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APPROVED
BY THE CITY COUNCIL

MAR 07 1989

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

February 27, 1989

City Council
Sacramento, California

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SUBJECT: Time Extension for Tentative Map (P86-414)

LOCATION: South of Elder Creek road, East of Florin-Perkins Road, at Terminus
of Gardner Avenue.

SUMMARY

On February 24, 1987, the City Council approved a Tentative Map to subdivide the subject 60± acre site into 23 lots for industrial development. Prior to expiration of the Tentative Map approval, the applicant filed a request for a one year time extension.

BACKGROUND INFORMATION

Development of the site with industrial use is still appropriate and the proposed subdivision conforms to industrial standards. Staff, therefore, recommend approval of the time extension.

RECOMMENDATION

Planning staff recommend the City Council approve the Time Extension subject to the ~~conditions~~ conditions of the Tentative Map.

Respectfully submitted,

Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 2
March 7, 1989

February 27, 1957

City Council
San Antonio, California

RE: The Extension for Tentative Map (100-414)

LOCATION: South of Fidon Creek road, East of Elgin-Parkway Road, at East
of Garden Avenue.

SUMMARY

On February 26, 1957, the City Council approved a Tentative Map to extend the
subject 100-414 into the lots for industrial development. This
extension of the Tentative Map approval, the applicant filed a request for
one year time extension.

RECOMMENDATION

Development of the site into industrial use is well supported and the
applicant desires to extend the Tentative Map approval to the extent of
approval of the site extension.

CONCLUSION

It is recommended that the City Council approve the Tentative Map
the existing extension of the Tentative Map.

Respectfully submitted,

Richard M. Davis

Director of Planning and Research

FOR CITY COUNCIL INFORMATION
LARRY W. SMITH
CITY CLERK

RE: 100-414
100-414

100-414
100-414

RECEIVED

FEB 28 1989

Planning and Development

18

RESOLUTION No. 87-135

Adopted by The Sacramento City Council on date of

FEB 24 1987

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED SOUTH OF ELDER CREEK ROAD, EAST OF FLORIN-PERKINS ROAD, NORTH OF TERMINUS OF GARDNER AVENUE (P86-414) (APN: 064-020-21,25)

WHEREAS, the City Council, on January 6, 1987, held a public hearing on the request for approval of a tentative map for property located south of Elder Creek Road, east of Florin-Perkins Road, north of terminus of Gardner 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.

~~82~~ RESOLUTION 87-135

FEB 24 1987

- 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for industrial uses in the 1986 South Sacramento Community Plan and the proposed map conforms with the plan.
- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional 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; may require off-site extension and oversizing;
 - c. pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - d. meet all County Sanitation District requirements;
 - e. submit a soils test prepared by a registered engineer to be used in street design;
 - f. abandon septic system to the satisfaction of County Health;
 - g. obtain a County Health Department permit and remove chemical materials to a proper disposal site;
 - h. abandon well to the satisfaction of Building Inspections;
 - i. may require off-site dedication along A, B and C Streets, if so, the City will condemn at developers expense. Developer shall provide 30 feet of access paving to the site. Two accesses to the site must be provided;

73

RESOLUTION 87-135

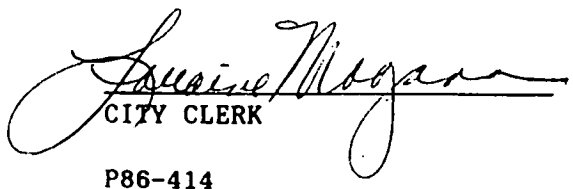
FEB 24 1987

- j. show reciprocal access, sewer, water and drainage easements on final map for parcels 10, 11, 12, and 13;
- k. cannot file final map until Morrison Creek A/D is complete and operating;
- l. align Street A with Morrison Creek Drive in Morrison Creek;
- m. incorporate the design features note on pp. F-17 through F-21 of the Mather AICUZ Report, 1982, into the design and construction of those portions of any industrial buildings where the public is received, office areas, or where normal noise levels are low; (County recommendation)
- n. the applicant shall retain a qualified consultant to inventory and identify vernal pool location on the site. This inventory shall be mapped on a site plan with notations as to which pools are to be retained and which are to be removed. This plan shall be approved by the Army Corps of Engineers and filed with the Sacramento City Planning Division Environmental Section prior to recordation of a final map;
- o. the applicant shall submit in conjunction with the above requirement a letter from the Army Corps of Engineers clearing the project site of any potential for significant environmental problems relating to vernal pools and briefly assessing what, if any, mitigation measures were required in order to issue that clearance. (Contact Tom Coe at 551-2270)



 MAYOR

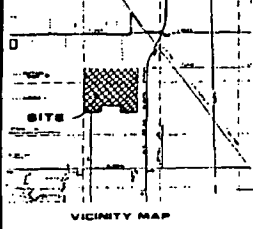
ATTEST:



