

**P95-093 • SOCIAL SECURITY BUILDING TENTATIVE MAP**

**REQUEST:** Entitlements to subdivide one parcel into two parcels at 40 Massie Circle.

- A. Environmental Determination
- B. Tentative Map to subdivide one parcel totaling 4± vacant acres into two parcels in the General Commercial (C-2) zone.

**LOCATION:** 40 Massie Circle  
APN: 118-0131-044-0000  
Elk Grove Unified School District  
Council District 8

<b>APPLICANT:</b>	Ron Bowman, Morton and Pitalo, Inc. 1788 Tribute Road, #200, Sacramento, CA 95815
<b>OWNER:</b>	B.O.E., c/o Bruce Kemp 8615 Elder Creek Road, Sacramento, CA 95828
<b>APPLICATION FILED:</b>	September 21, 1995
<b>STAFF CONTACT:</b>	Dawn T. Holm, Planning Department (264-5851)

**SUMMARY:** The applicant proposes to subdivide one parcel into two parcels. There is a 15,500 square foot office building being constructed on the southern 135 feet of the existing parcel. The subdivision of the parcel into two parcels will allow for further development of the site. To meet the applicant's objectives, the project requires the discretionary planning entitlement described above.

**RECOMMENDATION:** Staff recommends approval of the project because it is consistent with applicable adopted plans and policies, and the existing lot is large enough to accommodate additional commercial development.

**PROJECT INFORMATION:**

General Plan Designation: Community/Neighborhood Commercial & Office  
South Sacramento Community Plan  
Land Use Designation: Office  
Existing Land Use of Site: Social Security Office and Vacant  
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: Sam's Club; Limited Commercial (LC-County)  
South: California Skate University; General Commercial-Review (C-2R)  
East: Sunset Lanes Bowling Alley; General Commercial-Review (C-2R)  
West: Stor-N-Lok mini-storage; General Commercial-Review (C-2R)

Property Dimensions: 442' x 426'  
Proposed Area of Parcel 1: 1.2 $\pm$  acres  
Proposed Area of Parcel 2: 2.8 $\pm$  acres  
Topography: Flat  
Street Improvements/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 a Certificate of Compliance from the Department of Public Works, Development Services Section.

BACKGROUND INFORMATION: On March 30, 1995, the City Planning Commission approved a plan review for a proposed 15,500 square foot office building to be constructed on the subject site. The approved office building has been constructed and is being used as a Social Security office.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The site is designated as Community/Neighborhood Commercial and Offices in the General Plan and as Office in the South Sacramento Community Plan. The existing office development conforms with the land use designation. As developed the office building is only utilizing 1.2 $\pm$  acres of the 4 $\pm$  acre site. Additional development of the site will be accommodated by splitting the existing parcel into two parcels.

It is the policy of the City to actively expand employment opportunities for City residents, (Policy 3, Sec. 1-32). The project is consistent with the General Plan in that splitting the parcel will allow for further commercial development which will provide for new employment opportunities in the area.

B. Tentative Map Design

The subject site is located at 40 Massie Circle which is located east of Highway 99, north of Mack Road and west of Stockton Boulevard. A 1.2 acre portion of the site is currently developed with a 15,500 square foot office building and the required parking. The proposed subdivision is being requested to allow for development of the remaining 2.8 acre portion of the site which is currently not developed. The applicant intends on marketing the vacant parcel for a commercial use. Both parcels meet the minimum size and area requirements, and adequate parking is being provided on parcel 1 (See Exhibit C-1). Staff and the Subdivision Review Committee recommend approval of the Tentative Map.

PROJECT REVIEW PROCESS:

- A. Environmental Determination: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).
- B. Public/Neighborhood/Business Association Comments: The subject site is not located within the boundaries of any known neighborhood or business association boundaries. The project has been routed to all property owners within a 500 foot radius and no comments have been received.
- C. Summary of Agency Comments: The project has been reviewed by several City Departments and other agencies. The comments received primarily address drainage, easements, and school fees. The comments have been incorporated into the conditions of approval in the attached Notice of Decision and Findings of Fact (Attachment 1).
- D. Subdivision Review Committee Recommendation: On November 15, 1995, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision and Findings of Fact (Attachment 1). One of the requirements imposed on the project was that the dedication of Massie Circle to the north (through the County) to Stockton Boulevard needed to be accepted by Sacramento County as a public road, prior to being able to schedule this project for Planning Commission action. This has been satisfied and through access is currently provided to the north of the subject site.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) with the environmental determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act.
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Tentative Map to subdivide one parcel into two parcels.

