(21)

CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

CITY MANAGER'S OFFICE
RECEIVED
OCT 31 1985

October 28, 1985

APPROVED
BY THE CITY COUNCIL
NOV 5 1985
OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Negative Declaration)
2. Tentative Parcel Map (P85-127) (APN: 015-311-30) (FT)

LOCATION: 7601 14th Aveue

SUMMARY

This is a request to subdivide one lot totaling 11.48± acres in the Light Industrial (M-1) zone, into four lots for industrial warehouse and storage use. Planning Staff and the Subdivision Review Committee recommend approval of the Tentative Parcel Map subject to conditions.

BACKGROUND INFORMATION

Applications for land divisions, that do not specifically include a request for Planning Commission review can be processed by staff and transmitted directly to the Council for consideration. Such is the case with the subject proposal. The purpose of the map is to allow individual ownership of the four proposed parcels, which have existing or planned development as follows:

Parcel A - occupied five-year old industrial warehouse and storage building
Parcel B - occupied new industrial warehouse
Parcel C - unoccupied industrial warehouse nearing completion
Parcel D - proposed eight acre paved material and equipment storage yard.

Existing zoning and land use designations are all compatible with the proposed use. Surrounding land uses are as follows:

North:	Vacant;	M-1
South:	Industrial;	M-1
East:	Railroad;	M-1
West:	Industrial;	M-1

ENVIRONMENTAL DETERMINATION

The subject property is the site of a previous commercial landfill operation permitted to accept biodegradable waste consisting of demolished building materials, papers, and vegetation wastes. No household or industrial wastes were allowed. Early consultation with responsible, commenting, and concerned agencies and individuals revealed several potentially significant environmental impacts that required analysis during the environmental review of this application. Utilizing the technical expertise of the California Regional Water Quality Control Board (CRWQB), the California Waste Management Board (CWMB), the Sacramento County Health Department, and the Registered Civil Engineers for the project, planning staff prepared an Initial Study to identify and evaluate the potential impacts of the project. The Initial Study concluded that the proposal would not create any significant adverse impacts with regard to earth, groundwater, risk of upset, or human health provided the applicant complied with particular mitigation measures. These measures are conditions on the Tentative Parcel Map and read as follows:

1. Landfill areas, non land-filled buildable areas (as identified in the project engineering and soils studies), and footprints of existing, under-construction, and approved buildings on the subject site shall be clearly indicated on the final map for each parcel.

2. Construction and development on subject site including the landfill area shall occur pursuant to all applicable federal, state, and local regulations.

3. The applicant shall file a detailed (metes and bounds) description of the site including a map delineating the boundaries of the landfilled area as identified by the project engineer, with the Recorder of the County prior to recordation of final map.

4. A note shall be placed on the final map and on the deed for each of the four newly created parcels that states:

   NOTE: At least some portion of this property is underlain by a former solid waste dump. Percolation of stormwater runoff through onsite landfill materials and into groundwater has occurred resulting in some contamination.

   Owner(s) are responsible for maintenance of the site, and may be subject to inspection and regulation to prevent environmental damage from the site, including leachate migration. This responsibility could result in unforeseen costs and increased liability for the owner(s) if any problems are cited by State or local regulatory agencies.

5. Closure of the subject landfill area shall be conducted in accordance with all applicable governmental regulations.

6. Closure shall be accomplished under the direct supervision of a registered civil engineer or a certified engineering geologist and shall be coordinated with the CRWQCB.

7. Capping of the site (including filling of depressions, grading, and constructing pavement and drainage facilities to eliminate conditions which currently allow percolation of stormwater runoff through the waste materials and into ground water) shall be completed prior to recordation of the final map, to the satisfaction of the CRWQCB and the City Engineer. A performance bond equal to the true cost of capping the site may be posted with the City in lieu of completion of this measure, prior to filing the final map. The applicant shall submit an estimate prepared by a certified civil engineer of the true cost of capping the site, to the satisfaction of the CRWQCB and the City Engineer, which shall form the basis of the performance bond.

8. Open areas shall be graded to prevent water ponding and to facilitate run-off from the old fill areas.

9. "Bleeding" of the asphalt which may occur after the chip seal is constructed, shall be promptly controlled by sanding, at the expense of the owner.

10. The surface of the landfill shall be provided with a minimum gradient as recommended by the project engineer.

11. Drop inlets and collector lines to handle surface water runoff shall be designed to accommodate future settlement, to the satisfaction of the City Engineer.

12. The owner of proposed Lot D shall be responsible for monitoring the groundwater well (located on proposed Lot B) to the satisfaction of the CRWQCB, until such time as that agency deems the monitoring no longer necessary. The results of this monitoring shall be submitted to the CRWQCB for assessment, and further action if appropriate.

13. The well will be initially sampled and tested on a quarterly basis, arranged to coincide with the March and October groundwater elevation measurements currently made at two existing State wells in the vicinity.

14. The duration and frequency of the water quality testing shall meet with the approval of the CRWQCB.

15. Each of the newly-created parcels shall include necessary easements to allow for installation, maintenance and/or monitoring of the groundwater well(s) and any other leachate control systems.

16. Prior to recordation of the final map, the applicant shall install on each of proposed Lots A, B, and C a permanent methane gas monitoring well, at a location approxiamtely half the distance from any proposed (or existing) structure and the edge of the landfill boundary. The specific location and construction of these wells shall be subject to the review and approval of the Sacramento County Health Department and the California Waste Management Board, or other appropriate agency as identified by these entities.

17. Prior to recordation of the final map, the applicant shall collect five consecutive daily samples from each of the monitoring wells, in order to establish baseline gas levels. The results of this monitoring shall be submitted to the Sacramento County Health Department for further action, if deemed appropriate by that agency.

18. The owners of proposed Lots A, B, and C shall each separately and respectively be responsible for monitoring their methane gas well on a monthly basis, until such times as the Sacramento County Health Department finds it is no longer necessary. The results of this monthly monitoring shall be submitted to the Sacramento County Health Department for assessment, and further action if deemed appropriate by that agency.

19. Each of the newly-created parcels shall include the necessary easements to allow for installation, maintenance, and/or monitoring of gas well(s) and/or control systems.

20. Notes shall be placed on the final map and on the deed for each of the four newly created parcels that state:

    - No excavation shall occur on this property unless said excavation is monitored by a qualified professional engineer for the presence of methane gas, to the satisfaction of the Sacramento County Health Department and the Sacramento City Fire Department, or other appropriate agency as identified by these entities.

      NOTE: At least some portion of this property is underlain by a former solid waste dump. Landfill gas consisting mainly of methane gas and carbon dioxide with odor causing agents is generated in waste of this type. Gas with a high methane concentration has been detected at this disposal site during soil and engineering investigations for development of warehouses and a machine yard. These gases, if allowed to enter and accumulate in enclosed spaces in buildings and utility structures can cause fire or explosion hazards.

      Gases can migrate offsite and cause hazards or nuisances on adjacent properties. The owner(s) of the disposal site property (or any portion thereof) could be liable for damage and correction.

      Land filled with solid wastes is subject to settlement of a higher magnitude over a longer period of time than undisturbed land or engineerd fill. Much of this settlement is non-uniform or differential settlement and can cause damage to surface improvements causing higher than normal repair and maintenance. The magnitude, rate or extent of this settlement can not be accurately predicted.

Owner(s) are responsible for maintenance of the site, and may be subject to inspection and regulation to prevent environmental damage from the site, including gas migration. This responsibility could result in unforeseen costs (such as corrective or remedial action) and increased liability for the owner(s) if any problems are cited by State or local regulatory agencies.

The owners of proposed Lots A, B, and C may want to install permanent combustable gas detectors with alarms in all occupied and/or enclosed structures, to monitor the potential accumulation of methane gas. The critical level of measurement for the purpose of this monitoring should be the CAL OSHA established standard for combustable gas in confined areas, of 20 percent of the "lower explosive limit" (LEL).

On September 31, 1985, a Negative Declaration with mitigation measures was filed on the subject project, and mailed to the State Clearinghouse (SCH# 85032511) and to concerned state and local agencies for a 30-day mandatory review period pursuant to Section 15206 b.2.C of the California Environmental Quality Act (CEQA) Guidelines. To date no comments have been received.

Attached to this report for the Council's information are:

Exhibit A - Vicinity Map
Exhibit B - Proposed Tentative Parcel Map
Exhibit C - Proposed Site Plan
Exhibit D - Negative Declaration with Initail Study and environmental discussion

RECOMMENDATION

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

1. Ratify the Negative Declaration with mitigation measures;
2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Parcel Map subject to conditions.

