



# CITY OF SACRAMENTO

**FILED**  
JAN 28 1986  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

26  
25

**FILED**  
JAN 14 1986  
Cont to 1-28-86  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

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

November 7, 1985

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
- 2. Tentative Map (P85-331)

**FILED**  
NOV 12 1985  
Cont. 11-26-85  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

**FILED**  
NOV 26 1985  
Cont to 12-3-85  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

LOCATION: Southwest Corner of Elder Creek Road and Florin Perkins Road

SUMMARY

The Tentative Map proposes to divide 14.1+ acres of vacant M-2(S) zoned land into 16 parcels for industrial use. The Planning Commission and staff recommend approval of the Tentative Map with conditions.

**APPROVED**  
BY THE CITY COUNCIL

BACKGROUND INFORMATION

The subject site and surrounding area is zoned for industrial use. The map proposes to divide the site into 16 parcels with a minimum size of 4+ acres. The Planning Commission and staff found the proposed land division appropriate for the intended land use.

FEB 25 1986

OFFICE OF THE CITY CLERK

At the Planning Commission meeting there was discussion relative to the required street and drainage improvements. Subsequent to the meeting, Public Works staff met with the applicant and adjacent owner to the south. The conditions for approval of the Tentative Map reflect agreements reached at the subsequent meeting.

A letter of opposition was submitted prior to the Planning Commission meeting from an attorney representing an owner in the area (attached).

VOTE OF THE PLANNING COMMISSION

On September 12, 1985, the Commission voted eight ayes one absent to recommend approval of the map with conditions.

November 7, 1985

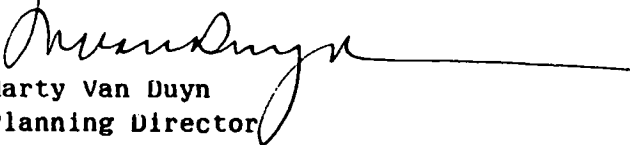
~~11/12/85~~  
11/26

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

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

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:pb  
attachments  
P85-331

November 12, 1985  
District No. 6

Hubbert Stanley + Law  
2535 Capitol Oaks Dr. Ste 210  
Sac. ca. 95833  
Attorneys at Law

26  
~~Sept 26, 1985~~  
Sept 26, 1985

City Planning Commission.

Dear Sirs:

I realize this letter of objection and opposition is submitted at the 11<sup>th</sup> hour, however, when I asked about submitting this at an earlier date I was informed that it was already too late. At the meeting I was informed I could still submit a written objection.

I oppose the subdivision proposed by P85-331 on only a negative declaration. The increase in the number of lots will severely increase the number of businesses and the traffic in that area. More is needed than a negative declaration in this matter.

Thank you for your consideration.

David L. Cohen

David L. Cohen  
Attorney for Wm. Gilbert  
Reversible Trust (APN 064-010  
28).

9-26-85

SACRAMENTO CITY PLANNING COMMISSION

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17 11 26 85

MEETING DATE: 9-12-85  
 ITEM NO. 301B FILE # 85-331  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: S.W. Corner Elder Creek Road and Florin Parkway Road

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

<u>OPPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Ferris	✓			✓
Fong	✓			
Goodin	✓			
Holloway	✓		✓	
Hunter	✓			
Ishmael	✓			
Ramirez	✓			
Simpson	ADJ			
Augusta	✓			

- MOTION
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

RESOLUTION No. 86-151

26

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING THE CITY COUNCIL  
A TENTATIVE MAP FOR PROPERTY AT THE SOUTHWEST  
CORNER OF ELDER CREEK ROAD AND FLORIN-PERKINS ROAD

APPROVED

FEB 25 1986

OFFICE OF THE CITY CLERK

(P85-331) (APN: 064-010-21,45,46,47,41,42,43)

WHEREAS, the City Council, on November 12, 1985, held a public hearing on the request for approval of a tentative map for property at the southwest corner of Elder Creek Road and Florin-Perkins Road;

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 City Planning Commission 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.

~~Handwritten scribbles and the number 26.~~

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the subject site for industrial use(s).
  
