



CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
RECEIVED
AUG 25 1983

MARTY VAN DUYN
PLANNING DIRECTOR

August 25, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for time extension for Lynn Industrial Park Subdivision
Tentative Map (P-9254)(APN: 061-100-02)

LOCATION: 8260 Alpine Avenue

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on September 8, 1981 and is scheduled to lapse September 8, 1983. The applicant is requesting a 12-month extension in order to allow additional time to complete the final map.

The subdivision involves the division of 5+ acres into six warehouse sites and one common lot. The subject site is currently developed with 3 warehouse structures and located within the Heavy Industrial, M-2-S zone. Staff has no objection to the map extension.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the tentative map. Said extension will lapse on September 8, 1984.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Stipe Jr.
For: Walter J. Stipe, City Manager

APPROVED
BY THE CITY COUNCIL

AUG 30 1983

OFFICE OF THE
CITY CLERK

MVD:TM:cp
Attachments
P-9254

August 30, 1983
District No. 6

29

**JTS ENGINEERING
CONSULTANTS, INC.**

811 J STREET
SACRAMENTO, CA 95814
(916) 441-6708

"ENGINEERING FOR PUBLIC WORKS & INDUSTRY"

August 5, 1983

80-136

Mr. Tom Miller
City Planning Department
City of Sacramento 927 - 10th Street
Sacramento, CA 95814

RE: 8260 Alpine Avenue

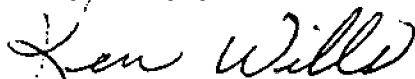
Dear Mr. Miller:

On behalf of James H. and Carole Lynn, JTS Engineering Consultants request that an extension of time (one year) be granted for the tentative map known as Lynn Industrial Park (APN 061-100-02: P-9252). The resolution approving the original tentative map was Resolution No. 81-665 adopted on September 8, 1981.

The reason for this request is that the City of Sacramento has said that the Assessment District for this area should be approved on September 6, 1983. The tentative map for Lynn Industrial Park expires on September 8, 1983, which does not leave much lee-way.

Your approval of this request would surely be appreciated. Thank you.

Very truly yours,



Ken Wills
JTS Engineering Consultants, Inc.

KW:kg

cc: James H. and Carole Lynn

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RESOLUTION No. 81-665

Adopted by The Sacramento City Council on date of

SEPTEMBER 8, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR LYNN INDUSTRIAL
PARK (APN: 061-100-02) (P-9254)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Lynn Industrial Park, located at 8260 Alpine Avenue.

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on September 8, 1981, 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 and the College Greens Community Plan in that both plans designate 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.
- E. 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.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

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. The applicant shall dedicate nine feet of right-of-way along Alpine Avenue (29 foot half-section) prior to recordation of the final map.
 - 2. Bonds and private contract are required for subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance; or the Kennedy Acres (drainage) and Alpine Street (street improvement) assessment districts' improvements shall be under contract prior to recordation of the final map.

3. The applicant shall provide for standard subdivision improvements not provided for by the assessment districts.

Wiley I. Bentley MAYOR

ATTEST:

Serraine Magana
CITY CLERK

P-9254

LYNN INDUSTRIAL PARK
 8260 ALPINE AVENUE
 ANN ARBOR MI 48106-1502
 CITY OF ANN ARBOR
 PLANNING DEPARTMENT

DATE: 05-15-02
 PROJECT: ANN ARBOR
 SHEET: 1 OF 1

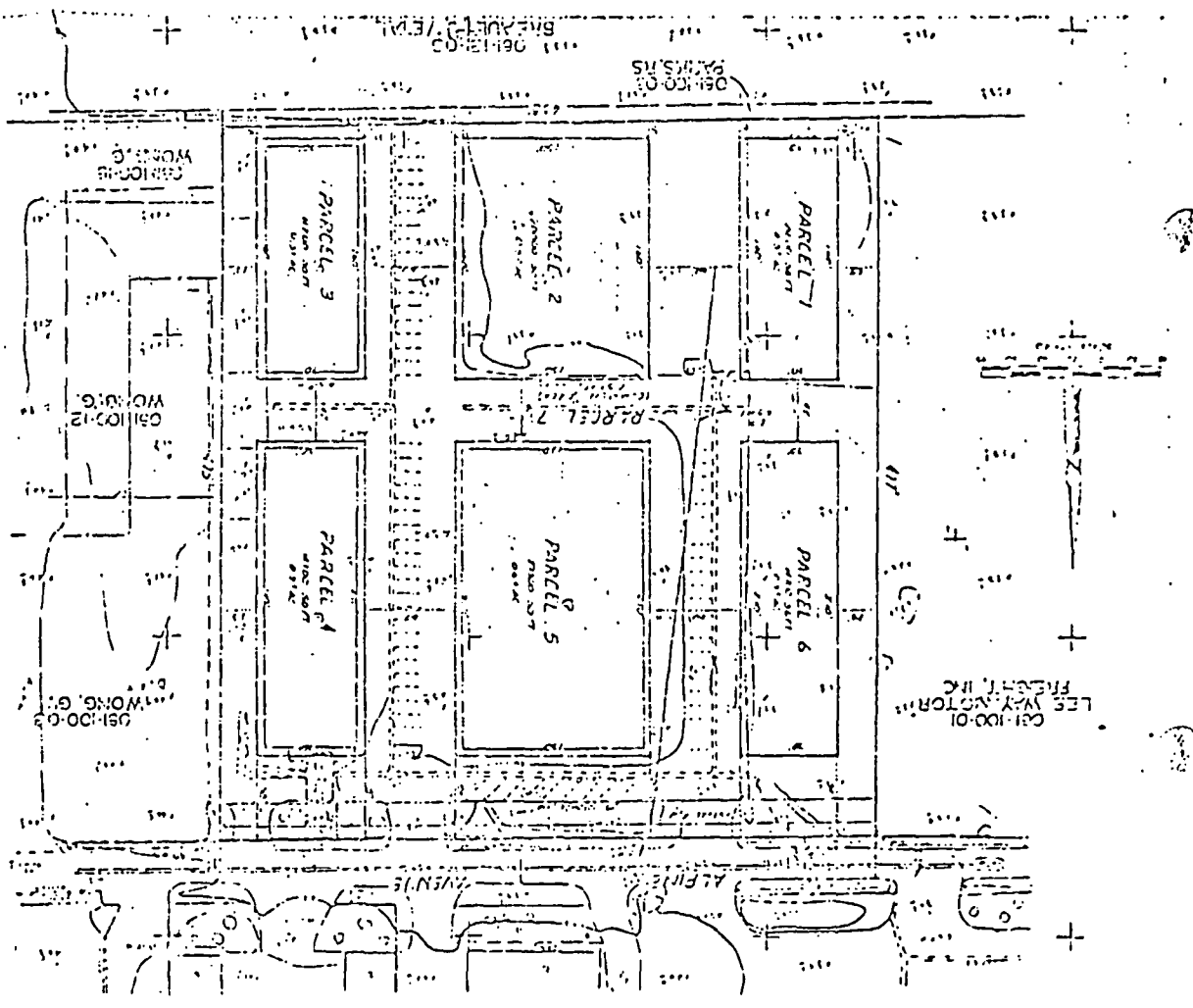
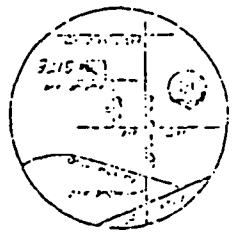
OWNER: J.T.S. PARTNERS
 ENGINEER: J.T.S. PARTNERS
 LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT 1224
 ZONING: M-2
 ACRES: 1.18

ASSESSOR'S PARCEL NUMBER: 011-00-01
 LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT 1224
 ZONING: M-2
 ACRES: 1.18

USE: COMMERCIAL INDUSTRIAL
 CITY OF ANN ARBOR
 PLANNING DEPARTMENT

STREET IMPROVEMENTS: SEE ATTACHED EXHIBIT 1224
 CITY OF ANN ARBOR
 PLANNING DEPARTMENT

UTILITIES: SEE ATTACHED EXHIBIT 1224
 CITY OF ANN ARBOR
 PLANNING DEPARTMENT



LYNN INDUSTRIAL PARK
 8260 ALPINE AVENUE
 ANN ARBOR MI 48106-1502

J.T.S. ENGINEERING CONSULTANTS, INC.
 1111 DELICHO DRIVE
 ANN ARBOR MI 48106-1502

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-6-

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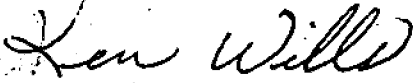
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Very truly yours,



Ken Wills
JTS Engineering Consultants, Inc.

KW:kg

cc: James H. and Carole Lynn

August 31, 1983

JTS Engineering Consultants
811 J Street
Sacramento, CA 95814

Dear Gentlemen:

On August 30, 1983, the Sacramento City Council granted a time extension request on the Tentative Map for property located at 8260 Alpine Avenue.

The extension is granted one-time only, and will lapse on September 8, 1984.

Sincerely,

Lorraine Magana
City Clerk

LM/km/29

cc: Planning Department
James H. and Carole Lynn
200 Shefiled Drive
Carmichael, CA 95608