surplus City property (APN: 117-0074-015).

SUMMARY: The sale of surplus City property totaling 0.06+ vacant ac. in the Standard Single Family (R-1) zone located at the east side of Grandstaff Drive, 110 ft. south of Cherrywood Circle, adjacent to Leimbach Elementary School. The request is from the Elk Grove Unified School District in order to use the site for staff parking (Exhibit A).

PROJECT INFORMATION:

General Plan Designation:	Residential (4-15 du/ac)
1986 South Sacramento Community Plan:	Elementary School
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Elementary School; R-1
East : Elementary School; R-1
West : Residential, Park; R-1

A. General and Community Plan Consistency

This proposed sale of surplus City property is before the Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government code. The Elk Grove Unified School District requests to purchase a 0.06+ ac. parcel from the City. The site is directly adjacent to Leimbach Elementary School. The district has indicated that once acquired, the site will be developed for additional school staff parking.

Staff finds the proposed sale consistent with both the General Plan and the 1986 South Sacramento Community Plan. The South Sacramento Community Plan designates the site for an elementary school. Therefore, staff recommends approval of the sale.

B. Agency Review

The proposed sale of surplus City property was reviewed by City Engineering, Attorney's Office, Real Estate and Water Division. No objections were received.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State CEQA Guidelines (CEQA, Section 15312 (b)(1)).

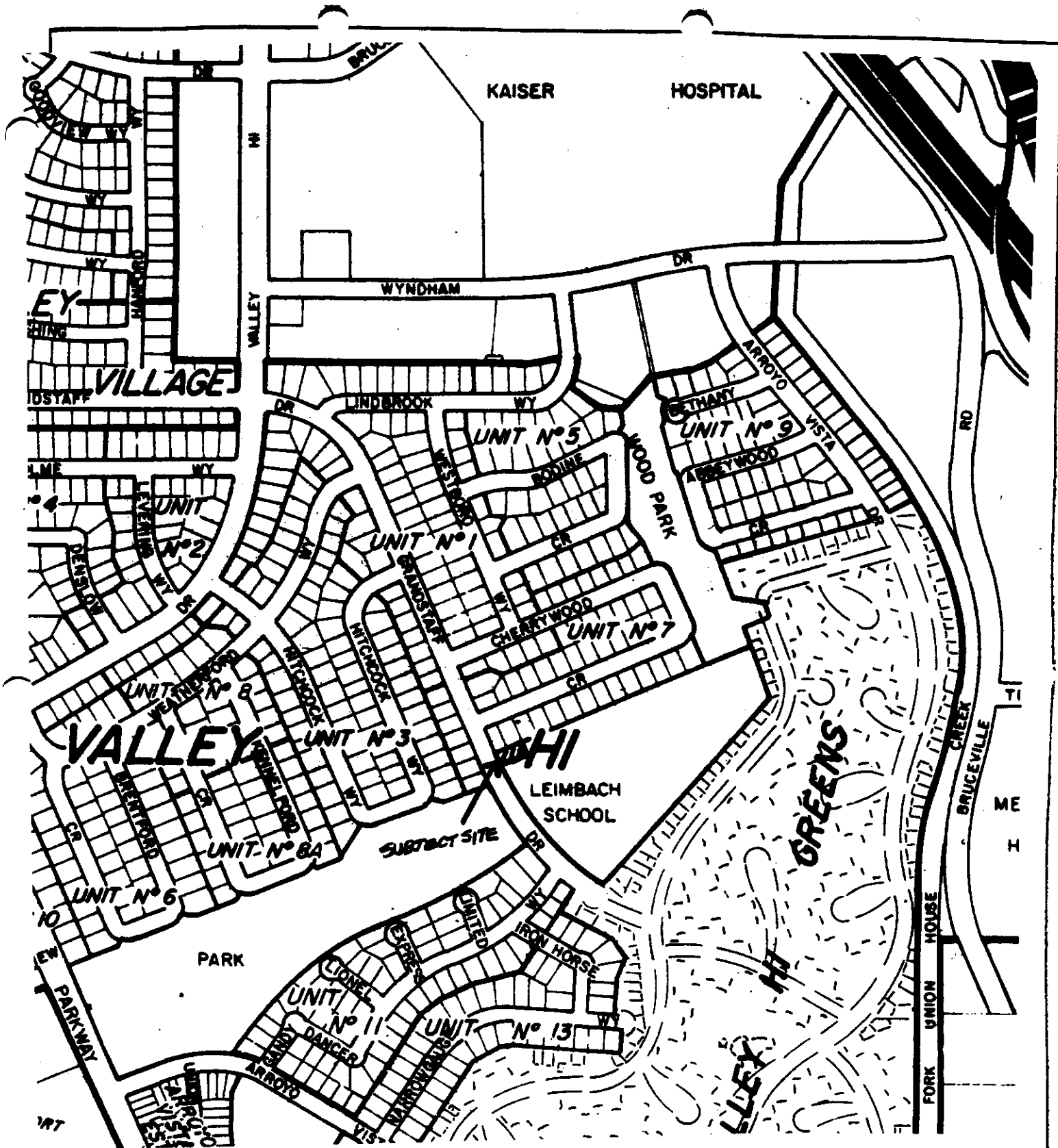
RECOMMENDATION: Staff recommends the Commission approve the sale of surplus City property and find the proposed sale in conformance with the City General Plan and the 1986 South Sacramento Community Plan as required by Section 65402 (a) of the Government Code.

