



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

CITY MANAGER'S OFFICE
RECEIVED
JAN 17 1985

January 14, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15315)
 2. Tentative Map (P84-349) (APN: 062-060-29) (FT)
 3. Subdivision Modification to create a cul-de-sac in excess of 500' in depth

LOCATION: East Side of Elk Grove - Florin Road, 550+ Feet North of 88th Street

SUMMARY

The applicant is requesting the necessary entitlements to subdivide 20+ vacant acres located in the Agricultural (A) zone into two parcels. The staff and Subdivision Review committee recommend approval of the Tentative Map and Subdivision Modification subject to conditions.

BACKGROUND INFORMATION

This request does not have a concurrent request requiring Planning Commission review. It is therefore, being reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zonings are as follows:

- North: Agriculture; A - County
- South: Agriculture; A - County
- East: Agriculture; A - County
- West: Vacant; M-2(S)

APPROVED
BY THE CITY COUNCIL
JAN 22 1985
OFFICE OF THE
CITY CLERK

The subject site consists of 20+ vacant acres located on the east side of Elk Grove - Florin Road. Fruitridge Industrial Park Unit 3 is adjacent on the west side of Elk Grove - Florin Road. The site is currently zoned Agriculture (A) as a result of annexation into the City occurring on January 8, 1985. Ten acre parcels conform to minimum acreage requirements of the Agriculture (A) zone.

The parcel map is for financial purposes. It is anticipated the site will ultimately be developed with industrial uses and is designated for industrial uses in the General Plan. A rezoning will be necessary when specific development occurs on the site.

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Approximately one-third of the site lies in the Morrison Creek floodplain. Morrison Creek is unimproved at this location. A flood right-of-way study is required to determine the nature and extent of channel improvements which must be completed prior to final map recordation.

Since the site is intended for industrial uses, the Subdivision Review Committee recommends approval of the Subdivision Modification to create a cul-de-sac in excess of 500 feet in depth. Adequate emergency vehicle access will be provided with the proposed cul-de-sac.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15315).

RECOMMENDATION

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

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification.

Respectfully submitted,



Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

for: Walter J. Slipe, City Manager
Walter J. Slipe, Jr.

MVD:SD:pkb
Attachments
P84-349

January 22, 1985
D-County

RESOLUTION No. 85-048

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED ON THE EAST SIDE OF ELK GROVE-FLORIN
ROAD, 550+ FEET NORTH OF 88TH STREET
(P-84-349)(APN: 062-060-29)

APPROVED
BY THE CITY COUNCIL
JAN 22 1985
OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on January 22, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the east side of Elk Grove-Florin Road, 550+ feet north of 88th Street.

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 balanced 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 the 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. The City General Plan designates the subject site for industrial 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 Water 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. In the matter of the hereby approved requested subdivision modification to create a cul-de-sac in excess of 500' in length:
 - a. There are such special circumstances or conditions affecting the property to be subdivided that it is impracticable in this particular case to conform to the strict application of City Code Chapter 40 in that the site is designated for industrial uses. The street right-of way will be 58' with adequate turn-around area for emergency vehicles.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will construct standard street and cul-de-sac improvements.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that adequate emergency vehicle access will be provided.
 - 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 in that the site is designated for industrial uses.

7. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; coordinate with County Highways and Bridges and City Traffic Engineer;

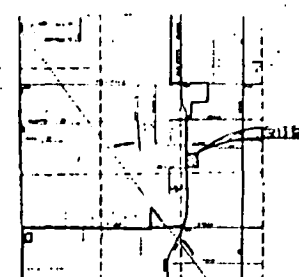
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require drainage pump station;
- c. Annex to Regional Sanitation District;
- d. Approximately one-third of the site lies in the floodplain of Morrison Creek. Must provide flood protection for the creek and satisfy the requirements of the City Flood Insurance Program Ordinance (no work in floodplain);
- e. Prepare a right-of-way study for Morrison Creek and construct improvements as required. Improvements may require:
 - 1) deepening
 - 2) summer flow lining
 - 3) levee work
 - 4) provision for access
 - 5) fencing
 - 6) removal of the Floodway Insurance maps designation
- f. Monument "remainder" parcel.