Respectfully submitted,

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

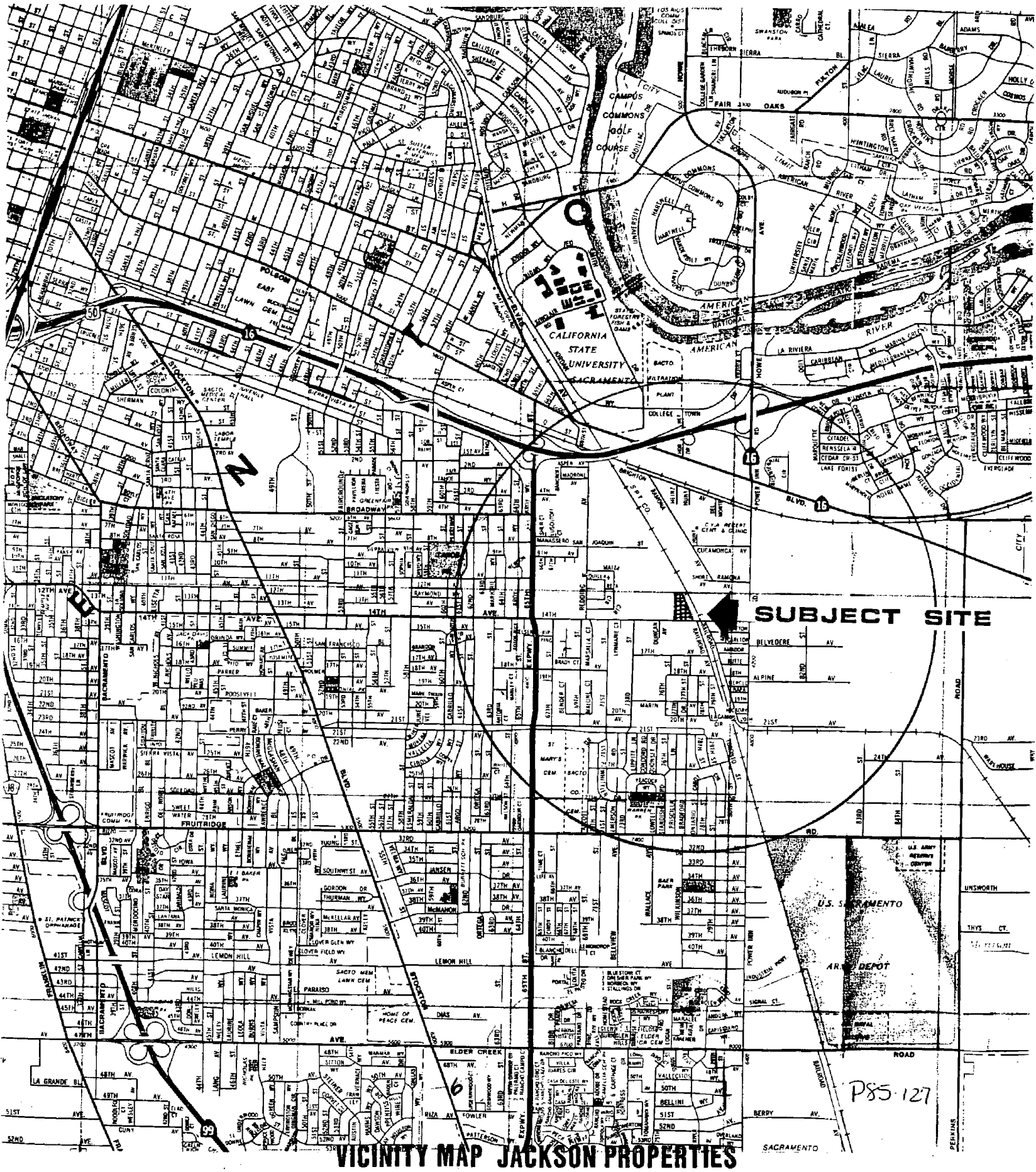
For: Walter J. Slipe, City Manager

HT:pkb
attachments
P85-127

November 6, 1985
District No. 6

21

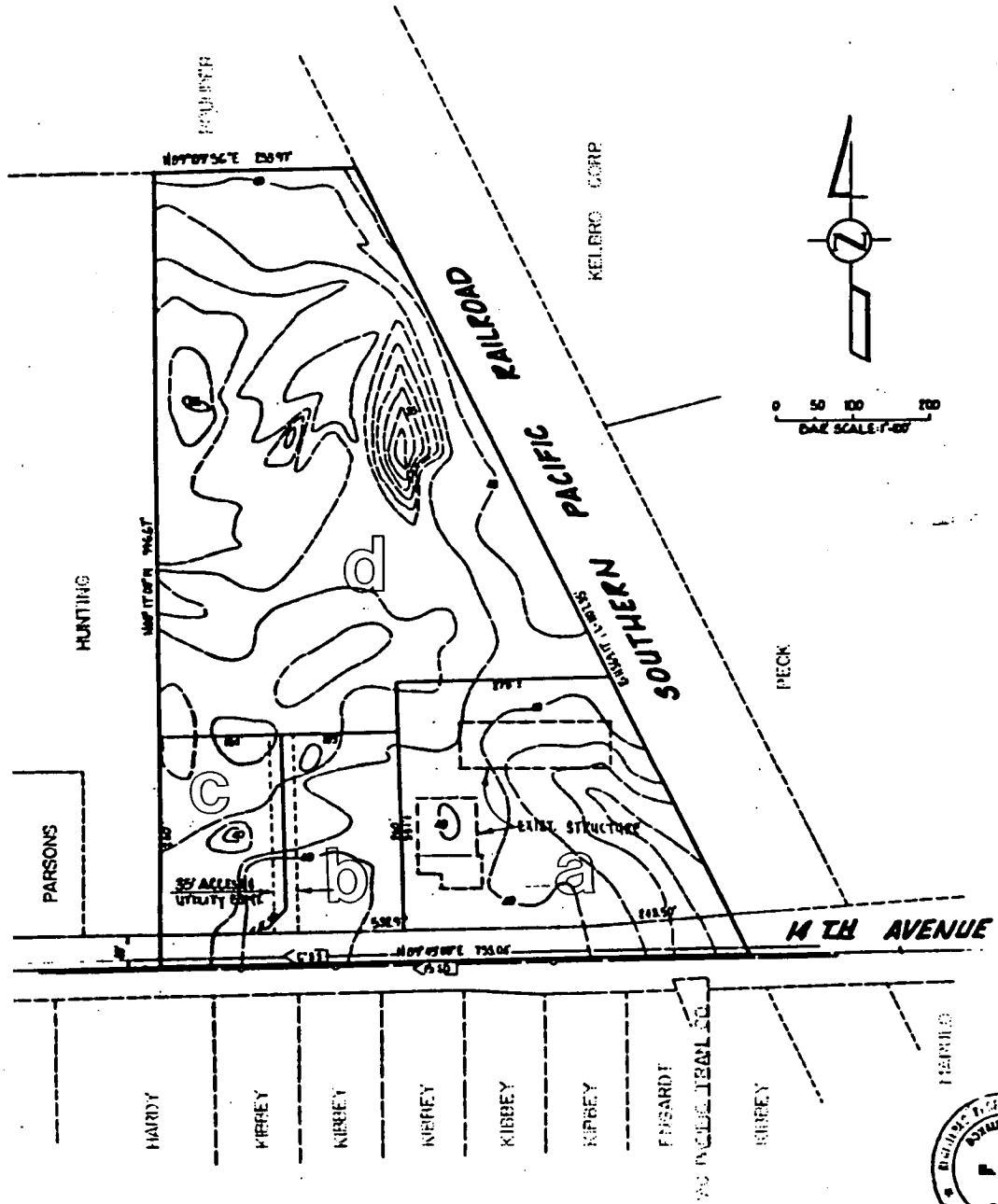
EXHIBIT A

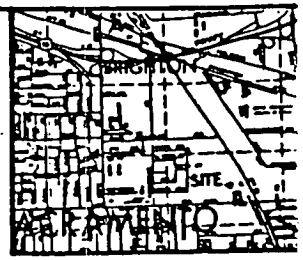


P85-127

VICINITY MAP JACKSON PROPERTIES

EXHIBIT B





VICINITY MAP

SUBDIVISION NAME:	JACKSON'S 14TH AVENUE PARCEL M
OWNER:	JACKSON PROPERTIES, INC. 5491-A POWER INN ROAD SACRAMENTO, CA 95824 (916)381-8113
ENGINEER:	DONALD CELLI AND ASSOCIATES 11634 FAIR OAKS BLVD., SUITE 203 FAIR OAKS, CA 95628 (916)961-1060
ASSESSORS PARCEL NO.:	015-321-30
PRESENT ZONING:	M1
PRESENT USE:	VACANT
PROPOSED ZONING:	M1
PROPOSED USE:	INDUSTRIAL & VACANT
NUMBER OF LOTS:	4
GROSS AREA:	12.35 AC
NET AREA:	11.93 AC
SCHOOL DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO
SEWER DISTRICT:	CITY OF SACRAMENTO
STORM DRAINAGE:	CITY OF SACRAMENTO

TENTATIVE PARCEL MAP

A PORTION OF "OB JACKSON SURVEY.
POR. SEC. 15, T.8N, R.5E., M.D.B. & M. 15
B.M. 31
CITY OF SACRAMENTO CALIFORNIA

FEB. 1985 SCALE: 1"=100'

