

P98-005 - Tentative Map Time Extension

- REQUEST:
- A. Environmental Determination: Exemption 15061(b-3)
 - B. Tentative Map Time Extension for one year to subdivide one vacant parcel into 4 industrial parcels on 2.79 ± partially developed acres in the Light Industrial Review (M-1S-R) zone.

LOCATION: 8850 Elder Creek Road
APN: 064-0020-043
Council District 6

APPLICANT:	Bud Golsong, P.O.Box 660605, Sacto. 95866 (916) 381-1551
OWNER:	W.B. & Vienna Golsong Jr. P.O. Box 660605, Sacto. CA 95866
PLANS BY:	Dennis Daleiden, 3456 American River Dr Sacto. CA 95866
APPLICATION FILED:	January 21, 1998
STAFF CONTACT:	Bridgette Williams, (916) 264-5000

SUMMARY: The applicant is requesting a one year time extension for an approved Tentative Map prior to its expiration date (February 19, 1998). The subject site is on 2.79 ± acres in the Light Industrial Review (M-1S-R) zone. In order to meet the applicant's objectives, the project requires the discretionary planning entitlement described above. In evaluating the project, the basic issues are lot sizes and access to the proposed industrial lots.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on the project's consistency with General Plan and South Sacramento Community Plan land use designations, policies and the project's compatibility with surrounding industrially zoned lots; lot configurations and sizes and development in the immediate area. The one year time extension for the Tentative Map will expire February 19, 1999.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Warehouse; M-2S
 South: Vacant, SMUD Transmission Easement; M-1S-R
 East: Industrial; M-1S-R
 West: Industrial; M-1S-R

Property Dimensions:	193' x 631'
Property Area:	2.79 ± gross acres
Topography:	Flat
Street Improvements:	Existing & To Be Provided
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
*Plan Review (with CEQA review)	Planning Division (for development)
Final Map	Public Works, Development Services
Building Permit	Development Services Division

*Requires a public hearing.

BACKGROUND INFORMATION:

On February 19, 1991, the City Council approved a Tentative Map to subdivide a 2.79± partially vacant acres into four lots for industrial development (P90-404). The Tentative Map approved is effective for a two year period from the date of its original approval (February 19, 1993). On April 22, 1993, a two year time extension was approved (P93-033 - February 19, 1995). The Subdivision Map Act allows Tentative Maps for a term of five years (2 with original map approval\3 with extension requested). On September 13, 1993, legislation was passed allowing an automatic two year extension for all tentative maps that were approved prior to that date (September 13, 1993) and which were valid and/or in process on or prior to that date (February 19, 1997).

On May 14, 1996, an additional one year map extension was approved by Governor Wilson (February 19, 1998). These legislative actions provided that the two and one year extensions are in addition to any other extensions allowed by the Subdivision Map Act. With the new legislation, a Tentative Map is valid for a term of up to eight years (5 with approval and extension\3 with legislation), provided the applicant requests an extension of the map.

Because the approved map was valid during the legislation actions, the tentative map extension falls under the September 13th and the May 14th legislation and the City's five year term. Based on the two legislation actions, and the 5 year approval with extensions, the tentative map will expire **February 19, 1999**, provided an extension of the map is approved by the City Planning Commission. The applicant is, therefore, requesting a one year time extension for the tentative map which would be the limit allowed under the Map Act. No other map extensions could be granted since the one year extension ends the term of the map.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project proposal is consistent with both the General Plan and South Sacramento Community Plan land use designations. The proposed subdivision promotes the goal of the General Plan, in that, adequate land for industrial expansion and development is proposed (SGP, 4-19). The proposed industrial lots will be in keeping with goals in the South Sacramento Community Plan which encourages industrial uses in those areas zoned and designated for development that will have minimal adverse impacts on other types of land uses. The industrial lots are consistent with surrounding lots in the area.