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional 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; (10D's not acceptable);
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. Dedicate and construct 40-foot half-section, plus five-foot bike land, south side of Elder Creek Road; centerline of adopted right-of-way to be located 10 feet south of existing centerline;
  - d. Standard improvements excepting sidewalks shall be constructed across the 120-foot frontage on Elder Creek Road not owned by the developer. Dedicate right of way as necessary. City will condemn at developer's expense if necessary;
  - e. Submit a soils test prepared by a registered engineer to be used in street design;
  - f. Annex to Regional Sanitation and pay necessary fees;

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- g. Right of Way Study shall be required for existing canal. Applicant to dedicate right-of-way as indicated.
- h. Summer flow lining shall be constructed in the existing canal across property owned by the developer.
- i. The offsite portion of the canal eastward to Florin-Perkins Road shall be constructed with the improvements of Oates Industrial Park. This is pursuant to a private agreement the developer has made with the property owner to the south;
- j. A portion of the property lies in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone;
- k. Dedicate right-of-way along Florin-Perkins Road as per study on file with the City;
- l. Follow standard procedure to rename Rovana Circle;
- m. Dedicate drainage easements on final map;
- n. For each of the 12 on-site palm trees that are removed, the applicant shall plant a 24-inch box specimen Valley Oak tree on the property in an area that will promote its growth;
- o. The following note shall be placed on the final map: The removed palm trees shall be replaced with 24-inch box specimen Valley Oak trees with an equal amount of trees on Parcels, 1, 2 and 3 (Maximum of four trees on each parcel).

\_\_\_\_\_  
MAYOR

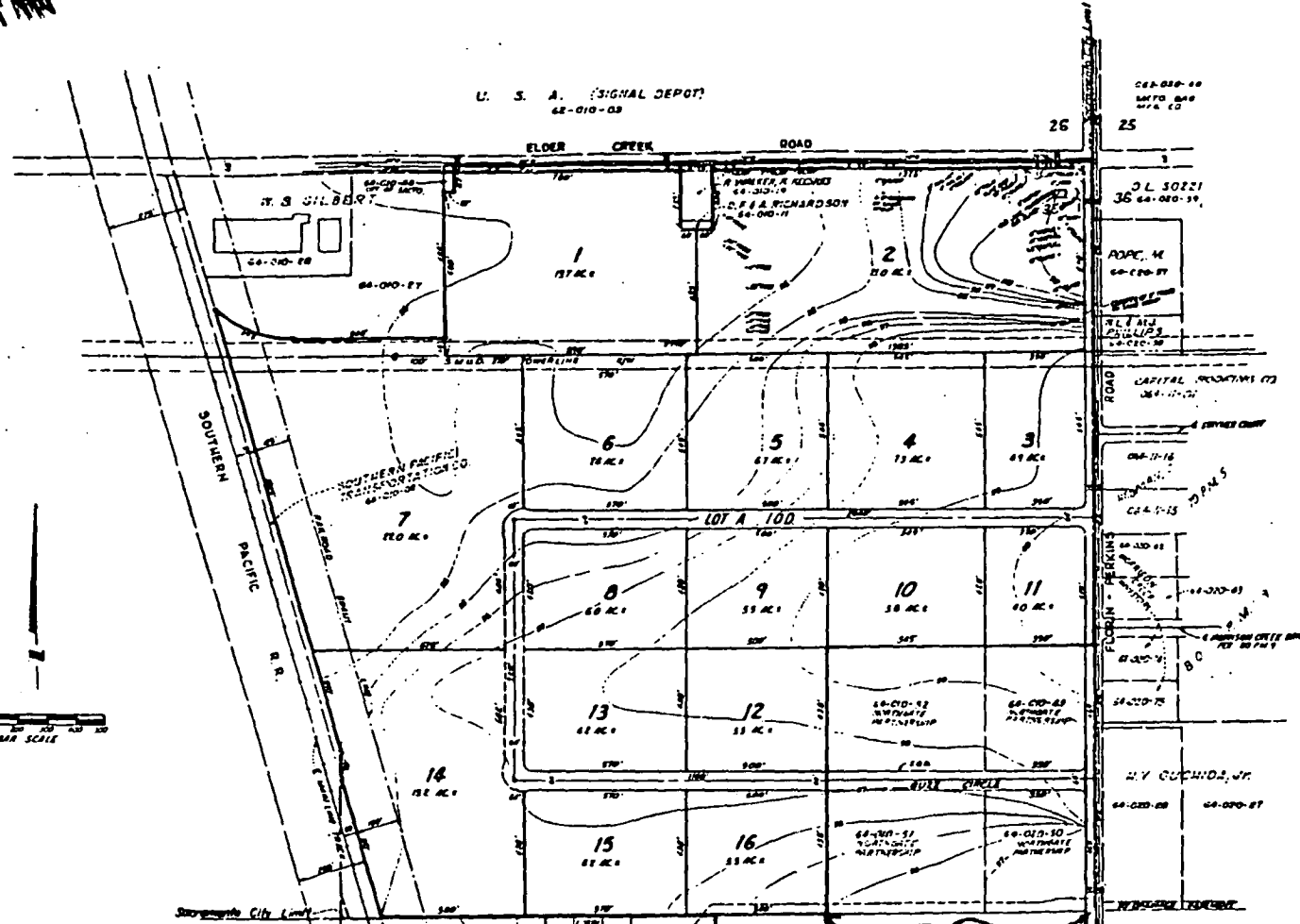
ATTEST:

\_\_\_\_\_  
CITY CLERK

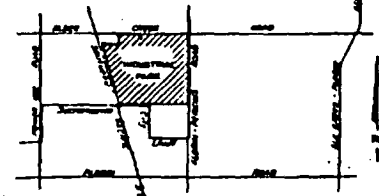
P85-331

TENTATIVE PARCEL MAP  
**OATES INDUSTRIAL PARK**  
 PORTION OF PARCEL 1, BOOK 63 OF PARCEL MAPS, PAGE 8  
 PORTION OF NORTH 1/2 SECTION 25 T.6N., R.5E., N.D.R.P.M.  
 CITY OF SACRAMENTO, CALIFORNIA  
 AUGUST, 1988 SCALE: 1" = 100'  
 MURPHY SMITH & ASSOCIATES

- OWNER: SUPRIATE PARTNERSHIP  
1708 WILSHIRE BOULEVARD, 2ND  
LOS ANGELES, CA 90010
- REGISTERED: MURPHY & ASSOCIATES  
3001 JACOBSON ROAD  
SACRAMENTO, CA 95826  
PHONE: (916) 361-1888
- DRAWN: MURPHY SMITH & ASSOCIATES  
3001 JACOBSON ROAD  
SACRAMENTO, CA 95826  
PHONE: (916) 361-0888
- APPROVED: AS REQUIRED BY CITY OF SACRAMENTO
- EXISTING USE: WAREHOUSE
- PROPOSED USE: INDUSTRIAL WAREHOUSES
- EXISTING ZONING: M-1
- ASSessor'S PRICES: 68-040-07, 01, 02, 03, 04, 05, 06 & 07
- UNIFORM REGIONAL: CITY OF SACRAMENTO
- UTAH MAPS: CITY OF SACRAMENTO
- ORIGINS: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED
- RELEASE: 140.1 AC. ± CROSS, 179.7 AC. ± NET
- NUMBER OF PARCELS: 16
- LOT SIZE: 45 ACRES
- TOPOGRAPHY: 45 ACRES



OFF-SITE CANAL  
 LINDSEY A IMPROVEMENT  
 68-040-02



SUBMITTED BY: <b>Murphy Smith &amp; Associates, Inc.</b> ENGINEER	BENCH MARK <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									CONSTRUCTION PLANS COUNTY OF SACRAMENTO, CALIFORNIA	DRAWN BY: <b>ALICE CHEN</b>	DATE:
PROJECT NO. <b>83061</b>	SCALE: <b>1" = 100'</b>	SHEET NO. <b>1</b> OF <b>1</b>										

P 85-331





AMENDED REPORT BY STAFF 9/26/85  
**CITY PLANNING COMMISSION**

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

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APPLICANT Oates & Massie, 8401 Jackson Road, Sacramento, CA 95827  
OWNER Northgate Partnership, 3700 Wilshire Boulevard, #230, Los Angeles, CA  
PLANS BY Murray Smith & Associates  
FILING DATE 8-8-85 50 DAY CPC ACTION DATE \_\_\_\_\_ REPORT BY: SD:bw  
NEGATIVE DEC 9-2-85 EIR \_\_\_\_\_ ASSESSOR'S PCL NO. 064-010-21,45,46,47,41,42.