Report Prepared By:



Dawn T. Holm, Associate Planner

Report Reviewed By:



Barbara L. Wendt, Senior Planner

Attachments

Attachment 1	Notice of Decision Approving Tentative Map
Exhibit 1a	Tentative Map
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map

## ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
THE SOCIAL SECURITY BUILDING TENTATIVE MAP,  
LOCATED AT 40 MASSIE CIRCLE, SACRAMENTO, CALIFORNIA  
IN THE GENERAL COMMERCIAL (C-2) ZONE. (P95-093)**

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At the regular meeting of August 22, 1996, 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.
- B. Approved the Tentative Map to subdivide one parcel totaling 4 $\pm$  vacant acres into two parcels in the General Commercial (C-2) zone.

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

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### FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines.
- B. Tentative Map to subdivide one parcel totaling 4 + vacant acres into two parcels in the General Commercial (C-2) zone.
  - 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 provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code. The subject site is designated for Community/Neighborhood Commercial and Office in the General Plan and for Office uses in the South Sacramento Community 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 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**

- B. The Tentative Map to subdivide one parcel totaling 4+ vacant acres into two parcels in the General Commercial (C-2) is hereby **approved** subject to the following conditions:

- B1. Meet all County Sanitation District requirements;
- B2. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- B3. Show all existing easements;

#### **ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- B4. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
- B5. At the time of obtaining a building permit, negotiate with the Elk Grove Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- B6. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento Permit Assistance Center, 1231 I Street, Room 200. A portion of Parcel 2 may be in the AE flood designation, and will have to be removed from that designation by FEMA prior to any grading being allowed;
- B7. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing 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 are required. On-site treatment control measures may affect site design and site configuration and

therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. 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.

- B8. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.