Respectfully submitted,

Will Weitman

Wilfred Weitman,
Senior Planner

WW:PW:vf



* ALL SURROUNDING LAND USE AND ZONING IS SINGLE FAMILY RESIDENTIAL



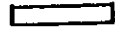
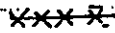
VICINITY - LAND USE - ZONING

1986 SITE PLAN (EXISTING SCHOOL)

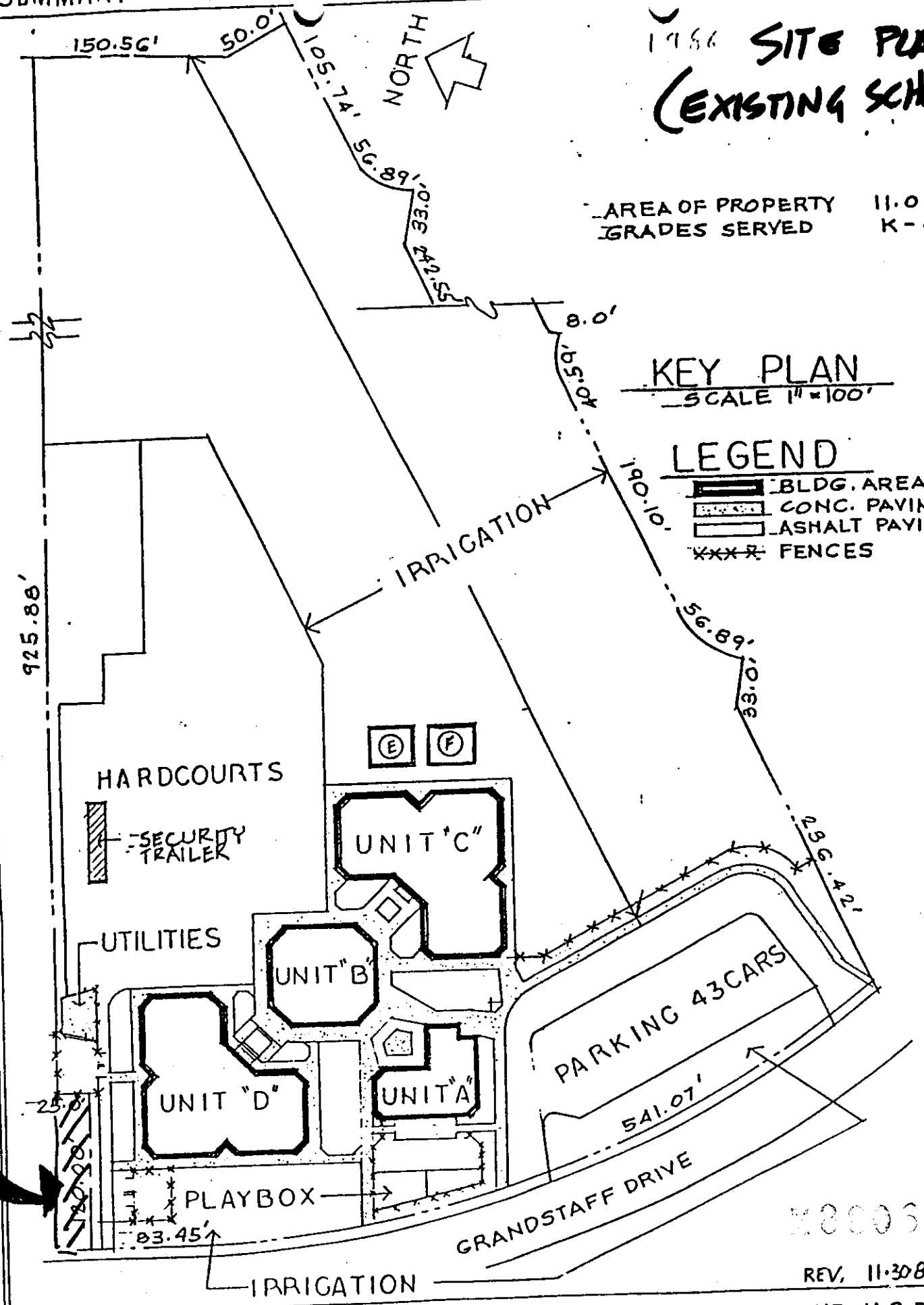
AREA OF PROPERTY 11.0A
GRADES SERVED K-G