43

APPLICATION: A. Negative Declaration  
B. Tentative Map (P85-331)

LOCATION: Southwest corner Elder Creek Road and Florin-Perkins Road

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide 141+ acres into the industrial parcels located in the Heavy Industrial (M-2(S)) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
Existing Zoning of Site: M-2(S)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Commercial & Vacant; M-2(S)  
South: Industrial & Vacant; M-2(S)  
East: Industrial, Commercial; M-1, M-2  
West: Industrial & Vacant; M-2

Property Dimensions: Irregular  
Property Area: 141+ acres  
Topography: Flat  
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 28, 1985, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use: The subject site is designated for industrial uses in the 1974 General Plan. There is no community plan for the area. The site is zoned Heavy Industrial (M-2(S)). The site is surrounded by industrial-commercial uses to the east, and vacant land zoned M-2 and M-2(S) to the north, south and west.
- B. Design: The applicant proposes to subdivide 141 acres into 16 parcels intended for future industrial development. The applicant proposes a loop street off of Florin-Perkins Road to access interior parcels within the subdivision. The applicant proposes an IOD for the loop street. The City Engineer requests that the street be dedicated and improved prior to final map recordation.

APPLC. NO. P85-331

MEETING DATE September 12, 1985

CPC ITEM NO. 3015

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Morrison Creek drainage channel passes along a portion of the southern property line, across property not included in the current request, to Florin-Perkins Road. In order to maintain the continuity of canal improvements, the City Engineer requests that canal right-of-way be dedicated and improved from Florin-Perkins Road to the point at which it turns south in the southwest corner of Lot 16.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measure:

For each of the 12 on-site palm trees that are removed, the applicant shall plant a 24-inch box specimen Valley Oak tree on the property in an area that will promote its growth. The landscape plans indicating these trees shall be reviewed and approved by the Planning Director prior to issuance of building permits.

**RECOMMENDATION:** Staff recommends the following:

- A. Ratification of the Negative Declaration
- B. Approval of the tentative map, subject to the following conditions:

Conditions Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; (IOD's not acceptable);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Dedicate and construct 40-foot half-section, plus five-foot bike lane, south side of Elder Creek Road; centerline of adopted right-of-way to be located 10 feet south of existing centerline;
4. Standard subdivision improvements to be included along 120-foot off-site parcel. City will condemn at owner's expense;
5. Submit a soils test prepared by a registered engineer to be used in street design;
6. Annex to Regional Sanitation and pay necessary fees;

\*see page 37.  
see amendment

*Prepare a right-of-way study for the existing canal; possible dedication required; Dedicate right-of-way and construct improvements as per study, including summer flow lining to Florin-Perkins Road and access ramp (City will condemn off-site at owner's expense).*

~~26~~ 26

- 8. A portion of the property lies in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone;
- 9. Dedicate right-of-way along Florin-Perkins Road as per study on file with the City;
- 10. Follow standard procedure to rename Rovana Circle;
- 11. Dedicate drainage easements on final map;
- 12. For each of the 12 on-site palm trees that are removed, the applicant shall plant a 24-inch box specimen Valley Oak tree on the property in an area that will promote its growth;
- 13. The following note shall be placed on the final map: The removed palm trees shall be replaced with 24-inch box specimen Valley Oak trees with an equal amount of trees on Parcels 1, 2 and 3. (Maximum of four trees on each parcel.)