MAYOR

ATTEST:

CITY CLERK

P84-349



LOCATION MAP
HP 26488

OWNER
DITTS & WASSIE
C/O DITTS
P. O. BOX 19030
SACRAMENTO, CA 95819
(916)381-3000

ENGINEER
DITTS & WASSIE
P. O. BOX 19030
SACRAMENTO, CA 95819
(916)381-3000

ENGINEER
MORTON & PITALO, INC.
1747 1ST TREMONT ROAD
SACRAMENTO, CA 95819
(916)970-7411

STORM DRAINAGE,
SANITARY SEWERAGE,
WATER SUPPLY
CITY OF SACRAMENTO

ELECTRICITY
SACRAMENTO MUNICIPAL UTILITY DISTRICT

UTILITY FROM
METRO TOLL

TRAFFIC GAS & ELECTRIC

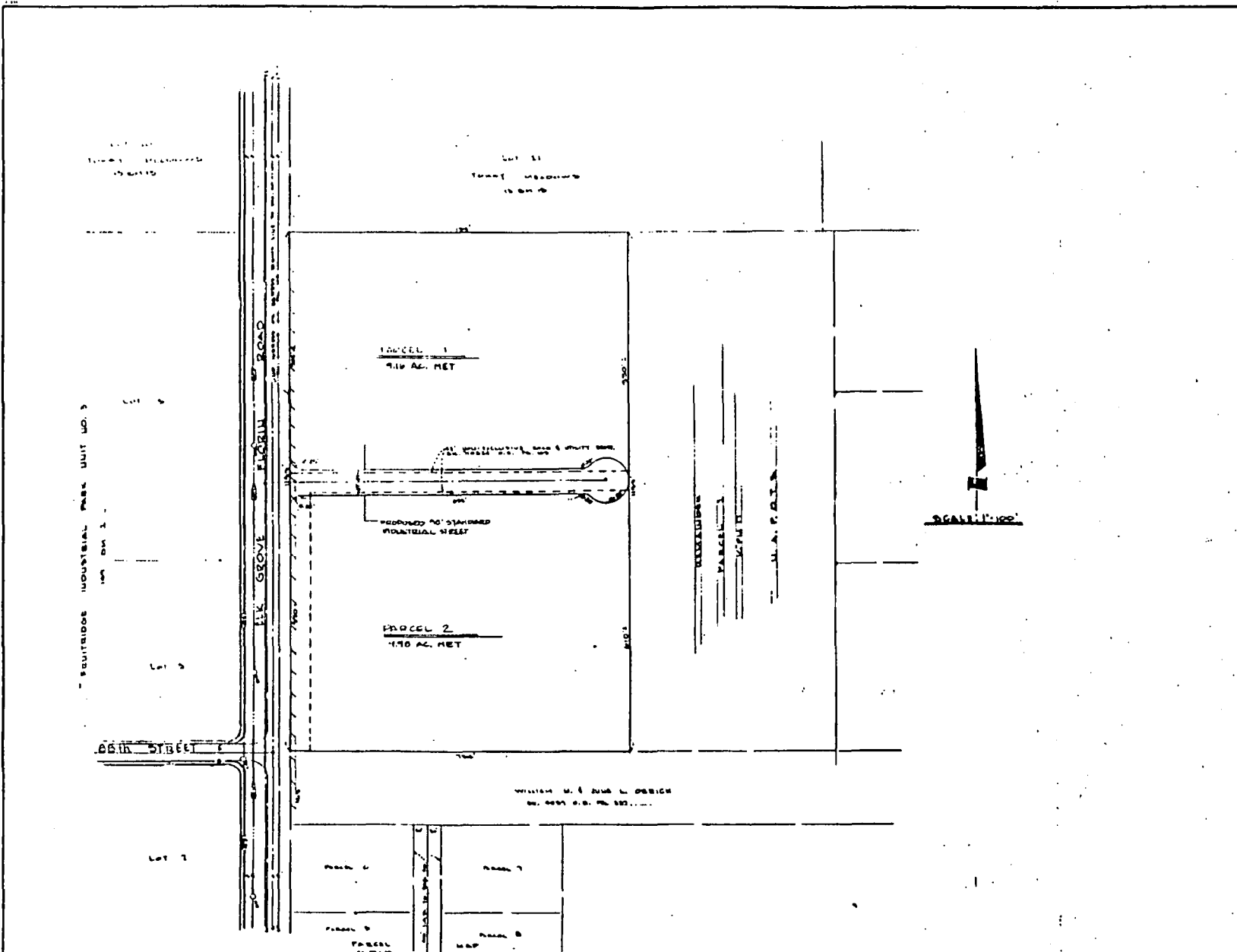
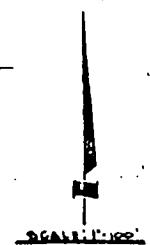
FIELD DATA
ADJACENT PARCEL NUMBER
62-000-00