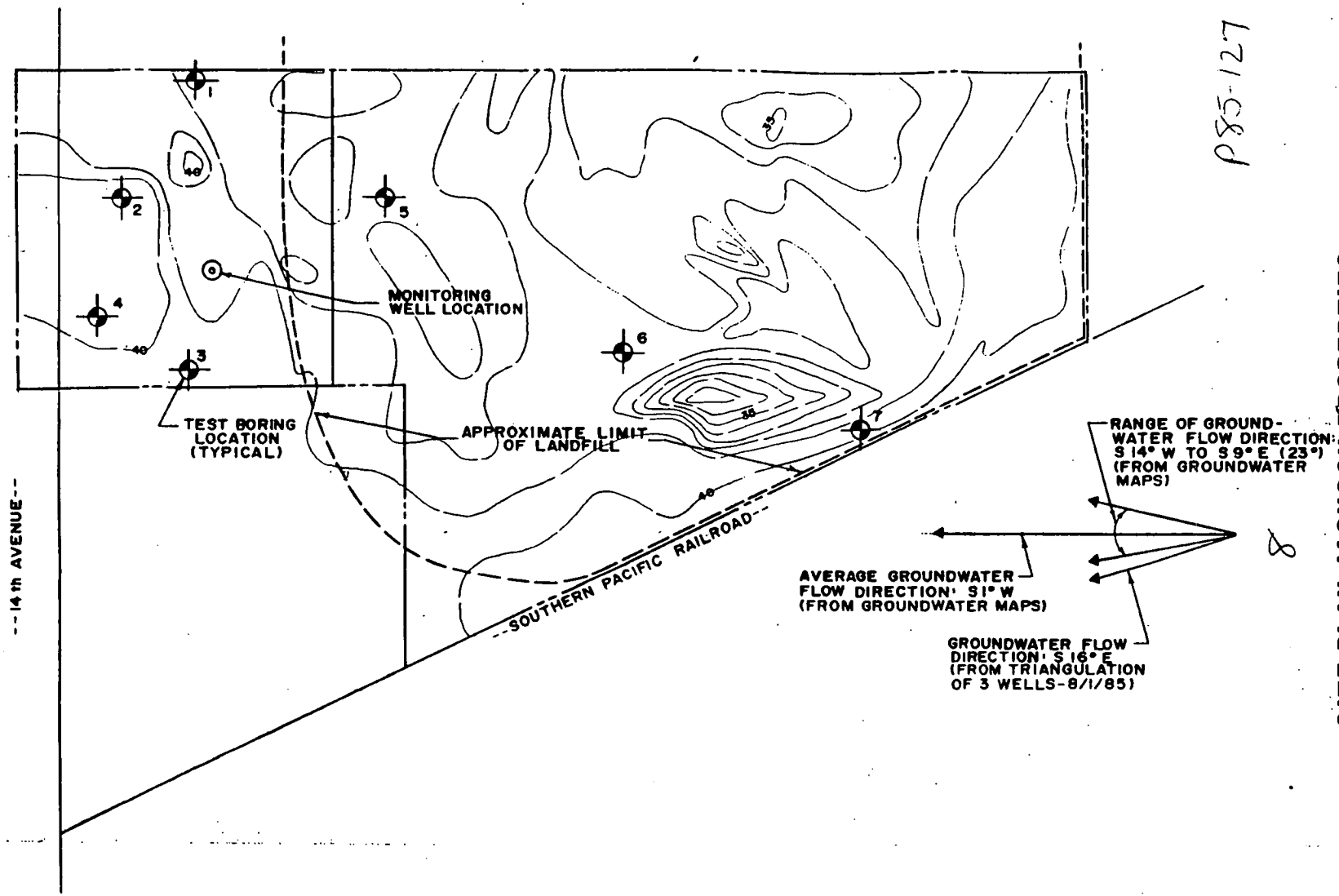
Donald Celli & Associates
ENGINEERING • PLANNING • SURVEYING
11634 FAIR OAKS BLVD SUITE 203
FAIR OAKS, CALIFORNIA 95628 (916) 961-1060

TENTATIVE PARCEL MAP JACKSON PROPERTIES

21

EXHIBIT C

SCALE: 1" = 100'



PSS-127

SITE PLAN JACKSON PROPERTIES

FEA FIELD ENGINEERING ASSOCIATES, INC. GEOTECHNICAL CONSULTANTS	SITE PLAN 14th AVENUE LANDFILL DEVELOPMENT SACRAMENTO, CALIFORNIA	PLATE 2
Job No: 7003.01 Appr: DK Date: 9/5/85		

EXHIBIT D 21

CITY OF SACRAMENTO

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CITY OF SACRAMENTO
OCT 1 8 19 AM '85

NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

P85-127 Tentative Parcel Map to subdivide one lot totaling 11.48± vacant acres into 4 lots in the Light Industrial (M-1) zone. Location: 7601 14th Avenue. APN: 015-311-30. **FAST TRACK**

The City of Sacramento, Department of Community Development, Planning Division has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 7, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-172) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Community Development, Planning Division, Environmental Unit, 927 10th Street, 3rd Floor, Sacramento, California 95814.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By: C Costello

Rev. 2/84

attachment
wp Env. (w/m.m.)

P85-127

CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study has been required and prepared by the Department of Community Development, Planning Division, Environmental Unit, 927 10th Street, Suite 300, Sacramento, CA, 95814, (916)449-5604, pursuant to CEQA Guidelines Section 15063 (Aug. 1, 1983).

Project Name and/or File No: P85-127

Applicant - Name: Jackson Properties, Inc.

Address: 5691 - Power Inn Road
Sacramento, CA 95824

Answer the following questions to determine if the proposed project may have potentially significant impacts on the environment.

	Yes or No
1. **Earth.** Will the proposal result in:	
a. Unstable earth conditions or in changes in geologic substrutures?	No
b. Disruptions, displacements, compaction or overcovering of the soil?	Yes
c. Change in topography or ground surface relief features?	Yes
d. The destruction, covering or modification of any unique geologic or physical features?	No
e. Any increase in wind or water erosion of soils, either on or off the site?	No
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake?	No
g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?	Yes
2. **Air.** Will the proposal result in:	
a. Substantial air emissions or deterioration of ambient air quality?	No
b. The creation of objectionable odors?	Yes
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	No
3. **Water.** Will the proposal result in:	
a. Changes in currents, or the course or direction movements, in either marine or fresh waters?	No
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	Yes
c. Alterations to the course of flow of flood waters?	No
d. Change in the amount of surface water in any water body?	No
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	No
f. Alteration of the direction or rate of flow of ground waters?	No
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	No
h. Substantial reduction in the amount of water otherwise available for public water supplies?	No
i. Exposure of people or property to water related hazards such as flooding?	No
4. **Plant Life.** Will the proposal result in:	
a. Change in the diversity of species, or number of any species of plants?	No
b. Reduction of the numbers of any unique, rare or endangered species of plants?	No
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	No
d. Reduction in acreage of any agricultural crop?	No

	Yes or No
5. **Animal Life.** Will the proposal result in:	
a. Change in the diversity of species, or number of any species of animals?	No
b. Reduction of the numbers of any unique, rare or endangered species of animals?	No
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	No
d. Deterioration to existing fish or wildlife habitat?	No
6. **Noise.** Will the proposal result in:	
a. Increases in existing noise levels?	No
b. Exposure of people to severe noise levels?	No
7. **Light and Glare.** Will the proposal produce new light or glare?	No
8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?	No
9. **Natural Resources.** Will the proposal result in:	
a. Increase in the rate of use of any natural resources?	No
b. Substantial depletion of any nonrenewable natural resource?	No
10. **Risk of Upset.** Does the proposal involve:	
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	Yes
b. Possible interference with an emergency response plan or an emergency evacuation plan?	No
11. **Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	No
12. **Housing.** Will the proposal affect existing housing, or create a demand for additional housing?	No.
13. **Transportation/Circulation.** Will the proposal result in:	
a. Generation of substantial additional vehicular movement?	No.
b. Effects on existing parking facilities, or demand for new parking?	No
c. Substantial impact upon existing transportation systems?	No
d. Alterations to present patterns of circulation or movement of people and/or goods?	No
e. Alterations to waterborne, rail or air traffic?	No
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	No
14. **Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:	
a. Fire protection?	No
b. Police protection?	No
c. Schools?	No
d. Parks or other recreational facilities?	No
e. Maintenance of public facilities, including roads?	No
f. Other governmental services?	No
15. **Energy.** Will the proposal result in:	
a. Use of substantial amounts of fuel or energy?	No
b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	No.

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	Yes or No
16. **Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:	
a. Power or natural gas?	No
b. Communications systems?	No
c. Water?	No
d. Sewer or septic tanks?	No
e. Storm water drainage?	No
f. Solid waste and disposal?	No
17. **Human Health.** Will the proposal result in:	
a. Creation of any health hazard or potential health hazard (excluding mental health)?	Yes
b. Exposure of people to potential health hazards?	Yes
18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	No
19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	No
20. **Cultural Resources.**	
a. Will the proposal result in the alteration or the destruction of a prehistoric or historic archaeological site?	No
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?	No
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	No
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	No
21. **Mandatory Findings of Significance.**	
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	No
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).	No
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	No
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	No

CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, state or local standards relating to solid waste.
9. Will not involve the possibility of contaminating a public water supply system or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not result in the disadvantage of long-term environmental goals.
12. Will not result in adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1974
Sacramento River Parkway Plan and EIR, 1975
Sacramento City American River Parkway Plan & EIR, 1975
Sacramento South Pocket Specific Plan & EIR, 1977
Sacramento Central City 1990 Comprehensive Plan EIR, 1977
Sacramento City Floodplain Ordinance, 1978
Sacramento City Zoning Ordinance, November 1978
Sacramento South Natomas Community Plan and EIR, 1978
University Park Negative Declaration, 1979
South Natomas Business Parks EIR, 1982
Creekside Office Park EIR, 1982
Greenhaven Executive Office Park EIR, 1982
Capitol Center EIR, 1982
Sutter General and Memorial EIRs, 1982
River Bank Holding Marina EIR, 1982
Mercy General EIR, 1977, 1983
Delta Shores Village PUD EIR, 1983

At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
Soils of Sacramento County, CA. Walter Weir, Division of Soils, U.C. Berkeley, 1950
Eleventh Progress Report on Trip Ends Generation Research Counts, California Department of Transportation, 1976
The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the Basis of this initial evaluation:

___ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

___ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date SEPTEMBER 30, 1985 (Signature)

DISCUSSION OF INITIAL STUDY
JACKSON PROPERTIES' TENTATIVE PARCEL MAP (P85-127)

PROJECT DESCRIPTION

The applicant proposes to subdivide one parcel totaling 11.48± acres partially developed with four industrial warehouses into four lots, in the Light Industrial (M-1) zone. The property is located at 7601 14th Avenue, immediately adjacent to and on the west side of the Southern Pacific Railroad tracks, north of 14th Avenue. It is the site of a previous, limited-commercial, land fill operation, containing Class III and Class II-2 wastes. The 1963 East Broadway Community Plan designates the site for Heavy Commercial or Industrial use.

