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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 8, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map Time Extension for Fruitridge Industrial Park, Unit No. 3 (P-8756)

LOCATION: Northwest corner of Elder Creek Road and Elk Grove-Florin Road

SUMMARY

This subject Tentative Map was approved by the City Council on October 23, 1979 and is scheduled to lapse on April 23, 1981. The applicant is seeking a twelve-month time extension in order to allow additional time to complete the final map.

The subdivision involves the division of 90.5+ acres into nine industrial lots. The site is zoned M-2S Heavy Industrial.

Because of recent ordinance and policy changes relative to parkland dedication and energy programs, the Council expressed a concern with approving map extensions for twelve months. The Council indicated a general policy to allow a maximum of six months for the extensions.

RECOMMENDATION

The staff recommends that the City Council grant the time extension for six months. Said extension would therefore lapse on October 23, 1981.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

APPROVED MAP 40
BY THE CITY COUNCIL LAPSE

APR 14 1981

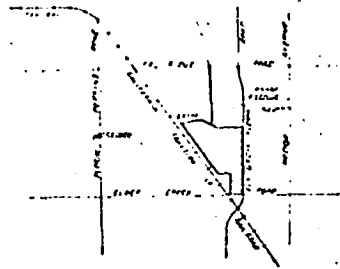
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OFFICE OF THE
CITY CLERK