KEY PLAN
SCALE 1" = 100'

LEGEND

-  BLDG. AREA
-  CONC. PAVING
-  ASPHALT PAVING
-  FENCES

SUBJECT PROPERTY



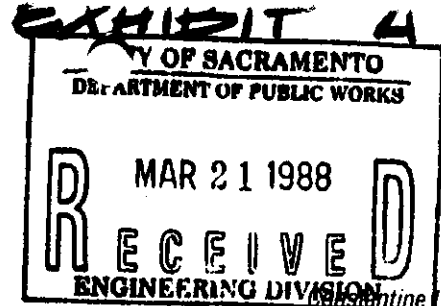
280050

REV. 11-30-84

PROJECT: HERMAN LEIMBACH ELEMENTARY SCHOOL - ELK GROVE U.S.D
 ADDRESS: 8101 GRANDSTAFF DRIVE, SACRAMENTO CA. 95823



Members of the Board:
 Katherine L. Albiani
 Clifford L. Allenby
 Jeanette J. Beach
 Albert E. Gates
 Edward Harris, Jr.
 David H. Knickerbocker
 William H. Lugg, Jr.



R-1 Zone

Unified School District

8820 Elk Grove Boulevard, Elk Grove, California 95624 (916) 686-7711

Constantine I. Baranoff
 Director
 Facilities and Planning

March 14, 1988

Mr. Irvin Moraes
 Real Property and Assessment District Supervisor
 927 10th Street, Rom 200
 Sacramento, California 95814

SUBJECT: City Property - Assessor's Parcel No. 117-0074-015

Dear Mr. Moraes:

The Elk Grove Unified School District is interested in acquiring the 0.068 +/- acre parcel (assessor's parcel no. 117-0074-015) located on Grandstaff Drive, Sacramento. The parcel is adjacent to one of the district's elementary schools: Leimbach Elementary School, 8101 Grandstaff Drive, Sacramento. (See Attachment A)

It is my understanding from conversations with city staff that the site was intended to be used as a well site. The acreage is currently undeveloped and is used for occasional parking. If the district acquired title to the property, it is our intention to develop the acreage for staff parking.

The school district is interested in discussing with you the availability of the parcel and the process through which the district could obtain title to the land.

If you should have any questions regarding the above request or need additional information, please feel free to contact me at the facilities planning office, (916) 686-7711.

Sincerely,

Constantine I. Baranoff
 Constantine I. Baranoff
 Director of Facilities Planning

CB-EP/ch/04

cc: Leimbach School File

188830

888-060

7-14-88

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