The following environmental analysis was prepared based on:

- Detailed letters from, and personnal communications with, expert staff in several State and local agencies (see Attachment B).
- Professional soil and engineering reports prepared by several registered civil engineers, at the applicant's expense (see Attachment C).

1. Earth

The property is what was known previously as the west pit of the old L and D landfill operated by Walker and Donant. This site is the older of two landfill areas that were permitted by the County Health Department to accept biodegradable waste consisting of demolition materials, papers, and vegetal wastes. No household or industrial wastes were allowed. According to research done by the project engineer, the landfill is approximately 55 feet in depth, with the bottom at approximate elevation -15 feet (existing ground surface is at approximate elevation 40).

Representatives of the California Waste Management Board (CWMB) have indicated that construction of buildings on top of landfill sites is generally not advised due primarily to the extensive settling of the land as the wastes decompose. According to CWMB staff, depending on the extent of waste decomposition at this time and the type of soil used for cover, the land may or may not have sufficient bearing capacity for industrial development. A well-constructed landfill may have an in-place density as great as 1,500 pounds per cubic yard, whereas a poorly compacted site may have a density of only 500 pounds per cubic yard. In areas of low density, extensive settling can be expected. The engineering report (September 5, 1985) prepared for the applicant by registered civil engineers, indicated that settlement on the order of six inches has occurred over a two-year period at the site, and further, that total and differential (non-uniform) settlement on the order of two feet may be expected to occur long term.

The applicant proposes to locate an eight acre material and equipment storage yard over the landfill area. Commenting and responsible agency comments provided during the early consultation period on this project have indicated that no significant adverse environmental impacts are anticipated from this use of the back parcel provided the applicant complies with the following mitigation measures:

- Landfill areas, non land-filled buildable areas (as identified in the project engineering and soils studies), and footprints of existing, under-construction, and approved buildings on the subject site shall be clearly indicated on the final map for each parcel.

- Construction and development on subject site including the landfill area shall occur pursuant to all applicable federal, state, and local regulations.

- The applicant shall file a detailed (metes and bounds) description of the site including a map delineating the boundaries of the landfilled area as identified by the project engineer, with the Recorder of the County prior to recordation of final map.

- A note shall be placed on the final map and on the deed for each of the four newly created parcels that states:

  NOTE: At least some portion of this property is underlain by a former solid waste dump. Percolation of stormwater runoff through onsite landfill materials and into groundwater has occurred resulting in some contamination.

  Owner(s) are responsible for maintenance of the site, and may be subject to inspection and regulation to prevent environmental damage from the site, including leachate migration. This responsibility could result in unforeseen costs and increased liability for the owner(s) if any problems are cited by State or local regulatory agencies.

As interpreted by the project engineer, the California Administrative Code (Title 23) requires that a landfill of this type, at closure, have a cover that consists of a total thickness of four feet of material. The lower two feet of material are to serve as a foundation for the overlying layers. The next one foot layer is required to be composed of a clayey type soil with a maximum permeability of 1 x 10-6 cm/sec. The upper one foot of material is to be utilized for planting of vegetation and for protection of the clay layer.

The engineering report (September 5, 1985) for the project indicated that exploratory borings drilled in the landfill area did not reveal anything that could be considered appropriate for use as a "cover" soil. Although isolated pockets of soil were found during exploration, they were not continuous in nature or composed of a material with sufficiently low permeability. Due to the applicant's intended usage of the landfill portion of the site, an economic, flexible, and environmentally adequate low-infiltration surface is desired. The project engineer has proposed construction of an asphalt triple-chip seal coat on the surface of a minimal baserock section. This is a relatively heavy asphalt application rate in terms of normal chip seal construction practices however, the higher rates are necessary to limit water infiltration. This proposal for cover material has been reviewed by staff from the California Regional Water Quality Control Board (CRWQCB) and the concept was found adequate in terms of protecting the environment and meeting legal closure requirements. The proposed actions should not have a significant adverse environmental impact provided the applicant complies with the following mitigation measures:

- Closure of the subject landfill area shall be conducted in accordance with all applicable governmental regulations.

- Closure shall be accomplished under the direct supervision of a registered civil engineer or a certified engineering geologist and shall be coordinated with the CRWQCB.

- Capping of the site (including filling of depressions, grading, and constructing pavement and drainage facilities to eliminate conditions which currently allow percolation of stormwater runoff through the waste materials and into ground water) shall be completed prior to recordation of the final map, to the satisfaction of the CRWQCB and the City Engineer. A performance bond equal to the true cost of capping the site may be posted with the City in lieu of completion of this measure, prior to filing the final map. The applicant shall submit an estimate prepared by a certified civil engineer of the true cost of capping the site, to the satisifaction of the CRWQCQ and the City Engineer, which shall form the basis of the performance bond.

- Open areas shall be graded to prevent water ponding and to facilitate run-off from the old fill areas.

- "Bleeding" of the asphalt which may occur after the chip seal is constructed, shall be promptly controlled by sanding, at the expense of the owner.

- The surface of the landfill shall be provided with a minimum gradient as recommended by the project engineer.

- Drop inlets and collector lines to handle surface water runoff shall be designed to accommodate future settlement, to the satisfaction of the City Engineer.

3. Groundwater

The California Administrative Code (Title 23, Chapter 3, Subchapter 15) specifies groundwater monitoring requirements and closure requirements to detect and mitigate any negative impacts which landfills may have on ground water quality. In order to assure the protection of water quality and the adequacy of the required closure plan, the applicant designed and has had installed a groundwater monitoring mechanism.

The direction of groundwater movement in the project vicinity was determined by the project engineer based on available data, and a single well was installed approximately 80 feet from the edge of the landfill (on proposed Lot B) at a "point of compliance" satisfactory to the CRWQCB. Due to the presence of two, apparently independent acquifers, the well was completed with two well casings extending to different depths inside the single exterior casing. Water samples from both of the inner well casings were free of priority pollutants, as tested by the engineer using EPA methodologies. This indicates that the landfill has not historically received hazardous materials. Results from the other five indicator tests suggest that leachate from the landfill is getting into the groundwater.

The most probable cause of contamination according to the project engineer, is the condition of the landfill surface since operations ceased in February of 1976. An impermeable cover was never placed on the fill and subsequent settlement has resulted in a general depression of the landfill area. Ponding of runoff resulted in seepage into and through the landfill. The CRWQCB has indicated that proper closure of the site, in connection with the proposed development, should significantly reduce contamination of the area groundwater. In order to insure mitigation of existing concentrations of groundwater leachate:

- The owner of proposed Lot D shall be responsible for monitoring the groundwater well (located on proposed Lot B) to the satisfaction of the CRWQB, until such time as that agency deems the monitoring no longer necessary. The results of this monitoring shall be submitted to the CRWQCB for assessment, and further action if appropriate.

- The well will be initially sampled and tested on a quarterly basis, arranged to coincide with the March and October groundwater elevation measurements currently made at two existing State wells in the vicinity.

- The duration and frequency of the water quality testing shall meet with the approval of the CRWQCB.

- Each of the newly-created parcels shall include necessary easements to allow for installation, maintenance and/or monitoring of the groundwater well(s) and any other leachate control systems.

10. Risk of Upset

Refer to #17, Human Health.

17. Human Health

Due to the decomposition of landfill materials, methane gas and other noxious odors were anticipated. The presence of methane gas in or near old disposal areas could constitute a serious hazard, since explosions could occur during the construction and/or use of proposed facilitiles. On May 27, 1985, the site was inspected by the Sacramento County Health Department and a combustable gas survey was performed. No surface gas was detected.

Monitoring for the presence of methane gas was also performed by the project engineer during exploratory well drilling and installation. Some gas was detected in the borings placed in the landfill and in the borings adjacent to the landfill in the upper zone of the gravel layer (see Attachment A). The gas was not detected in these borings however, until the overlying silt and sand layers were penetrated and the gravel layer was encountered (20 feet).

Apparently, the methane gas has migrated laterally from the landfill some distance in the underlying gravel layer. According to the project engineer, however, the overlying silt and sand layers should effectively contain the gas.

The CWMB has reviewed the engineering report submitted for the project and has several observations. Although capping the subject site with an asphalt material of low-permeability should mitigate leachate contamination into the local groundwater table, this action may result in an exacerbation of potential methane gas problems. The natural tendency of the gas is to migrate up through the soil and into the atmosphere. The effect of the proposed capping may be to force more gas into lateral movement toward the asphalt boundaries, in search of the "path of least resistance". This could result in the accumulation of gas near, and possibly within, existing structures on proposed Lot A, as well as within buildings currently under construction on proposed Lots B and C. Furthermore, paving could result in focused migration toward adjoining parcels on all sides and including, possibly, migration beneath 14th Avenue onto parcels on the southern side.

In order to avoid any significant adverse environmental effects from the exposure of future (or existing) building tenants to methane gas within those structures, and also from the migration of gas off-site, CWMB staff has recommended that the applicant comply with the following mitigation measures:

- Prior to recordation of the final map, the applicant shall install on each of proposed Lots A, B, and C a permanent methane gas monitoring well, at a location approximately half the distance from any proposed (or existing) structure and the edge of the landfill boundary. The specific location and construction of these wells shall be subject to the review and approval of the Sacramento County Health Department and the California Waste Management Board, or other appropriate agency as identified by these entities.

- Prior to recordation of the final map, the applicant shall collect five consecutive daily samples from each of the monitoring wells, in order to establish baseline gas levels. The results of this monitoring shall be submitted to the Sacramento County Health Department for further action, if deemed appropriate by that agency.