B. Tentative Map Design

The overall map design is consistent with the originally approved map (P90-404). Access to the four newly established lots will be off of Elder Creek Road and a proposed 26 foot wide private driveway to the interior lots (Lots B,C,D). The private driveway will allow for reciprocal parking and access easements will be recorded on the map and on deeds to the affected lots. The subdivision will create three approximately 0.6± acre square lots and one 0.8± acre slightly irregular shaped lot (see Exhibit C-1). No new development is proposed on the lots at this time. The applicant intends to sell lots A&B and continue the current construction business operation on lots C&D. Any new construction on these lots will require review and approval by the Planning Commission due to the "Plan Review" requirement of the

M-1S-R zone. Staff is not opposed to the tentative map extension provided the attached conditions are met.

As previously mentioned above, the Tentative Map upon approval will expire on February 19, 1999. If a final map has not been recorded on the expiration date (2/19/99) of the map, a new tentative map will be required. The tentative map shall also be subject to the original conditions of the tentative map (P90-404) and any new conditions required by the Subdivision Review Committee.

C. Site Plan Design/Zoning Requirements

Future industrial development will be required to obtain "Plan Review" approval from the City Planning Commission. Building setbacks, elevations, floor plans and other specific site plan requirements must be specified in the formal application submittal for the "Plan Review".

PROJECT REVIEW PROCESS:

A. Environmental Determination

The ratified Negative Declaration has been prepared for the original approved subdivision (P90-404) kept on file in the Planning Division Office. The Environmental Services Manager has determined the Tentative Map Time Extension, as proposed, will not have a significant impact to the environment; therefore, the proposal to extend the Tentative Map is exempted from further environmental review pursuant to State EIR Guidelines (Section 15061(b)).

B. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The Notice of Decision identifies conditions from various agencies.

C. Subdivision Review Committee Recommendation

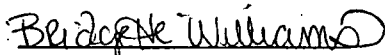
On March 18, 1998, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed tentative map time extension subject to the conditions in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the One Year Time Extension for the map. The Planning Commission action may be appealed to the City Council. The appeal must be filed within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

Adopt the attached Notice of Decision approving the One Year Time Extension for the Tentative Map to subdivide one vacant parcel into 4 industrial parcels on 2.79 ± partially developed acres in the Light Industrial Review (M-1S-R) zone.

Report Prepared By,


Bridgette Williams
Associate Planner

Report Reviewed By,


Don Smith
Associate Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision approving the Tentative Map Extension
Exhibit C-1	Tentative Map

ATTACHMENT C**NOTICE OF DECISION AND FINDINGS OF FACT FOR
ELDER CREEK TENTATIVE MAP TIME EXTENSION FOR ONE YEAR, LOCATED
AT 8850 Elder Creek Road SACRAMENTO, CALIFORNIA IN THE LIGHT INDUSTRIAL
REVIEW (M-1S-R) ZONE. (P98-005)**

At the regular meeting of April 9, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: Found the project Exempt pursuant to CEQA Section 15061(b-3)**
- B. **Approved the Tentative Map Time Extension for one year to subdivide one vacant parcel into 4 industrial parcels on 2.79 ± partially developed acres in the Light Industrial Review (M-1S-R) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Exemption:** a ratified Negative Declaration has been prepared for the original approved Tentative Map. The City Planning Commission finds and determines that the proposed Tentative Map Time Extension will not have a significant impact to the environment, therefore the project is exempted from further environmental review pursuant to State EIR Guidelines (Section 15061(b-3)).
- B. **Tentative Map Time Extension:** The Tentative Map One Year Time Extension to subdivide one vacant parcel into 4 industrial parcels on 2.79 ± partially developed acres in the Light Industrial Review (M-1S-R) zone is approved subject to the following findings of fact and conditions of approval:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 - 2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City General Plan.

3. 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.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

CONDITIONS OF APPROVAL

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:

1. Provide standard subdivision improvements along Elder Creek Road pursuant to Section 40.12.1211 of the City Code.
2. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities. A drainage main extension in Elder Creek Road may be required.
3. The on-site drainage system shall be designed using the criteria found in the City of Sacramento Frontage and On-site Improvement Procedure Manual.
4. Show the private on-site easements for drainage. The on-site drainage system shall be privately owned and operated.
5. The proposed development is located within Sacramento Sanitation District No. 1. Construct private sewer collection system to the satisfaction of County Sanitation District No.1. The on-site sewer system shall be privately owned and operated.
6. Dedicate the private street and 3 feet adjacent to the private street as a public easement (to the City) for a water main and appurtenances. This easement shall be reviewed and approved by the Department of Utilities prior to recordation of the final map.