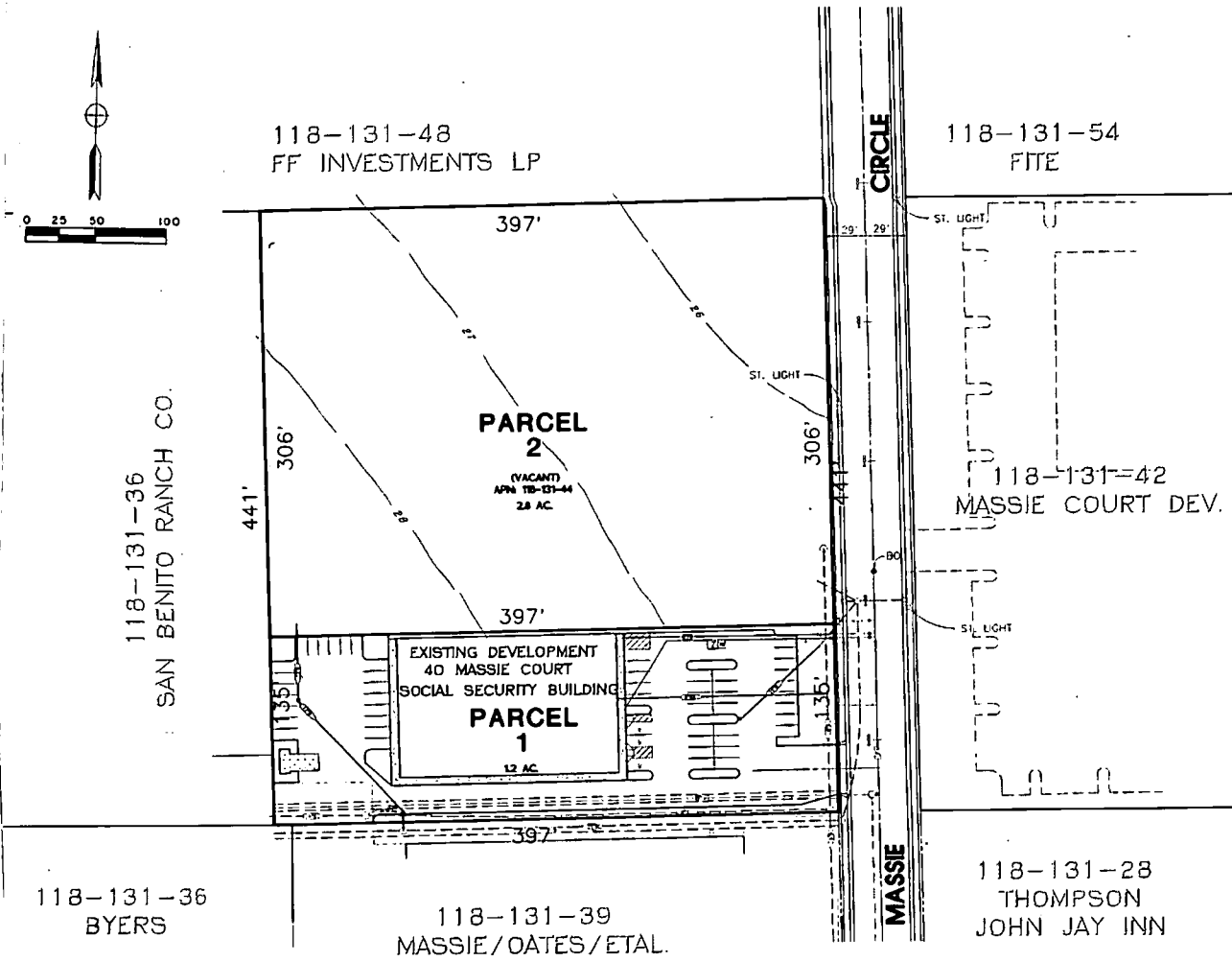
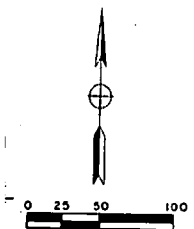
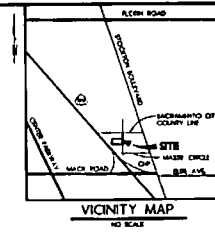
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE

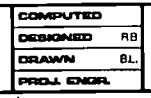
EXHIBIT 1a - Tentative Map



- OWNER/DEVELOPMENT**  
 B.O.E.  
 8615 ELDER CREEK ROAD  
 SUITE 200  
 SACRAMENTO, CALIFORNIA 95828
- APPLICANT/ENGINEER**  
 MORTON & PITALO, INC.  
 1788 TRIBUTUE ROAD, SUITE 200  
 SACRAMENTO, CA. 95815
- A.P.N.**  
 118-0131-044
- AREA**  
 4 AC.
- ZONING**  
 C-2
- WATER**  
**STORM DRAINAGE**  
**FIRE**  
**POLICE** ] CITY OF SACRAMENTO
- GAS**  
 PACIFIC GAS AND ELECTRIC COMPANY
- ELECTRICITY**  
 SACRAMENTO MUNICIPAL UTILITY DISTRICT
- TELEPHONE**  
 PACIFIC BELL
- SCHOOLS**  
 SACRAMENTO CITY UNIFIED
- PARKS AND RECREATION**  
 CITY OF SACRAMENTO
- SANITARY SEWER**  
 COUNTY OF SACRAMENTO

SCALE:	BENCH MARK
HORIZ. 1" = 40'	
VERT. 1" = 10'	
APPRO. DATE	

COMPUTED	RB
DESIGNED	BL
DRAWN	
PROJ. ENGR.	



**MORTON & PITALO, INC.**  
 CIVIL ENGINEERING • PLANNING • SURVEYING  
 1788 TRIBUTUE ROAD, SUITE 200, SACRAMENTO, CA 95815  
 PHONE: 0181/27-2400 FAX: 0181/27-0120

CITY OF SACTO.