 CITY CLERK

P86-414

SACRAMENTO

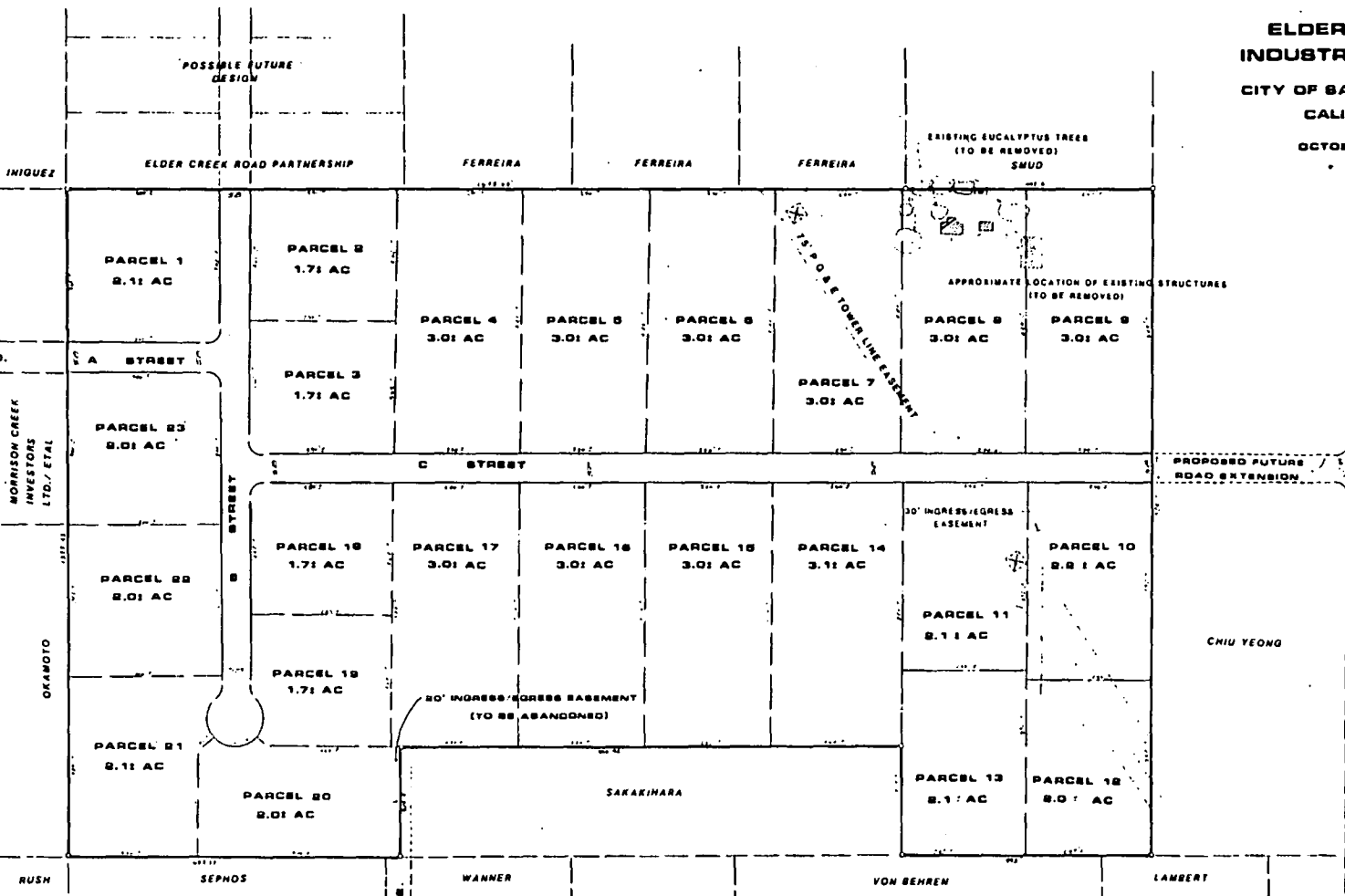


TENTATIVE SUBDIVISION MAP

ELDER CREEK INDUSTRIAL PARK

CITY OF SACRAMENTO CALIFORNIA

OCTOBER, 1988



RESOLUTION

MORRISON CREEK INVESTORS LTD./ ETAL

OKAMOTO

PARCEL 21
2.11 AC

PARCEL 20
2.01 AC

PARCEL 19
1.71 AC

PARCEL 18
1.71 AC

PARCEL 17
1.71 AC

PARCEL 16
1.71 AC

PARCEL 15
1.71 AC

PARCEL 14
3.01 AC

PARCEL 13
3.01 AC

PARCEL 12
3.01 AC

PARCEL 11
2.11 AC

PARCEL 10
2.21 AC

PARCEL 9
3.01 AC

PARCEL 8
3.01 AC

PARCEL 7
3.01 AC

PARCEL 6
3.01 AC

PARCEL 5
3.01 AC

PARCEL 4
3.01 AC

PARCEL 3
1.71 AC

PARCEL 2
1.71 AC

PARCEL 1
2.11 AC

PARCEL 20
2.01 AC

PARCEL 19
1.71 AC

PARCEL 18
1.71 AC

PARCEL 17
1.71 AC

PARCEL 16
1.71 AC

PARCEL 15
1.71 AC

PARCEL 14
3.01 AC

PARCEL 13
3.01 AC

PARCEL 12
3.01 AC

PARCEL 11
2.11 AC

PARCEL 10
2.21 AC

PARCEL 9
3.01 AC

PARCEL 8
3.01 AC

ELK GROVE - FLORIN ROAD

CHIU YEONG

GARDNER AVE.

RUSH

SEPHOS

WANNER

VON BEHREN

LAMBERT

RECORD NUMBER 1988-10224
DATE OF RECORDATION 10/15/88
BY COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA
1988-10224
PROJECT NAME
ELDER CREEK INDUSTRIAL PARK
SUBDIVISION MAP NO. 1
DATE OF RECORDATION 10/15/88
BY COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA
1988-10224

RECORD NUMBER 1988-10224
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PROJECT NAME
ELDER CREEK INDUSTRIAL PARK
SUBDIVISION MAP NO. 1
DATE OF RECORDATION 10/15/88
BY COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA
1988-10224

THE SPINK CORPORATION
780 F STREET
SACRAMENTO, CA 95814
(916) 444-8170
ENGINEERING • ARCHITECTURE • PLANNING •
LANDSCAPE ARCHITECTURE • SURVEYING •
MAPPING • PHOTOGRAMMETRY



FEB 24 1987

86414
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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 1, 1987

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Post Subdivision Modification to Conditions N and O of Previously Approved Tentative Map (P86-414)

LOCATION: South of Elder Creek Road, east of Florin-Perkins Road, at terminus of Gardner Avenue.

SUMMARY

This is a request to amend conditions N and O of Resolution 87-135 (attached, Exhibit A) approving a Tentative Map to subdivide 60+ vacant acres into 23 industrial parcels. The staff and Subdivision Review Committee recommend approval of the Post-Subdivision Modification.

BACKGROUND INFORMATION