7. Design the water distribution system to satisfy the more critical of the two following conditions:
 - a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
 - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The restoration of surface pavement disturbed as a result of performance of maintenance and repairs on the water distribution system shall be the responsibility of the property owner.

8. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
9. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures (e.g. water quality pond, vegetated swale, infiltration trench) are required. If the on-site treatment controls are to be incorporated into the subdivision on a subdivision wide basis, then the subdivision improvement plans must include the on-site treatment controls. If no subdivision wide controls are incorporated, then a drainage agreement between the City and the developer shall be executed assuring that the on-site treatment controls will be incorporated into the design of each individual parcel within this subdivision. This agreement shall be approved by the Department of Utilities and executed prior to issuance of the Final Map. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.

10. Submit a soils test prepared by a registered engineer to be used in street design;
11. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
12. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
13. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Elder Creek Road;
14. Show all existing easements;
15. Show reciprocal ingress, egress and parking easements on Final Map. This shall include adequate emergency vehicle turn-around area at the southerly end of the private drive within Parcel D. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;
16. Dedicate and construct Elder Creek Road to a standard 45 foot half-street (40 feet plus 5 foot bikelane).
17. Dedicate the east 5 feet and the private road of the parcel map as a public utility easement for overhead and underground facilities and appurtenances;
18. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
19. Applicant shall provide one hour fire wall protection per UBC Section 504b to the satisfaction of the Building Division for existing office building on Parcel C prior to the recordation of the Final Map;
20. The Tentative Map extension to subdivide one parcel into four lots is extended for one year and will expire on February 19, 1999, if proposed map has not been recorded and/or finalized by 2/19/1999, a new Tentative Map will be required.

ADVISORY NOTES:

1. Provide separate metered water and fire services to each lot at the time of building permit to the satisfaction of the Utility Department.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