- The owners of proposed Lots A, B, and C shall each separately and respectively be responsible for monitoring their methane gas well on a monthly basis, until such times as the Sacramento County Health Department finds it is no longer necessary. The results of this monthly monitoring shall be submitted to the Sacramento County Health Department for assessment, and further action if deemed appropriate by that agency.

- Each of the newly-created parcels shall include the necessary easements to allow for installation, maintenance, and/or monitoring of gas well(s) and/or control systems.

- Notes shall be placed on the final map and on the deed for each of the four newly created parcels that state:

- No excavation shall occur on this property unless said excavation is monitored by a qualified professional engineer for the presence of methane gas, to the satisfaction of the Sacramento County Health Department and the Sacramento City Fire Department, or other appropriate agency as identified by these entities.

NOTE: At least some portion of this property is underlain by a former solid waste dump. Landfill gas consisting mainly of methane gas and carbon dioxide with odor causing agents is generated in waste of this type. Gas with a high methane concentration has been detected at this disposal site during soil and engineering investigations for development of warehouses and a machine yard. These gases, if allowed to enter and accumulate in enclosed spaces in buildings and utility structures can cause fire or explosion hazards.

Gases can migrate offsite and cause hazards or nuisances on adjacent properties. The owner(s) of the disposal site property (or any portion thereof) could be liable for damage and correction.

Land filled with solid wastes is subject to settlement of a higher magnitude over a longer period of time than undisturbed land or engineerd fill. Much of this settlement is non-uniform or differential settlement and can cause damage to surface improvements causing higher than normal repair and maintenance. The magnitude, rate, or extent of this settlement can not be accurately predicted.

Owner(s) are responsible for maintenance of the site, and may be subject to inspection and regulation to prevent environmental damage from the site, including gas migration. This responsibility could result in unforeseen costs (such as corrective or remedial action) and increased liability for the owner(s) if any problems are cited by State or local regulatory agencies.

The owners of proposed Lots A, B, and C may want to install permanent combustable gas detectors with alarms in all occupied and/or enclosed structures, to monitor the potential accumulation of methane gas. The critical level of measurement for the purpose of this monitoring should be the CAL OSHA established standard for combustable gas in confined areas, of 20 percent of the "lower explosive limit" (LEL).

21. Mandatory Findings of Significance

A. The subject proposal should not degrade the quality of the environment provided the applicant complies with the identified mitigation measures.

B. With respect to the issues of groundwater quality and methane gas migration, compliance with the outlined measures will achieve both State and local environmental goals by identifying, containing, and mitigating existing potential environmental hazards.

C. The potential for considerable cumulative environmental impacts is avoided by compliance with the outlined conditions.

D. Although the project may result in the temporary exposure of humans to potential health hazards, this impact is reduced to a less than significant level with implementation of the mitigation measures.

SUMMARY OF MITIGATION MEASURES

1. Landfill areas, non land-filled buildable areas (as identified in the project engineering and soils studies), and footprints of existing, under-construction, and approved buildings on the subject site shall be clearly indicated on the final map for each parcel.

2. Construction and development on subject site including the landfill area shall occur pursuant to all applicable federal, state, and local regulations.

3. The applicant shall file a detailed (metes and bounds) description of the site including a map delineating the boundaries of the landfilled area as identified by the project engineer, with the Recorder of the County prior to recordation of final map.

4. A note shall be placed on the final map and on the deed for each of the four newly created parcels that states:

NOTE: At least some portion of this property is underlain by a former solid waste dump. Percolation of stormwater runoff through onsite landfill materials and into groundwater has occurred resulting in some contamination.

Owner(s) are responsible for maintenance of the site, and may be subject to inspection and regulation to prevent environmental damage from the site, including leachate migration. This responsibility could result in unforeseen costs and increased liability for the owner(s) if any problems are cited by State or local regulatory agencies.

5. Closure of the subject landfill area shall be conducted in accordance with all applicable governmental regulations.

6. Closure shall be accomplished under the direct supervision of a registered civil engineer or a certified engineering geologist and shall be coordinated with the CRWQCB.

7. Capping of the site (including filling of depressions, grading, and constructing pavement and drainage facilities to eliminate conditions which currently allow percolation of stormwater runoff through the waste materials and into ground water) shall be completed prior to recordation of the final map, to the satisfaction of the CRWQCB and the City Engineer. A performance bond equal to the true cost of capping the site may be posted with the City in lieu of completion of this measure, prior to filing the final map. The applicant shall submit an estimate prepared by a certified civil engineer of the true cost of capping the site, to the satisfaction of the CRWQCB and the City Engineer, which shall form the basis of the performance bond.

8. Open areas shall be graded to prevent water ponding and to facilitate run-off from the old fill areas.

9. "Bleeding" of the asphalt which may occur after the chip seal is constructed, shall be promptly controlled by sanding, at the expense of the owner.

10. The surface of the landfill shall be provided with a minimum gradient as recommended by the project engineer.

11. Drop inlets and collector lines to handle surface water runoff shall be designed to accommodate future settlement, to the satisfaction of the City Engineer.

12. The owner of proposed Lot D shall be responsible for monitoring the groundwater well (located on proposed Lot B) to the satisfaction of the CRWQCB, until such time as that agency deems the monitoring no longer necessary. The results of this monitoring shall be submitted to the CRWQCB for assessment, and further action if appropriate.

13. The well will be initially sampled and tested on a quarterly basis, arranged to coincide with the March and October groundwater elevation measurements currently made at two existing State wells in the vicinity.

14. The duration and frequency of the water quality testing shall meet with the approval of the CRWQCB.

15. Each of the newly-created parcels shall include necessary easements to allow for installation, maintenance and/or monitoring of the groundwater well(s) and any other leachate control systems.

16. Prior to recordation of the final map, the applicant shall install on each of proposed Lots A, B, and C a permanent methane gas monitoring well, at a location approxiamtely half the distance from any proposed (or existing) structure and the edge of the landfill boundary. The specific

location and construction of these wells shall be subject to the review and approval of the Sacramento County Health Department and the California Waste Management Board, or other appropriate agency as identified by these entities.

17. Prior to recordation of the final map, the applicant shall collect five consecutive daily samples from each of the monitoring wells, in order to establish baseline gas levels. The results of this monitoring shall be submitted to the Sacramento County Health Department for further action, if deemed appropriate by that agency.

18. The owners of proposed Lots A, B, and C shall each separately and respectively be responsible for monitoring their methane gas well on a monthly basis, until such times as the Sacramento County Health Department finds it is no longer necessary. The results of this monthly monitoring shall be submitted to the Sacramento County Health Department for assessment, and further action if deemed appropriate by that agency.

19. Each of the newly-created parcels shall include the necessary easements to allow for installation, maintenance, and/or monitoring of gas well(s) and/or control systems.

20. Notes shall be placed on the final map and on the deed for each of the four newly created parcels that state:

    - No excavation shall occur on this property unless said excavation is monitored by a qualified professional engineer for the presence of methane gas, to the satisfaction of the Sacramento County Health Department and the Sacramento City Fire Department, or other appropriate agency as identified by these entities.

      NOTE: At least some portion of this property is underlain by a former solid waste dump. Landfill gas consisting mainly of methane gas and carbon dioxide with odor causing agents is generated in waste of this type. Gas with a high methane concentration has been detected at this disposal site during soil and engineering investigations for development of warehouses and a machine yard. These gases, if allowed to enter and accumulate in enclosed spaces in buildings and utility structures can cause fire or explosion hazards.

      Gases can migrate offsite and cause hazards or nuisances on adjacent properties. The owner(s) of the disposal site property (or any portion thereof) could be liable for damage and correction.

      Land filled with solid wastes is subject to settlement of a higher magnitude over a longer period of time than undisturbed land or engineerd fill. Much of this settlement is non-uniform or differential settlement and can cause damage to surface improvements causing higher

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The owners of proposed Lots A, B, and C may want to install permanent combustable gas detectors with alarms in all occupied and/or enclosed structures, to monitor the potential accumulation of methane gas. The critical level of measurement for the purpose of this monitoring should be the CAL OSHA established standard for combustable gas in confined areas, of 20 percent of the "lower explosive limit" (LEL).

HT:lr/pb
Attachments

ATTACHMENT A

LEL (LOWER EXPLOSIVE LIMIT) MEASUREMENTS OF METHANE GAS*
JACKSON PROPERTIES (P85-127)

BORING NUMBER	DEPTH OF BORING (FEET)	DEPTH OF READING (FT)/READING (%LEL)
1	15.5	3 to 5/ 0
2	20.0	11/ 0
3	22.5	3/ 20 5/ 85 5 to 8/>100 (after 1 hour)
4	14.5	3 to 5/ 0
5	10.5	3 to 4/ 20
6	8.5	8 inches/ 20 12 inches/ 100
7	8.5	8.5/ 0

* SOURCE: Personal communication with project engineer Dan Koelzer, September 12, 1985, (Instrument calibrated at 1-100% LEL).

ATTACHMENT B

STAFF RESEARCH REFERENCES
JACKSON PROPERTIES (P85-127)

Larry Nash, Senior Engineer - California Regional Water Quality Control Board, Central Valley Region (916)445-0270.

Joseph Spano, Area Engineer - California Regional Water Quality Control Board, Central Valley Region (916)445-0270.

Eric Maher, Associate Planner - California Waste Management Board (916)322-0464.

Barry McGee, Associate Engineer - California Waste Management Board (916)323-0108.

Jesse Adams, Waste Management Specialist II - California Waste Management Board (916)322-0464.