On February 24, 1987, the City Council voted to approve a tentative map to subdivide 60+ vacant acres into 23 industrial parcels. The subject site is known to have vernal pools, a unique natural habitat considered to be seasonal wetlands. Wetlands are regulated by the Army Corps of Engineers. Any alteration of a season wetland requires a permit to be issued by the Corps under Section 404 of the Clean Water Act. Consequently, conditions were placed on the Tentative Map requiring the owner to obtain the "404" permits prior to map recordation.

The applicant has submitted an inventory of the vernal pool locations and indicating that there are no endangered species on the site. Construction of the proposed streets will not destroy or interfere with any of the mapped vernal pools. The applicant, therefore, requests to substitute the conditions requiring clearance from the Corps of Engineers prior to map recordation with a condition alerting the developers of the various parcels to the presence of vernal pools which may require approval from the Army Corps of Engineers. Staff recommends that a note be placed on the final map.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project will not have a significant impact on the environmental and has filed a Negative Declaration.

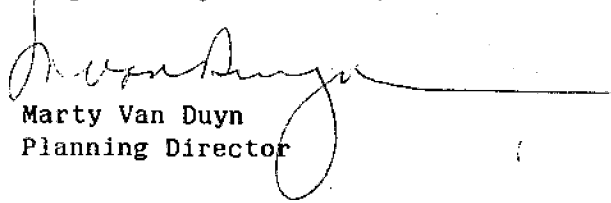
RECOMMENDATION

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

Adopting the attached Resolution adopting Findings of Fact, deleting conditions N and O of Resolution 87-135 and adding the following condition:

Place the following note on the final map: "Due to the presence of vernal pools, an Army Corps of Engineers "404" permit may be required. Prior to development of this property, the applicant shall contact the Corps and obtain any permit(s) which may be required by state or federal law."

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe, City Manager

MVD:SD:rt

attachments
P86-414

October 6, 1987
District No. 6



OFFICE OF THE
CITY CLERK

OPERATION SERVICES

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

916-449-5426

March 13, 1989

The Spink Corporation
c/o Don Barnett
P.O. Box 2511
Sacramento Ca 95811

On March 7, 1989, the City Council granted a time extension request for a Tentative Subdivision Map to subdivide 60.1± vacant acres into 23 lots to be known as Elder Creek Industrial Park, for property located south of Elder Creek Road, east of Florin-Perkins Road at the terminus of Gardner Avenue. (P-86414)

The extension is granted one time only and will lapse on March 7, 1990.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

lmh/jb/#18

cc: Planning Division
Valley Jag Inc. and Charles Somers, 7700 College Town Drive,
#101, Sacramento, Ca, 95826