\*Amended  
by staff

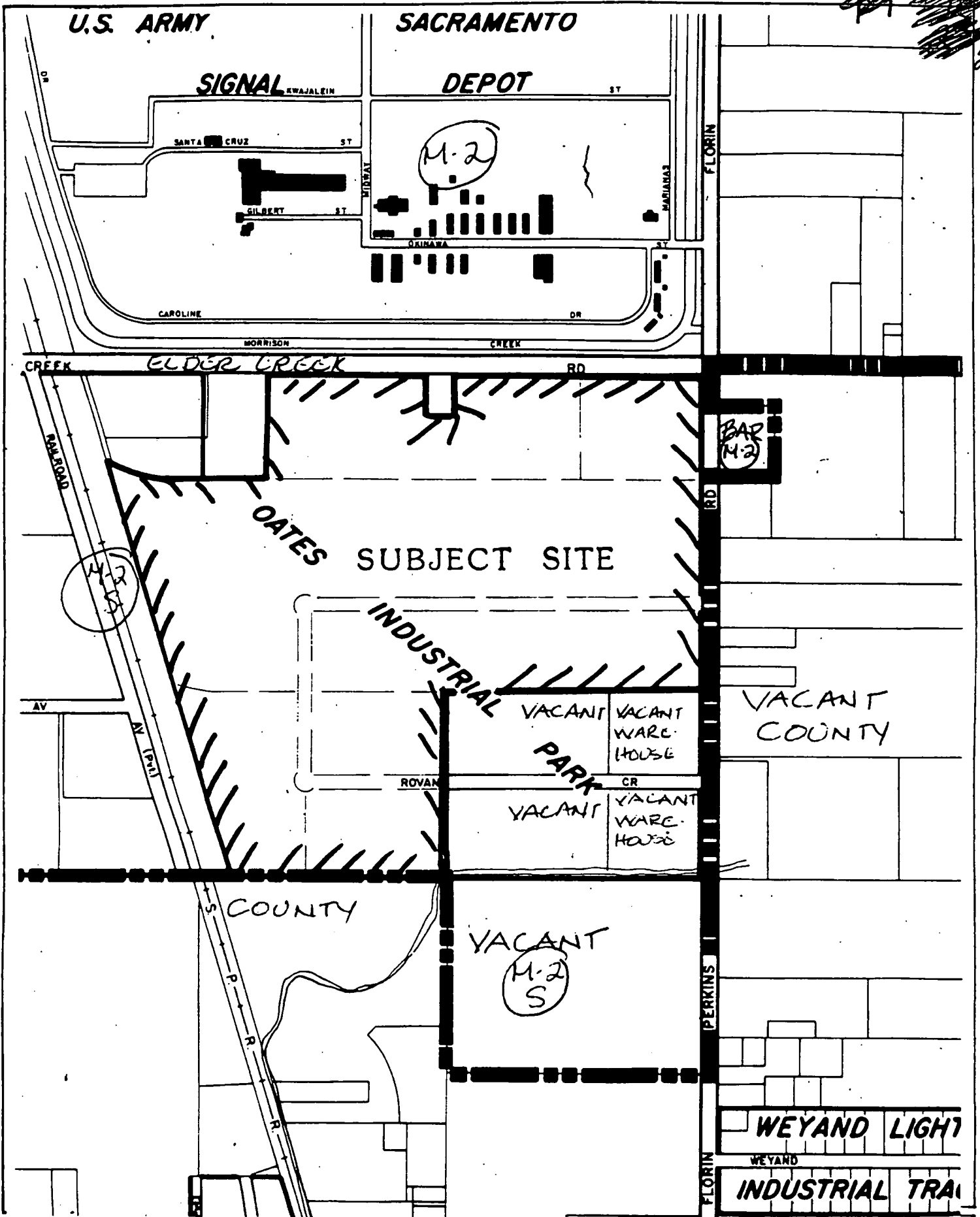
- 7. Construct improvements including summer flow lining along applicant's portion of channel.