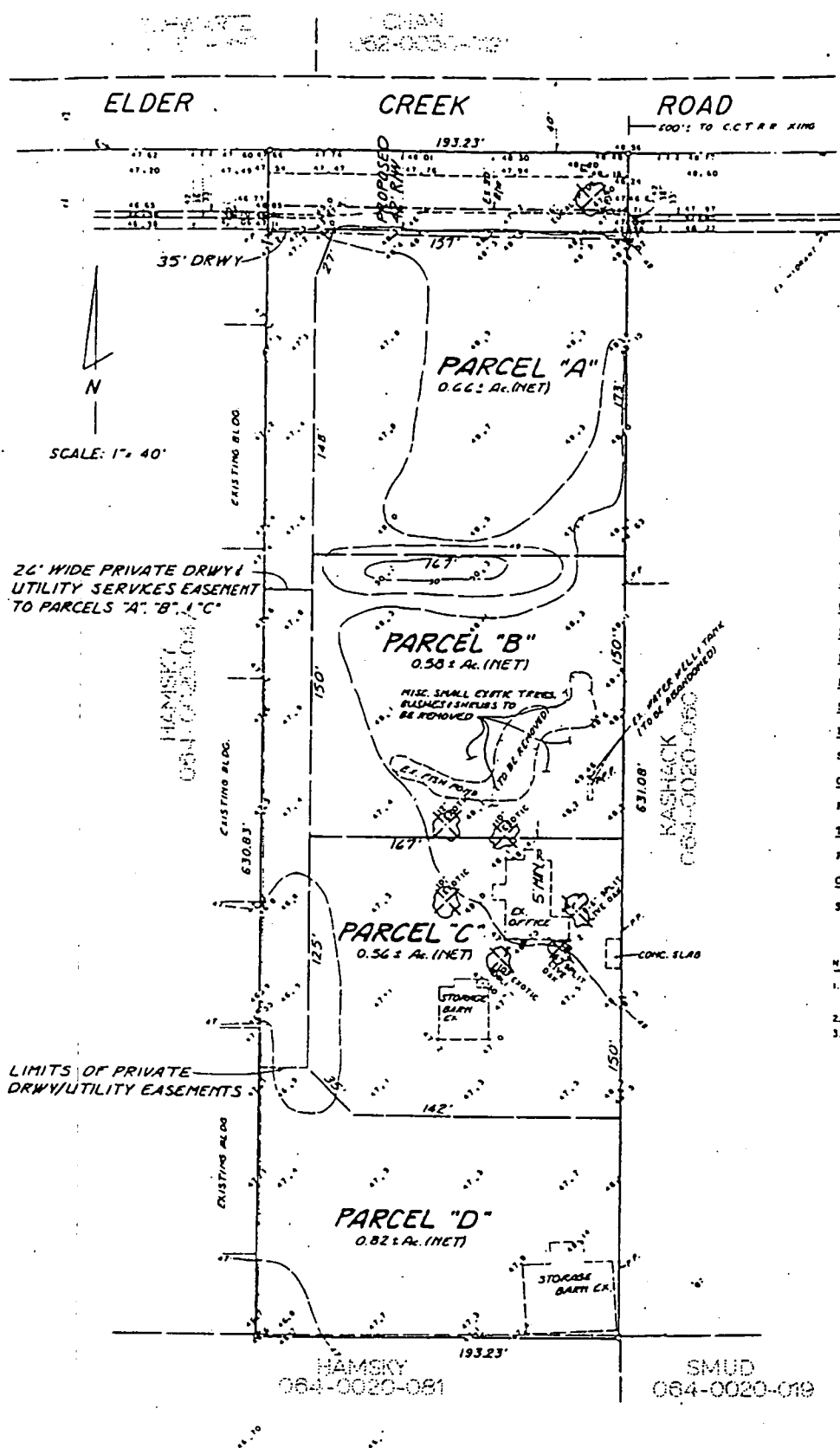
DATE (P98-005)

Exhibit C-1 - Elder Creek - Tentative Map Time Extension

TENTATIVE PARCEL MAP
 A PORTION OF THE WEST 30 ACRES OF THE NORTHWEST 1/4 OF
 SECTION 36, T8N, R5E, M.D.B. & M.
 CITY OF SACRAMENTO, CA SEPTEMBER, 1990

Exhibit C-1

ITEM # 7
PAGE 11



N
 SCALE: 1" = 40'

26' WIDE PRIVATE DRWY & UTILITY SERVICES EASEMENT TO PARCELS "A", "B", "C"

LIMITS OF PRIVATE DRWY/UTILITY EASEMENTS

OWNER
 W. B. & VIVIAN M. COLSON, JR.
 8850 ELDER CREEK ROAD
 SACRAMENTO, CA 95828

APPLICANT/ENGINEER
 DENNIS J. DALEIDEN,
 CONSULTING CIVIL ENGINEER
 3455-C AMERICAN RIVER DRIVE
 SACRAMENTO, CA 95864

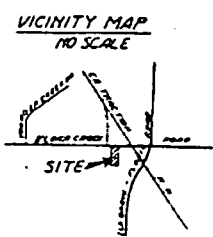
ASSESSOR'S PARCEL NO.
 64-0020-043

AREA
 2.80± ACRES (GROSS)

ZONING
 R1 (SR)

SANITARY SEWER)
STORM DRAINAGE)
WATER)
FIRE PROTECTION) CITY OF SACRAMENTO
POLICE PROTECTION)
PARKS & RECREATION)
SCHOOL DISTRICT)
ELECTRICITY
 SKUD
GAS
 P G & E
TELEPHONE
 PACIFIC BELL
CABLE TV
 SACRAMENTO CABLEVISION

- NOTES:**
- EXISTING OFFICE TO BE CONNECTED TO CITY WATER & SEWER AS PART OF THIS PARCEL SPLIT
 - EXISTING BUILDINGS TO REMAIN
 - X DENOTES TREES TO BE REMOVED