TENTATIVE PARCEL MAP  
**40 MASSIE CIRCLE**  
 SOCIAL SECURITY BUILDING  
 PARCEL 3 OF 119 PM 24

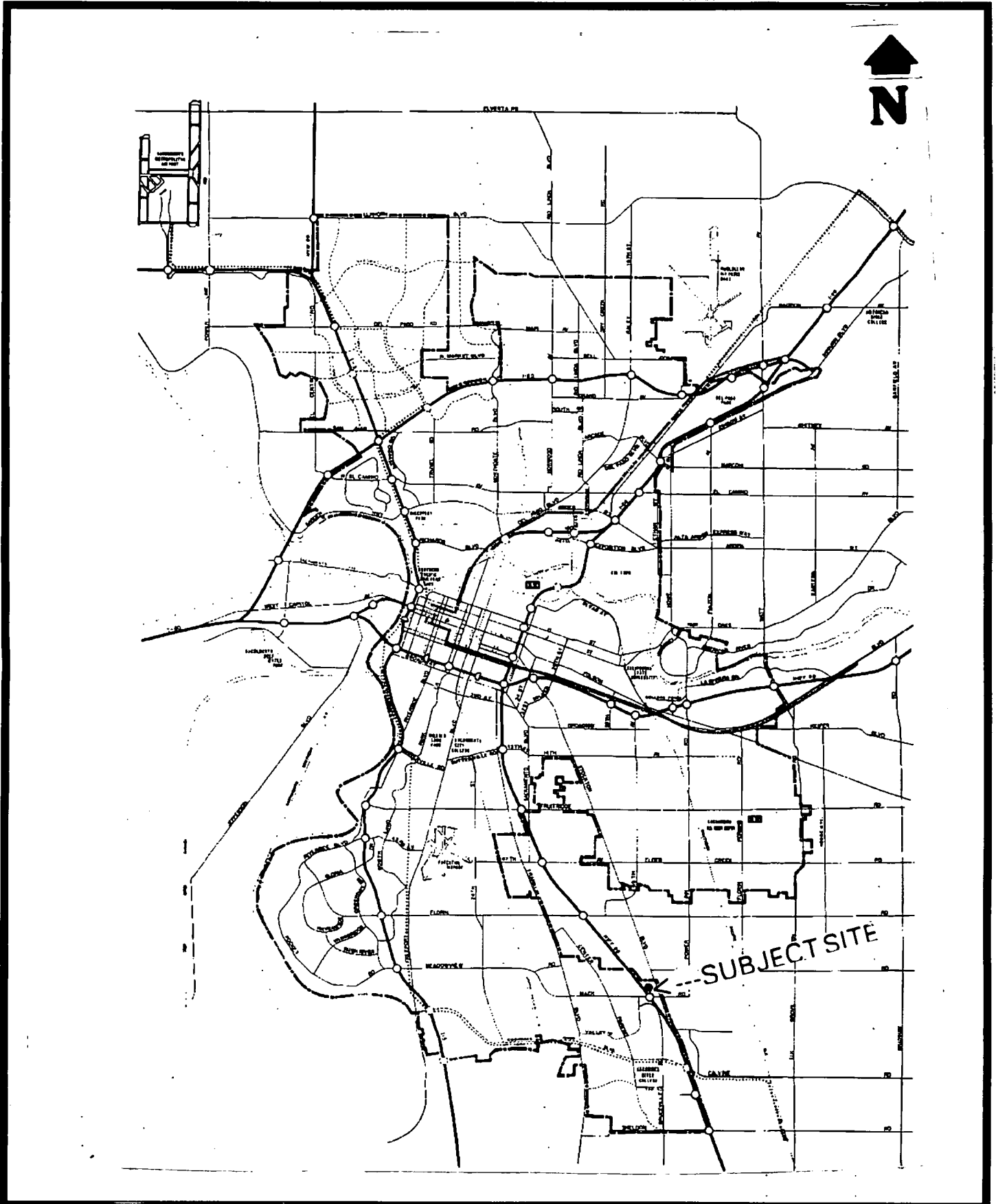
DATE	SEPT. 1995
SHEET	1
OF	1
CALIFORNIA	
JOB NO.	950147