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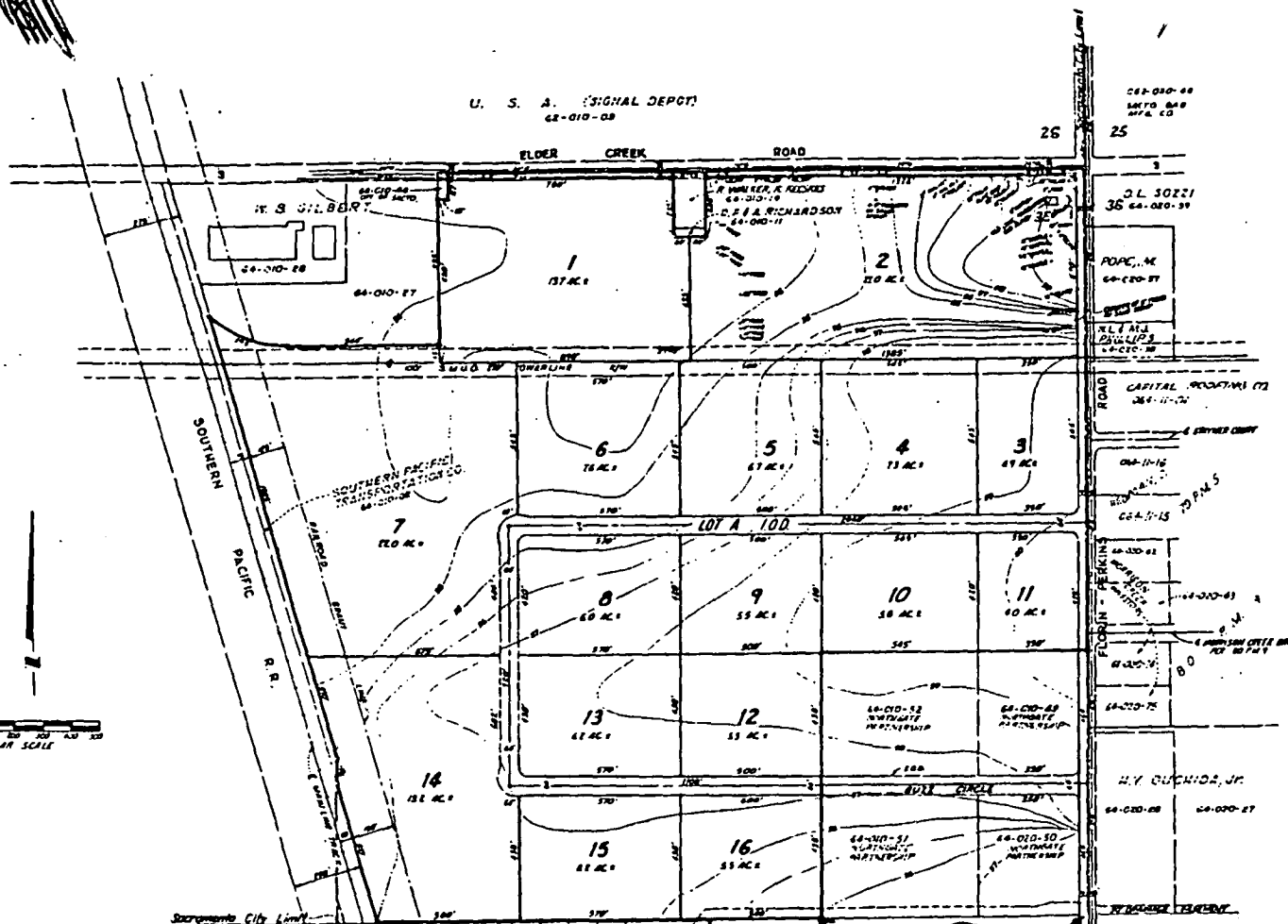


**VICINITY - LAND USE - ZONING**

TENTATIVE PARCEL MAP  
**OATES INDUSTRIAL PARK**  
 PORTION OF PARCEL 1, BOOK 63 OF PARCEL MAPS, PAGE 87  
 PORTION OF NORTH 1/2 SECTION 35 T.8N., R.5E., M.D.B.P.M.  
 CITY OF SACRAMENTO, CALIFORNIA  
 AUGUST, 1988 SCALE: 1" = 100'  
 MURRAY SMITH & ASSOCIATES