EXISTING USE
PROPOSED USE
INDUSTRIAL

EXISTING AND PROPOSED ZONING
M-100

PROPOSED PARCEL

LITE AREA
M-2 MAPS AREA



P 84349

REVISIONS	NO.	DESCRIPTION	APPROVED BY DATE	FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	DATE:	TENTATIVE PARCEL MAP PORTION OF PARCEL 1 - 16 PM 17 SHEET OF 2-DRAWINGS	DATE
	NO.	DESCRIPTION	APPROVED BY DATE	FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY		APPROVED:	DATE:		DATE

FILE NO. 84349

#30
1-22-1985

3. P84-427 Various requests for property located at 536 Wilson Avenue.
(D1) (APN: 262-212-05) (FT)
- a. Tentative Parcel Map to divide 1.3+ acres into two parcels in the Single Family, R-1 zone.
 - b. Subdivision Modification to create two parcels in excess of 160 feet deep.
 - c. Subdivision Modification to defer sewer and water services to Parcel B.

P.S. - Please schedule P84-349 for the January 22, 1985 City Council meeting.

SACRAMENTO CITY PLANNING DEPARTMENT

#30

Application Information

Application taken by/date: _____

Project Location East side of Elk Grove-Florin Rd. at 88th Street (County) P 84-349

Assessor Parcel No. 062-060-29

Owners Oates & Massie Phone No. 381-3600
 Address P.O. Box 19038, Sacto, CA 95819

Applicant Morton & Pitalo Phone No. 920-2411
 Address 1767 J Tribute Rd., Sacto, CA 95815

Signature _____ S.R.C. _____
 XXXX Mtg. Date 11/28/84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>exempt 15315</u>	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
<input type="checkbox"/> Community Plan Amend _____	_____	Res. _____	\$ _____
<input type="checkbox"/> Rezone _____	_____	Res. _____	\$ _____
<input checked="" type="checkbox"/> Tentative Map <u>Parcel Map to subdivide 20+ ac. into 2 lots in the Heavy Industrial, M-2(S) zone</u>	_____	Ord. _____	\$ _____
<input type="checkbox"/> Special Permit _____	_____	Res. _____	\$ _____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Other <u>SUBDIVISION MODIFICATION to create a cut-de-sac in excess of 500 feet.</u>	_____	_____	\$ _____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

RECEIPT NO. _____
By/date _____

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | PMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. 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 grounds for revocation of this permit. Building permits are recalled in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Gold - applicant receipt White - applicant permit Yellow - department file Pink - permit book

P

#30
1-22-1985

January 24, 1985

Oates & Massie
P.O. Box 19038
Sacramento, CA 95819

Dear Gentlemen:

On January 22, 1985, the Sacramento City Council took the following action(s) for property located on the east side of Elk Grove-Florin Road at 88th Street:

Adopted Resolution 85-048 approving the Tentative Parcel Map to divide 20± vacant acres into two lots and approved the Subdivision Modification to create a cul-de-sac in excess of 500 feet. (P-84349)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/dp/30

Enclosure: Resolution 85-048

cc: Planning Department

Morton & Pitalo
1767 J Tribute Road
Sacramento, CA 95815