Art Seipel, Solid Waste Specialist - Sacramento County Health Department, Environmental Health Branch (916)366-2101.

Daniel Koelzer, Project Registered Civil Engineer (29354) - Field Engineering Associates, Inc. (916)448-9388.

AMENDED 11/6/85

RESOLUTION No. 85-851

Adopted by The Sacramento City Council on date of

NOV 6 1985

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 7601 14TH AVENUE

(P 85-127) (APN: 015-311-30)

WHEREAS, the City Council, on November 6, 1985, held a public hearing on the request for approval of a tentative map for property located at 7601 14th Avenue;

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 balances 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. Both the City General Plan and the 1963 East Broadway Community Plan designate 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 Califrornia Regional 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. 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;

   b. Prepare a sewer and drainage study for the review and approval of the City Engineer;

   c. Locate existing sewer and water services;

   d. Show reciprocal access, sewer, water and drainage easements on final map; applicant shall provide a soils report;

   e. Comply with conditions resulting from City Engineer's review of soils report on subject site;

   f. Landfill areas, non land-filled buildable areas (as identified in the project engineering and soils studies), and footprints of existing, under-construction, and approved buildings on the subject site shall be clearly indicated on the final map for each parcel.

   g. Construction and development on subject site including the landfill area shall occur pursuant to all applicable federal, state, and local regulations.

   h. The applicant shall file a detailed (metes and bounds) description of the site including a map delineating the boundaries of the landfilled area as identified by the project engineer, with the Recorder of the County prior to recordation of final map.

i. A note shall be placed on the final map and on the deed for each of the four newly created parcels that states:

NOTE: At least some portion of this property is underlain by a former solid waste dump. Percolation of stormwater runoff through onsite landfill materials and into groundwater has occurred resulting in some contamination.

Owner(s) are responsible for maintenance of the site, and may be subject to inspection and regulation to prevent environmental damage from the site, including leachate migration. This responsibility could result in unforeseen costs and increased liability for the owner(s) if any problems are cited by State or local regulatory agencies.

j. Closure of the subject landfill area shall be conducted in accordance with all applicable governmental regulations.

k. Closure shall be accomplished under the direct supervision of a registered civil engineer or a certified engineering geologist and shall be coordinated with the CRWQCB.

l. Capping of the site (including filling of depressions, grading, and constructing pavement and drainage facilities to eliminate conditions which currently allow percolation of stormwater runoff through the waste materials and into ground water) shall be completed prior to recordation of the final map, to the satisfaction of the CRWQCB and the City Engineer. A performance bond equal to the true cost of capping the site may be posted with the City in lieu of completion of this measure, prior to filing the final map. The applicant shall submit an estimate prepared by a certified civil engineer of the true cost of capping the site, to the satisfaction of the CRWQCB and the City Engineer, which shall form the basis of the performance bond.

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n. "Bleeding" of the asphalt which may occur after the chip seal is constructed, shall be promptly controlled by sanding, at the expense of the owner.

o. The surface of the landfill shall be provided with a minimum gradient as recommended by the project engineer.

p. Drop inlets and collector lines to handle surface water runoff shall be designed to accommodate future settlement, to the satisfaction of the City Engineer.

q. The owner of proposed Lot D shall be responsible for monitoring the groundwater well (located on proposed Lot B) to the satisfaction of the CRWQCB, until such time as that agency deems the monitoring no longer necessary. The results of this monitoring shall be submitted to the CRWQCB for assessment, and further action if appropriate.

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ANNE RUDIN

Mayor

ATTEST:

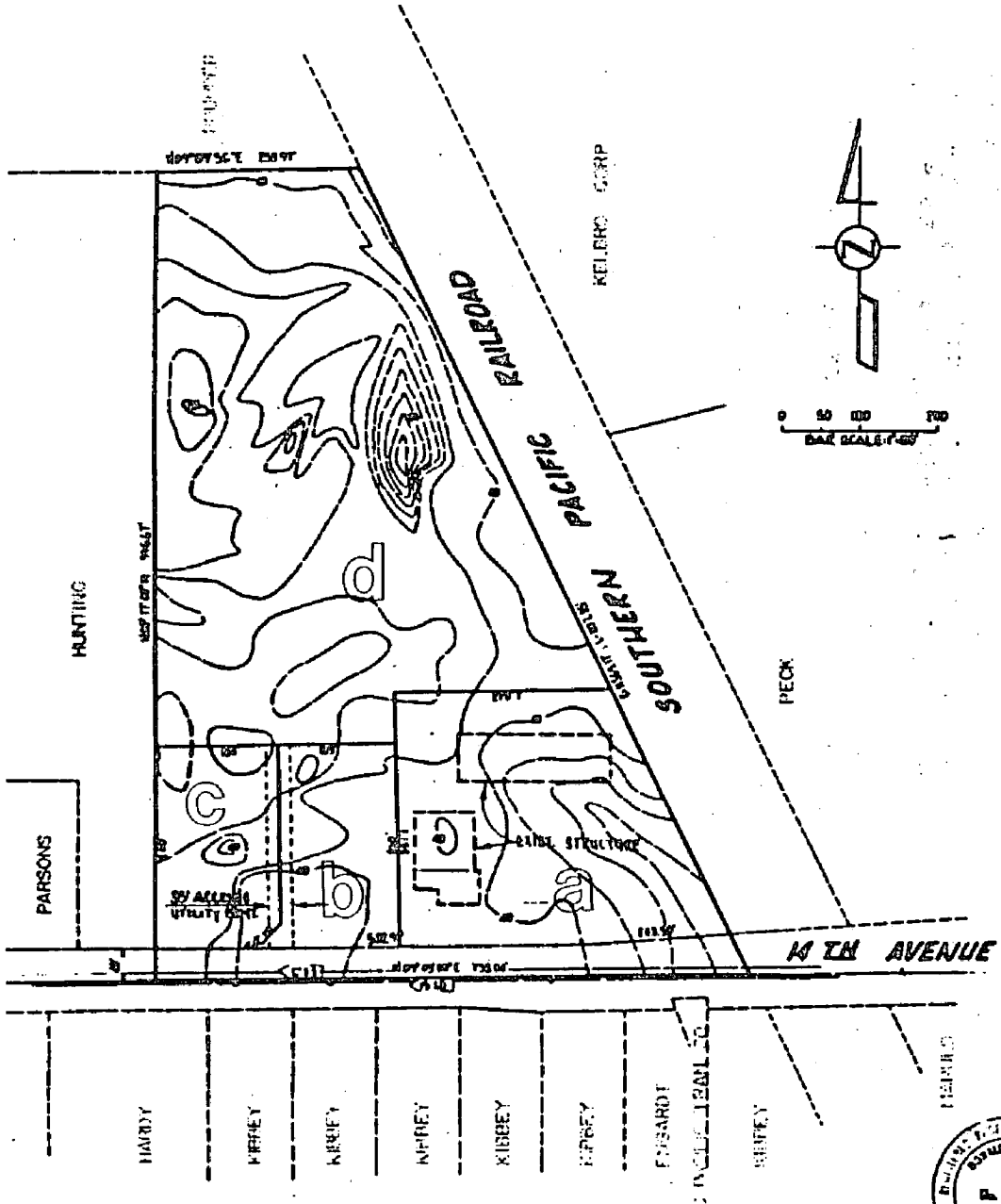
LORRAINE MAGANA

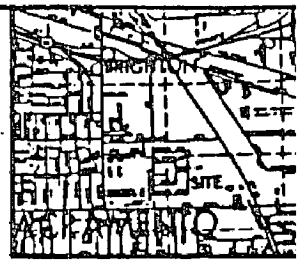
City Clerk

P85-127

* *in concentrations above the lower explosive limit for methane have*

PSS-127





VICINITY MAP

PSS-127

SUBDIVISION NAME:	JACKSON'S 14TH AVENUE PARCEL [illegible]
OWNER:	JACKSON PROPERTIES, INC. [illegible] SACRAMENTO, CA [illegible] (916) [illegible]
ENGINEER:	DONALD CELLI AND ASSOCIATES [illegible] FAIR OAKS BLVD., SUITE [illegible] FAIR OAKS, CA [illegible] (916) [illegible]
ASSESSORS PARCEL NO.:	[illegible]
PRESENT ZONING:	[illegible]
PRESENT USE:	VACANT
PROPOSED ZONING:	[illegible]
PROPOSED USE:	TERRITORIAL & VACANT
NUMBER OF LOTS:	4
GROSS AREA:	[illegible] AC
NET AREA:	[illegible] AC
SCHOOL DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO
SEWER DISTRICT:	CITY OF SACRAMENTO
STORM DRAINAGE:	CITY OF SACRAMENTO

31

TENTATIVE PARCEL MAP

A PORTION OF "OB JACKSON SURVEY,
POR. SEC. 15, T8N, R5E., M.D.B. & M" 15
B.M. 31
CITY OF SACRAMENTO CALIFORNIA

FEB. 1985 SCALE: 1"=100'

TENTATIVE PARCEL MAP JACKSON PROPERTIES

Donald Celli & Associates
ENGINEERING • PLANNING • SURVEYING
[illegible] FAIR OAKS BLVD SUITE [illegible]
FAIR OAKS, CALIFORNIA [illegible] [illegible]

21

RESOLUTION No. 85-851 as amended

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 7601 14TH AVENUE

APPROVED
BY THE CITY COUNCIL

NOV 6 1985

OFFICE OF THE
CITY CLERK

(P 85-127) (APN: 015-311-30)

WHEREAS, the City Council, on November 6, 1985, held a public hearing on the request for approval of a tentative map for property located at 7601 14th Avenue;

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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 balances these needs against the public service needs of City residents and available fiscal and environmental resources.