U. S. A. SIGNAL DEPT.  
 62-010-08

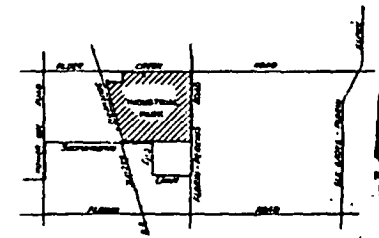
62-010-08  
 62-010-08  
 62-010-08



- OWNER: KENTHART PROPERTIES  
 1709 WILSHIRE BOULEVARD, 42ND  
 LOS ANGELES, CA 90010
- DEVELOPER: OATES & HESSIE  
 6001 JACKSON ROAD  
 SACRAMENTO, CA 95825  
 PHONE: (916) 361-3600
- ENGINEER: MURRAY SMITH & ASSOCIATES  
 3070 S. FOLGER DRIVE  
 SACRAMENTO, CA 95825  
 PHONE: (916) 361-0444
- IMPROVEMENTS: AS DETERMINED BY CITY OF SACRAMENTO
- EXISTING USE: VACANT
- PROPOSED USE: INDUSTRIAL WAREHOUSES
- EXISTING ZONING: M-5
- ASSESSOR'S PARCEL NOS: 08A-010-01, 02, 03, 04, 05, 06 & 07
- SENSE OF PUBLIC: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- SEWERAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED
- AREAS: 141.1 AC. ± GROSS, 129.7 AC. ± NET
- NUMBER OF PARCELS: 16
- LOT SIZE: AS SHOWN
- TOPOGRAPHY: AS SHOWN



P 85-331



SUBMITTED BY: <b>Murray Smith</b> & ASSOCIATES, ENGINEERS	BENCH MARK		CONSTRUCTION PLANS COUNTY OF SACRAMENTO, CALIFORNIA	DRAWN BY: <b>ALLER CEB</b>	DATE
	APPROVED: _____ E.C.E. NO. _____ EXPIRES _____	DESCRIPTION OF _____		P.E. EXP.: _____ <b>ISSUED</b> 1" = 100' <b>SMILEY</b>	AUGUST 1988
TENTATIVE MAP			PROJECT NO. <b>81061</b>		OF 1

19

MURRAY SMITH & ASSOCIATES, ENGINEERING  
AMHERST GROVE  
3020 EXPLORER DRIVE  
SACRAMENTO, CA 95827  
916-361-0444

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

JAN 14 4 04 PM '86



January 14, 1986

Honorable City Council  
City of Sacramento  
City Hall  
Sacramento, CA 95814

Subj: Oates Industrial Park  
City Control No. P 85331

File: 85065

Honorable Council,

We respectfully request a continuance of the Oates Industrial Park Application which is item 19 on your agenda for January 14, 1986. We request that this hearing be continued to your regular scheduled meeting of January 28, 1986 to allow an agreement to be reached between the two adjacent property owners over the construction of improvements on Florin Creek. We appreciate your continued patience in this matter.

Very truly yours,

MURRAY SMITH & ASSOCIATES  
ENGINEERING, INC.

Edward R. Gillum

ERG:mac

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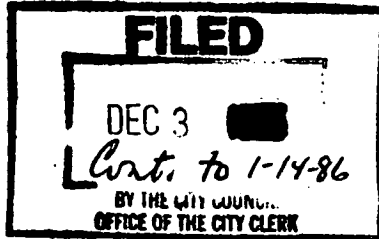
MURRAY SMITH & ASSOCIATES, ENGINEERING  
AMHERST GROVE  
3020 EXPLORER DRIVE  
SACRAMENTO, CA 95827  
916-361-0444

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CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

Dec 3 12 35 PM '85



December 3, 1985



City Council  
City Hall  
Sacramento, CA 95814

Subj: Oates Industrial Park  
P-85 331

File: 85065

Honorable Council,

We respectfully request a continuance of the subject application from you meeting of Tuesday, December 3, 1985, to your regularly scheduled meeting of Tuesday, January 14, 1986. Our client is still in process of finalizing the agreement with the adjacent property owners to comply with proposed conditions for the subject planning application. We appreciate your continued patience in this matter.