# ATTACHMENT 2

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AUGUST 22, 1996

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VICINITY MAP

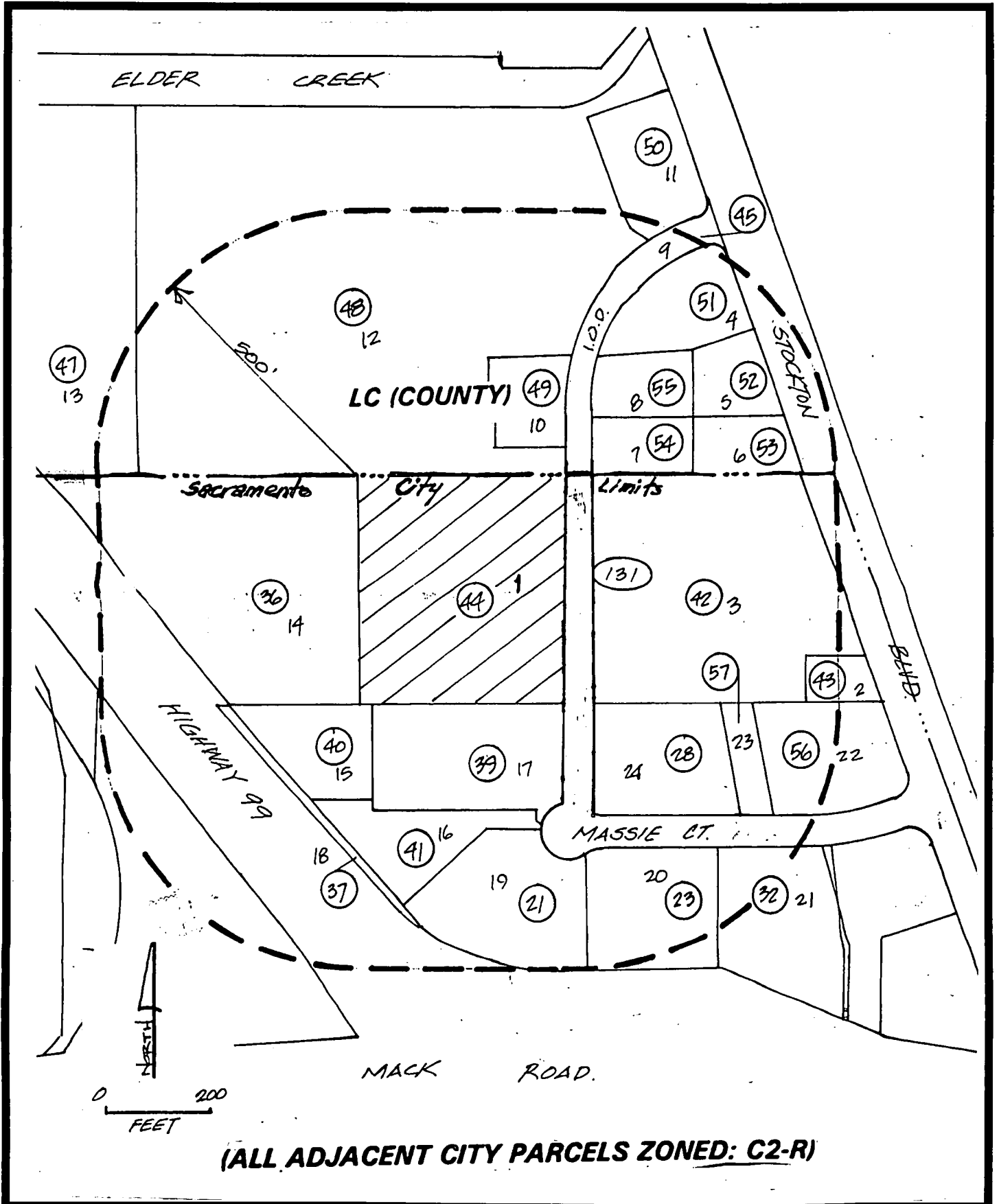


# ATTACHMENT 3

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## LAND USE AND ZONING MAP