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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. Both the City General Plan and the 1963 East Broadway Community Plan designate 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 Califrornia Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

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   c. Locate existing sewer and water services;

   d. Show reciprocal access, sewer, water and drainage easements on final map; applicant shall provide a soils report;

   e. Comply with conditions resulting from City Engineer's review of soils report on subject site;

   f. Landfill areas, non land-filled buildable areas (as identified in the project engineering and soils studies), and footprints of existing, under-construction, and approved buildings on the subject site shall be clearly indicated on the final map for each parcel.

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i. A note shall be placed on the final map and on the deed for each of the four newly created parcels that states:

NOTE: At least some portion of this property is underlain by a former solid waste dump. Percolation of stormwater runoff through onsite landfill materials and into groundwater has occurred resulting in some contamination.

Owner(s) are responsible for maintenance of the site, and may be subject to inspection and regulation to prevent environmental damage from the site, including leachate migration. This responsibility could result in unforeseen costs and increased liability for the owner(s) if any problems are cited by State or local regulatory agencies.

j. Closure of the subject landfill area shall be conducted in accordance with all applicable governmental regulations.

k. Closure shall be accomplished under the direct supervision of a registered civil engineer or a certified engineering geologist and shall be coordinated with the CRWQCB.

l. Capping of the site (including filling of depressions, grading, and constructing pavement and drainage facilities to eliminate conditions which currently allow percolation of stormwater runoff through the waste materials and into ground water) shall be completed prior to recordation of the final map, to the satisfaction of the CRWQCB and the City Engineer. A performance bond equal to the true cost of capping the site may be posted with the City in lieu of completion of this measure, prior to filing the final map. The applicant shall submit an estimate prepared by a certified civil engineer of the true cost of capping the site, to the satisfaction of the CRWQCB and the City Engineer, which shall form the basis of the performance bond.

m. Open areas shall be graded to prevent water ponding and to facilitate run-off from the old fill areas.

n. "Bleeding" of the asphalt which may occur after the chip seal is constructed, shall be promptly controlled by sanding, at the expense of the owner.

o. The surface of the landfill shall be provided with a minimum gradient as recommended by the project engineer.

p. Drop inlets and collector lines to handle surface water runoff shall be designed to accommodate future settlement, to the satisfaction of the City Engineer.

q. The owner of proposed Lot D shall be responsible for monitoring the groundwater well (located on proposed Lot B) to the satisfaction of the CRWQCB, until such time as that agency deems the monitoring no longer necessary. The results of this monitoring shall be submitted to the CRWQCB for assessment, and further action if appropriate.

r. The well will be initially sampled and tested on a quarterly basis, arranged to coincide with the March and October groundwater elevation measurements currently made at two existing State wells in the vicinity.

s. The duration and frequency of the water quality testing shall meet with the approval of the CRWQCB.

t. Each of the newly-created parcels shall include necessary easements to allow for installation, maintenance and/or monitoring of the groundwater well(s) and any other leachate control systems.

u. Prior to recordation of the final map, the applicant shall install on each of proposed Lots A, B, and C a permanent methane gas monitoring well, at a location approxiamtely half the distance from any proposed (or existing) structure and the edge of the landfill boundary. The specific location and construction of these wells shall be subject to the review and approval of the Sacramento County Health Department and the California Waste Management Board, or other appropriate agency as identified by these entities.

v. Prior to recordation of the final map, the applicant shall collect five consecutive daily samples from each of the monitoring wells, in order to establish baseline gas levels. The results of this monitoring shall be submitted to the Sacramento County Health Department for further action, if deemed appropriate by that agency.

w. The owners of proposed Lots A, B, and C shall each separately and respectively be responsible for monitoring their methane gas well on a monthly basis, until such times as the Sacramento County Health Department finds it is no longer necessary. The results of this monthly monitoring shall be submitted to the Sacramento County Health Department for assessment, and further action if deemed appropriate by that agency.

x. Each of the newly-created parcels shall include the necessary easements to allow for installation, maintenance, and/or monitoring of gas well(s) and/or control systems.

y. Notes shall be placed on the final map and on the deed for each of the four newly created parcels that state:

- No excavation shall occur on this property unless said excavation is monitored by a qualified professional engineer for the presence of methane gas, to the satisfaction of the Sacramento County Health Department and the Sacramento City Fire Department, or other appropriate agency as identified by these entities.

NOTE: at least some portion of this property is underlain by a former solid waste dump. Landfill gas consisting mainly of methane gas and carbon dioxide with odor causing agents is generated in waste of this type. Gas with a high methane concentration has been detected at this disposal site during soil and engineering investigations for development of warehouses and a machine yard. These gases, if allowed to enter and accumulate in enclosed spaces in buildings and utility structures can cause fire or explosion hazards.

Gases can migrate offsite and cause hazards or nuisances on adjacent properties. The owner(s) of the disposal site property (or any portion thereof) could be liable for damage and correction.

Land filled with solid wastes is subject to settlement of a higher magnitude over a longer period of time than undisturbed land or engineerd fill. Much of this settlement is non-uniform or differential settlement and can cause damage to surface improvements causing higher than normal repair and maintenance. The magnitude, rate or extent of this settlement can not be accurately predicted.

Owner(s) are responsible for maintenance of the site, and may be subject to inspection and regulation to prevent environmental damage from the site, including gas migration. This responsibility could result in unforeseen costs (such as corrective or remedial action) and increased liability for the owner(s) if any problems are cited by State or local regulatory agencies.

The owners of proposed Lots A, B, and C may want to install permanent combustable gas detectors with alarms in all occupied and/or enclosed structures, to monitor the potential accumulation of methane gas. The critical level of measurement for the purpose of this monitoring should be the CAL OSHA established standard for combustable gas in confined areas, of 20 percent of the "lower explosive limit" (LEL).

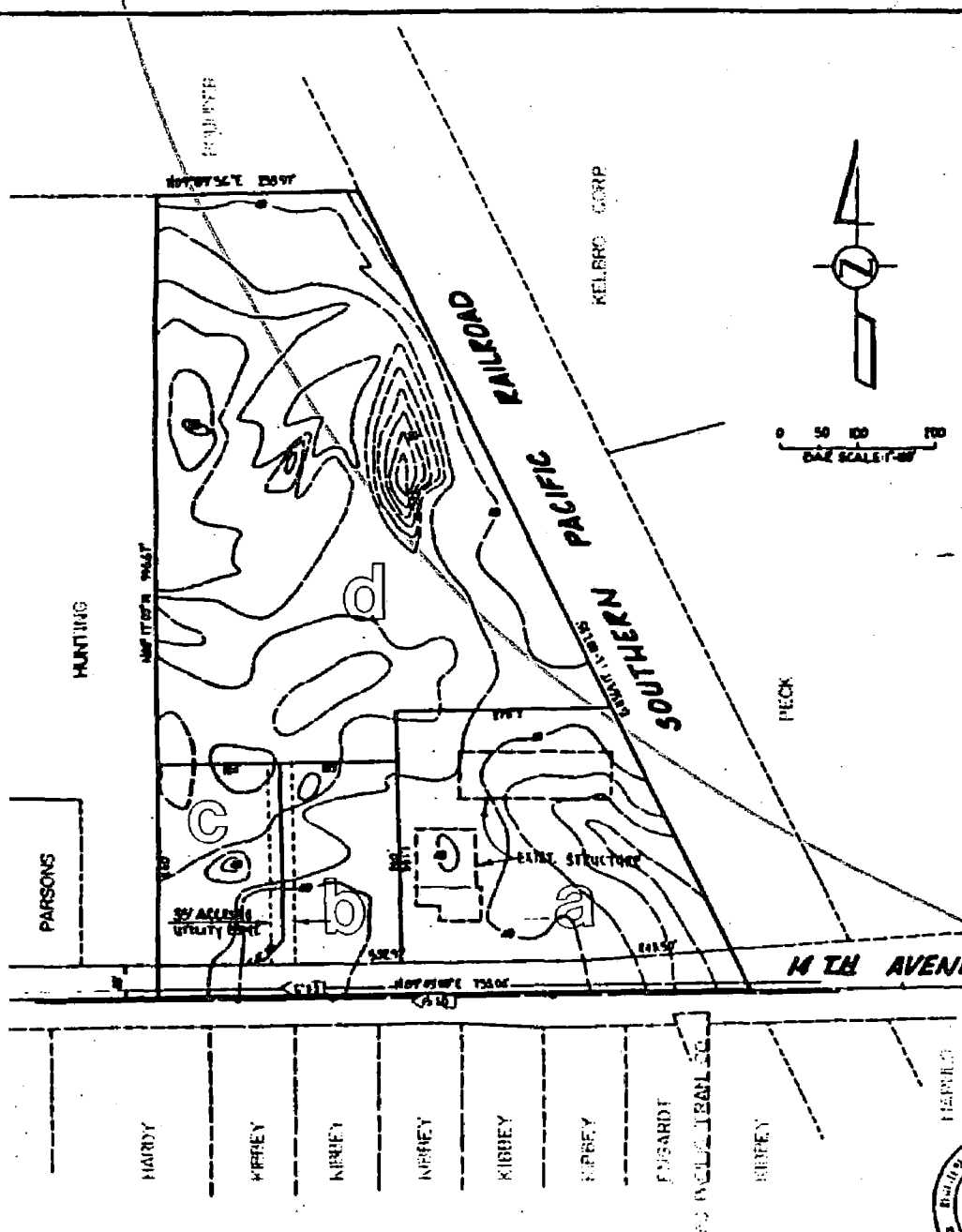
_____
Mayor

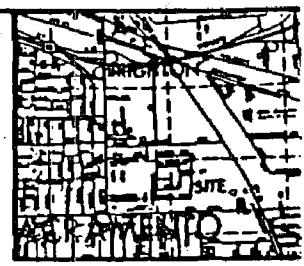
ATTEST:

_____
City Clerk

P85-127

P85-127





VICINITY MAP

P85-127

SUBDIVISION NAME:	JACKSON'S 14TH AVENUE PARCEL B
OWNER:	JACKSON PROPERTIES, INC. 5401-A POWER INN ROAD SACRAMENTO, CA 95824 (916)381-0233
ENGINEER:	DONALD CELLI AND ASSOCIATES 11634 FAIR OAKS BLVD., SUITE 205 FAIR OAKS, CA 95628 (916)961-1050
ASSESSORS PARCEL NO.:	015-321-20
PRESENT ZONING:	M
PRESENT USE:	VACANT
PROPOSED ZONING:	M
PROPOSED USE:	INDUSTRIAL & VACANT
NUMBER OF LOTS:	4
GROSS AREA:	12.80 AC
NET AREA:	11.90 AC
SCHOOL DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO
SEWER DISTRICT:	CITY OF SACRAMENTO
STORM DRAINAGE:	CITY OF SACRAMENTO

31

TENTATIVE PARCEL MAP

A PORTION OF "O.B. JACKSON SURVEY.
POR. SEC. 15, T.8N., R.5E., M.D.B. & M. 15
B.M. 31
CITY OF SACRAMENTO CALIFORNIA

FEB. 1985 SCALE: 1"=100'

TENTATIVE PARCEL MAP JACKSON PROPERTIES

Donald Celli & Associates
ENGINEERING • PLANNING • SURVEYING
11634 FAIR OAKS BLVD SUITE 205
FAIR OAKS, CALIFORNIA 95628 (916) 961-1050

P-85127 21

CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
OCT 22 4 36 PM '85

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

October 22, 1985

PFP DATE: ..... None
HEARING DATE: 11-6-85
FINAL COUNCIL ACTION DATE: 11-12-85

MEMORANDUM

TO: Lorraine Magana, City Clerk

FROM: Leslie Oldridge

SUBJECT: Request to Set Public Hearing for NOVEMBER 6, 1985

P85-127 Tentative Parcel Map to divide one lot totaling 11.48± vacant acres into four lots in the Light Industrial, M-1 zone for property located at 7601 14th Avenue. (D6) (APN: 015-311-30) (FT)

15

SACRAMENTO CITY COUNCIL

PUBLIC NOTICE

Notice is hereby given that the Sacramento City Council is scheduled to consider the following project(s) on _____ at 7:30 p.m. in the Council Chamber of City Hall, second floor, 915 I Street, Sacramento, CA. The Environmental Coordinator has determined that the project(s) will not have significant adverse impact on the environment and has prepared a Negative Declaration. A copy of the Negative Declaration(s) may be reviewed/obtained at the Sacramento City Planning Division, 1231 I Street, Suite 300, Sacramento, CA 95814. Any appeal of the decision to prepare the Negative Declaration(s) must be filed with the Sacramento City Planning Division on or before _____. The project(s) scheduled are:

P85-127 Tentative Parcel Map to divide one lot totaling 11.48± vacant acres into four lots in the Light Industrial, M-1 zone for property located at 7601 14th Avenue. (D6) (APN: 015-311-30) (FT)

SACRAMENTO CITY COUNCIL

BY: LORRAINE MAGANA
CITY CLERK

AD NO. _____
RUN 1 TI: _____
2 PUBLISHED PROOFS

(FT)

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information — **Application taken by/date:** _____

Project Location 7601 14th Ave — **P** 85-127

Assessor Parcel No. 015-311-30

Owners Jackson Properties, Inc. — **Phone No.** 381-8113

Address 5691-A Power Inn Rd. Sacto, CA 95824

Applicant Donald Celli and Assoc. — **Phone No.** 961-1050

Address 11634 Fair Oaks Blvd., Ste. 203, Fair Oaks, CA 95623

Signature _____ ~~C.R.C.~~ S.R.C. **Mtg. Date** 3/27/85

REQUESTED ENTITLEMENTS	ACTION ON ENTITLEMENTS Commission date	Council date	Filing Fees
[XX] Environ. Determination Neg Dec			$
[ ] General Plan Amend			$
		Res.	
[ ] Community Plan Amend			$
( )		Res.	
[ ] Rezone			$
		Ord.	
[XX] Tentative ~~Map~~ Parcel Map to divide one lot totaling 11.48± vac. ac. into 4 lots in the Light Industrial M-1 zone			$
		Res.	
[ ] Special Permit			$
[ ] Variances			$
[ ] Plan Review			$
[ ] PUD			$
[ ] Other			$

FEE TOTAL $ _____

RECEIPT NO. _____

By/date _____

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

Key to Entitlement Actions

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

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 consitute a public nuisance. Violation of any of the foregoing conditions will consitute grounds 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.

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

Jackson Properties, Inc.
5691-A Power Inn Road
Sacramento, CA 95824
APN 015-311-30
Ref# 1

William E. Hunting
7475 14th Avenue
Sacramento, CA 95820
APN 015-311-29
Ref# 2

H.C. & E.L. Parsons Jr.
7475 14th Avenue
Sacramento, CA 95820
APN 015-311-24
Ref# 3

Luppen/Hawley, Inc.
7400 17th Avenue
Sacramento, CA 95820
APN 021-092-19
Ref# 4

CHY Company
P.O. Box 8848
Sacramento, CA 95822
APN 015-311-20 &21
Ref# 5 & 6

H.J. & H.L. Ponder
4198 Dena Way
Sacramento, CA 95821
APN 015-311-28
Ref# 7

So. Pacific Trans. Co.
401 "I" Street
Sacramento, CA 95814
APN 079-281-10
Ref# 8

Kelbro Corp
3560 Ramona Avenue
Sacramento, CA 95826
APN 079-281-18
Ref# 9

Kelbro Corp
3560 Ramona Avenue
Sacramento, CA 95826
APN 079-300-06
Ref# 10

~~So. Pacific Trans. Co.~~
~~401 "I" Street~~
~~Sacramento, CA 95814~~
~~APN 079-300-03~~
~~Ref# 11~~

~~So. Pacific Trans. Co.~~
~~401 "I" Street, Land Dept~~
~~Sacramento, CA 95814~~
~~APN 015-311-22~~
~~Ref# 12~~

James L. Peck
7851 14th Avenue
Sacramento, CA 95826
APN 079-300-12
Ref# 13

Frank & Lillian Marulo
7840 14th Avenue
Sacramento, CA 95826
APN 061-021-16
Ref# 14

~~So. Pacific Trans. Co.~~
~~401 "I" Street, Land Dept~~
~~Sacramento, CA 95814~~
~~APN 061-010-01~~
~~Ref# 15~~

M.B. & N.T. Kibbey
7660 14th Avenue
Sacramento, CA 95820
APN 021-101-37
Ref # 16

~~So. Pacific Trans. Co.~~
~~401 "I" Street, Land Dept.~~
~~Sacramento, CA 95814~~
~~APN 021-101-36~~
~~Ref# 17~~

A.E. & M. Engardt
1349 56th Street
Sacramento, CA 95819
APN 021-101-26
Ref# 18

Mead B. Kibbey
7660 14th Avenue
~~Sacramento, CA 95820~~
~~APN 021-101-02,03,04,05,06~~
~~Ref# 23,22,21,20,19~~

Gordon & Donna Hardy
7600 E. Camelrock
Scotsdale, AZ 85251
APN 021-101-39
Ref# 24

P 00124

Donald Celli and Assoc.
11634 Fair Oaks Blvd.Ste203
Fair Oaks, CA 95623

P85-127

15

Avery®

AFFIDAVIT OF MAILING

ON _____, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

> Tentative Parcel Map to divide one lot totaling 11.48± vacant acres into four lots in the Light Industrial, M-1 zone for property located at 7601 14th Avenue. (D6) (P-85127) (APN: 015-311-30) (FT)

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

(x) OWNER OF PROPERTY: **Jackson Properties, Inc.**

(x) APPLICANT: **Donald Celli and Assoc.**

( ) APPELLANT (IF APPLICABLE):

(x) MAILING LIST FOR P-NUMBER **85127**

( ) SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 23rd DAY OF **October**, 1985.

Lisa M. Hubbard

SIGNATURE OF PERSON MAILING NOTICE

CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

Jackson Properties Inc.
5691-A Power Inn Road
Sacramento CA 95824

October 24, 1985

On October 22, 1985, the following matter was filed with my office to set a hearing date before the City Council:

> Tentative Parcel Map to divide one lot totaling 11.48± vacant acres into four lots in the Light Industrial, M-1 zone for property located at 7601 14th Avenue. (D6) (P-85127) (APN: 015-311-30) (FT)

This hearing has been set for November 6, 1985, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

LORRAINE MAGANA, CITY CLERK

Janice Beaman

Deputy City Clerk

cc: Donald Celli and Assoc.
P-85127 Mailing List (15)

CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

Jackson Properties Inc.
5691-A Power Inn Road
Sacramento CA 95824

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Sincerely,

LORRAINE MAGANA, CITY CLERK

Deputy City Clerk

cc: Donald Celli and Assoc.
P-85127 Mailing List (15)

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
NOV 4 8 34 PM '85

RETURNED TO SENDER
FORWARDING ORDER EXPIRED

SACRAMENTO
OCT 25 '85
CALIF.
6110724
U.S. POSTAGE
0.22

CHY Company
P.O. Box 8848
Sacramento, CA 95822
APN 015-311-20 &21
Ref# 5 & 6

NOTICE OF CITY
COUNCIL HEARING