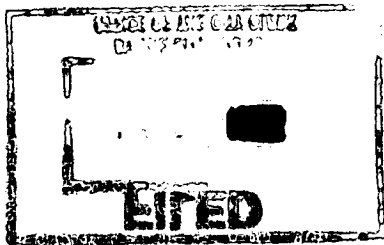
Very truly yours,

MURRAY SMITH & ASSOCIATES  
ENGINEERING, INC.

Edward R. Gillum

cc: Chuck Massie

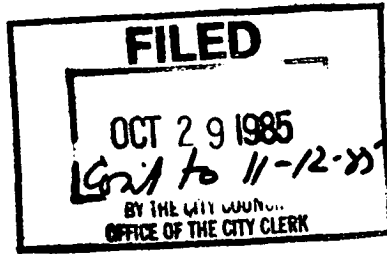
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CITY OF SACRAMENTO

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MURRAY SMITH & ASSOCIATES, ENGINEERING  
AMHERST GROVE  
3020 EXPLORER DRIVE  
SACRAMENTO, CA 95827  
916-361-0444



October 29, 1985

City Council of Sacramento  
City Hall  
Sacramento, CA 95814

Subj: Oates Industrial Park

File: 85065

Honorable Council,

We respectfully request a continuance of the subject planning application (P-85 331) from your meeting of October 29, 1985 to your meeting of November 12, 1985. The continuance will give our client time to work out an agreement with the property owner to the south concerning conditions on the map.

We appreciate your patience in this matter.

Very truly yours,

MURRAY SMITH & ASSOCIATES  
ENGINEERING, INC.

Edward R. Gillum

ERG:mac

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MAY 10 1960  
U.S. AIR FORCE  
OFFICE OF THE ASSISTANT SECRETARY  
FOR AIR FORCE PERSONNEL

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CITY OF SACRAMENTO

JAN 28 2 14 PM '86

MURRAY SMITH & ASSOCIATES, ENGINEERING  
AMHERST GROVE  
3020 EXPLORER DRIVE  
SACRAMENTO, CA 95827  
916-361-0444



January 27, 1986

City Council  
City of Sacramento  
City Hall  
Sacramento, CA 95814

Subj: Oates Industrial Park  
P 85-331

File: 85065

Honorable Council,

We respectfully request the continuance of the subject application from your meeting of Tuesday, January 28, 1986 to your regularly scheduled meeting of February 18, 1986. We appreciate your continued patience on this item.

Very truly yours,

MURRAY SMITH & ASSOCIATES  
ENGINEERING, INC.

Edward R. Gillum

ERG:mac

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RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

FEB 18 4 00 PM '86

MURRAY SMITH & ASSOCIATES, ENGINEERING  
AMHERST GROVE  
3020 EXPLORER DRIVE  
SACRAMENTO, CA 95827  
916-361-0444



February 18, 1986

City Clerk  
City of Sacramento  
City Hall  
Sacramento, CA 95814

Subj: Oates Industrial Park  
P 85-331

File: 85065

Honorable Council,

We respectfully request a continuance of the subject project from your meeting of February 18, 1986 to February 25, 1986. We appreciate your patience on this item.

Very truly yours,

MURRAY SMITH & ASSOCIATES  
ENGINEERING, INC.

*Richard DeBaere*  
Richard DeBaere

**FILED**  
FEB 18 1986  
*Cont to 2-25-86*  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

RD:mac

March 3, 1986

Northgate Partnership  
3700 Wilshire Boulevard, #230  
Los Angeles, CA

Dear Gentlemen:

On February 25, 1986, the Sacramento City Council took the following action(s) for property located at the southwest corner of Elder Creek Road and Florin-Perkins Road.

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 141± acres into sixteen parcels in the Heavy Industrial, M-2(S) zone. (P-85331):

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/lh/#26

Enclosure

cc: Planning Department, Art Gee  
Oates and Massie, 8401 Jackson Road, Sacramento, CA 95827

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