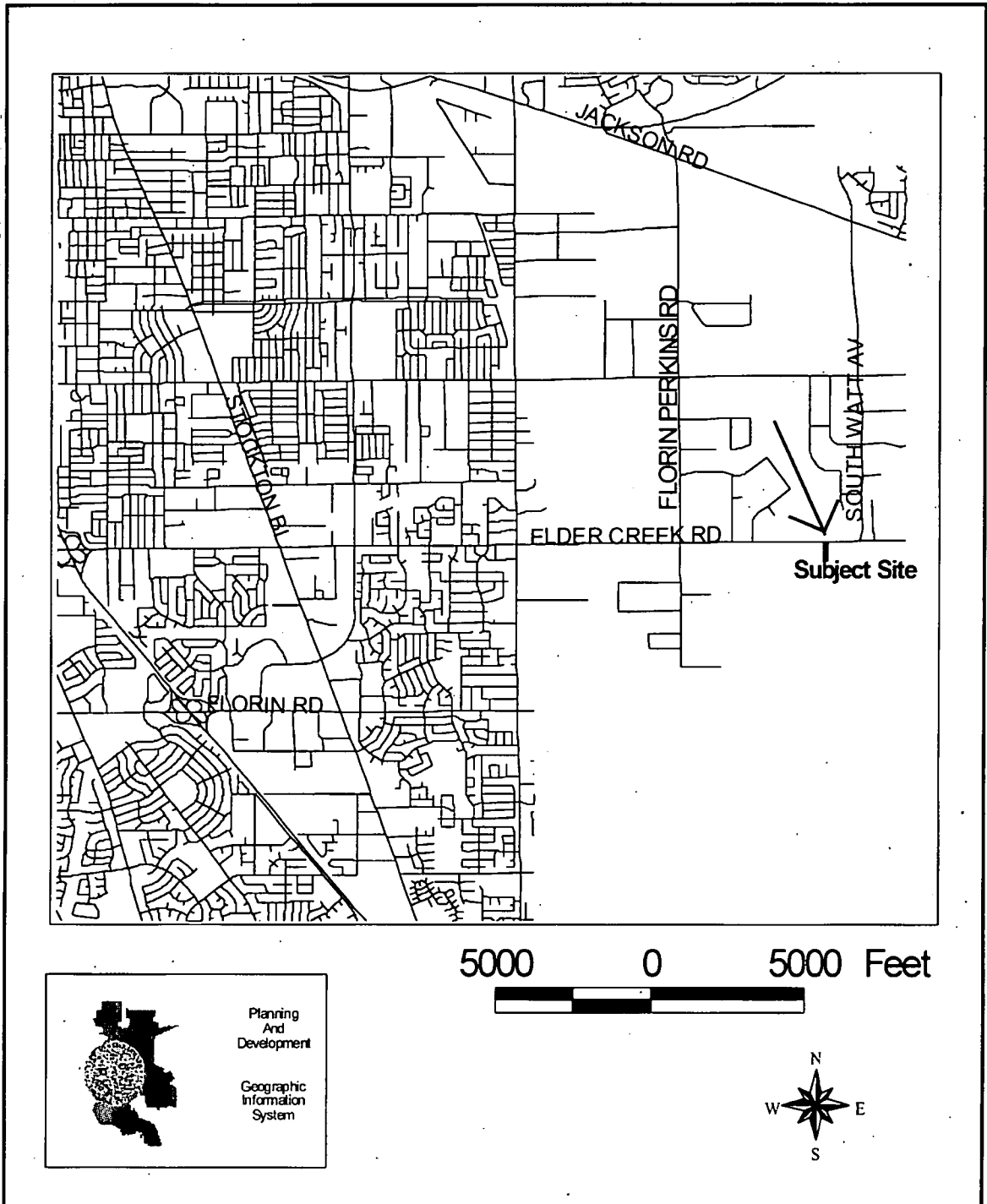


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 SACRAMENTO, CA 95864
 TELEPHONE (916) 486-1777

APPROVED: *[Signature]*
 DATE: 7-22-90

Attachment A - Vicinity Map



Attachment - B Land Use Map