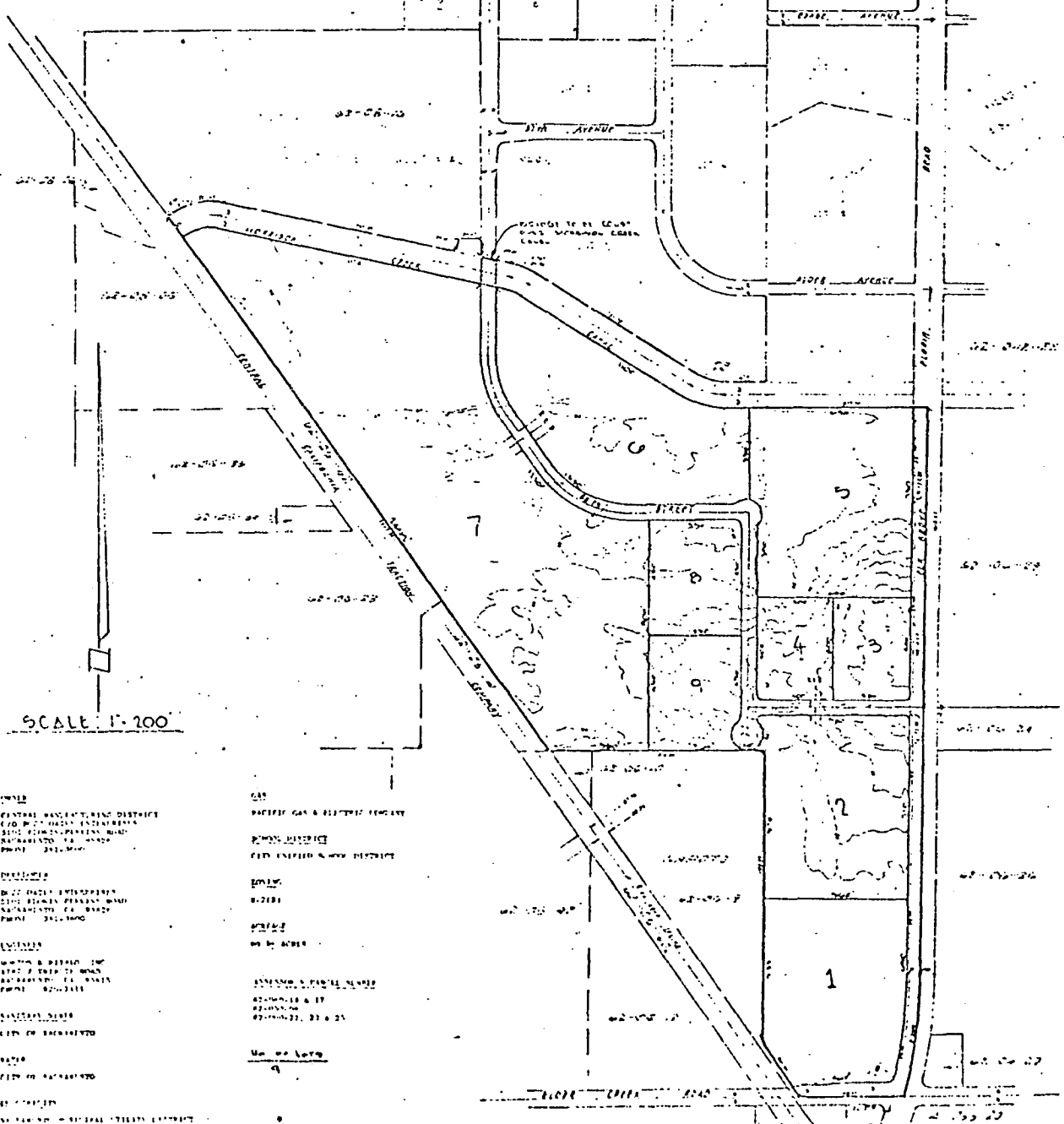
MVD:SD:jm
Attachments
P-8756

April 14, 1981
District No. 6

SITE



LOCATION MAP
NO. SCALE



SCALE: 1" = 200'

- OWNER: CENTRAL SANITATION DISTRICT, CIVIL ENGINEERING, 1000 W. 10TH AVENUE, SACRAMENTO, CA 95811, PHONE: 382-1000
- DESIGNER: BURT HAZEL ENGINEERING, CIVIL ENGINEERING, 1000 W. 10TH AVENUE, SACRAMENTO, CA 95811, PHONE: 382-1000
- ENGINEER: MORTON & PITALO, INC., CIVIL ENGINEERING, 1000 W. 10TH AVENUE, SACRAMENTO, CA 95811, PHONE: 382-1000
- APPROVED: CITY OF SACRAMENTO
- DATE: 09/27/79
- BY: [Signature]
- PROJECT: [Project Name]
- NO. OF SHEETS: 1
- DATE: 09/27/79
- BY: [Signature]
- PROJECT: [Project Name]
- NO. OF SHEETS: 1
- DATE: 09/27/79
- BY: [Signature]

September 27, 1979

Item #21

P8756

100 0 100 200 300 400 500
1" = 200'

<p>MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING</p>	<p>RELATIVE MAP MORTON & PITALO, INC. UNIT NO. 5 FOR THE CITY OF SACRAMENTO CITY OF SACRAMENTO</p>	<p>DATE FILE NO</p>
	<p>DATE FILE NO</p>	<p>DATE FILE NO</p>

RESOLUTION NO. 78-744

Adopted by The Sacramento City Council on date of
OCT 23 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR FRUITRIDGE INDUSTRIAL PARK
UNIT NO. 3 (P-8756) (APN: 062-060-22, 23, 25;
062-050-08 & 09)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Fruitridge Industrial Park Unit No. 3

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on October 23, 1979, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan in that the plan designated the subject site for industrial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. Provide standard subdivision improvements as specified in Section 40.811 of the Subdivision Ordinance.
 - 2. Prepare a sewer and drainage study for review and approval of the City Engineer.
 - 3. Dedicate a 55-foot half-street section along Elder Creek Road in order to provide for an expanded intersection with Elk Grove-Florin Road.
 - 4. Applicant shall participate in the financing of the bridge across Morrison Creek. Financing to be worked out between the applicant and the City Engineer.

BLAINE H. FISHER

MICHAEL MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P-8756

CERTIFIED AS TRUE COPY
of Resolution No. 79-744

OCT 24 1979
Lorraine Magana
Deputy City Clerk of Sacramento



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

April 15, 1981

Central Manufacturing Distributors
5101 Florin-Perkins Road
Sacramento, CA

Gentlemen:

On April 14, 1981, the Sacramento City Council granted a time extension on the tentative map for Fruitridge Industrial Park Unit No. 3, Northwest corner of Elder Creek Road and Elk Grove-Florin Road (P-8756).

The extension is granted one-time only and will lapse on April 23, 1982.

Sincerely,


Lorraine Magana
City Clerk

LM:sj

cc: Morton & Pitalo
Planning Department

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