



CITY OF SACRAMENTO

14

FILED
JAN - 6 1987
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

RECEIVED
DEC 29 1986

December 29, 1986

City Council
Sacramento, California

TO CONTINUED
1-27-87

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. 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 subdivide 60+ vacant acres into 23 industrial parcels. Staff and the Subdivision Review Committee recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not include a request requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding land uses and zoning are as follows:

- North: Vacant: County
- South: Vacant and one residence: A
- East: Vacant: A
- West: Vacant: A and M-1

The subject site is currently located in the County. An annexation request is being processed through the Planning Department which will be considered by the City Council on January 6, 1987 (M85-113). The subject site is a portion of that annexation request. When annexed, the site will be zoned Light Industrial (M-1S).

APPROVED
BY THE CITY COUNCIL

JAN 27 1987

OFFICE OF THE
CITY CLERK

*intent to approve
subject to documentation
due 2-10-87; Conditions
to be reviewed*

The applicant proposes to subdivide 60+ vacant acres into 23 lots ranging in size from 1.7+ acres to 3.1+ acres.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration based on compliance with the following mitigation measures. These measures are in addition to those identified in a 1984 Negative Declaration prepared by Sacramento County in approving the applicant's request for a County general plan amendment, County area plan amendment, and rezoning the site to industrial. At that time, 31 vernal pools on 45 acres were identified on the eastern half of the property. Vernal pools are a unique natural habitat considered to be seasonal wetlands and as such are regulated by the Army Corps of Engineers. Any alteration of a seasonal wetland requires a permit to be issued by the Corps under Section 404 of the Clean Water Act. Prior to issuance of a permit, the Corps prepares an environmental assessment which may include mitigation measures. Therefore, in addition to the applicable mitigation measures identified by the County, the following conditions shall be required in order to avoid any significant adverse environmental impacts which result from this proposal.

1. Incorporate the design features noted 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)
2. The applicant shall retain a qualified consultant to inventory and identify vernal pool locations 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.
3. 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)

RECOMMENDATION

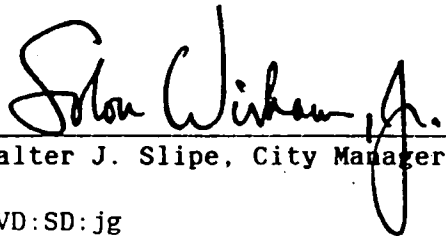
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee, recommends:

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

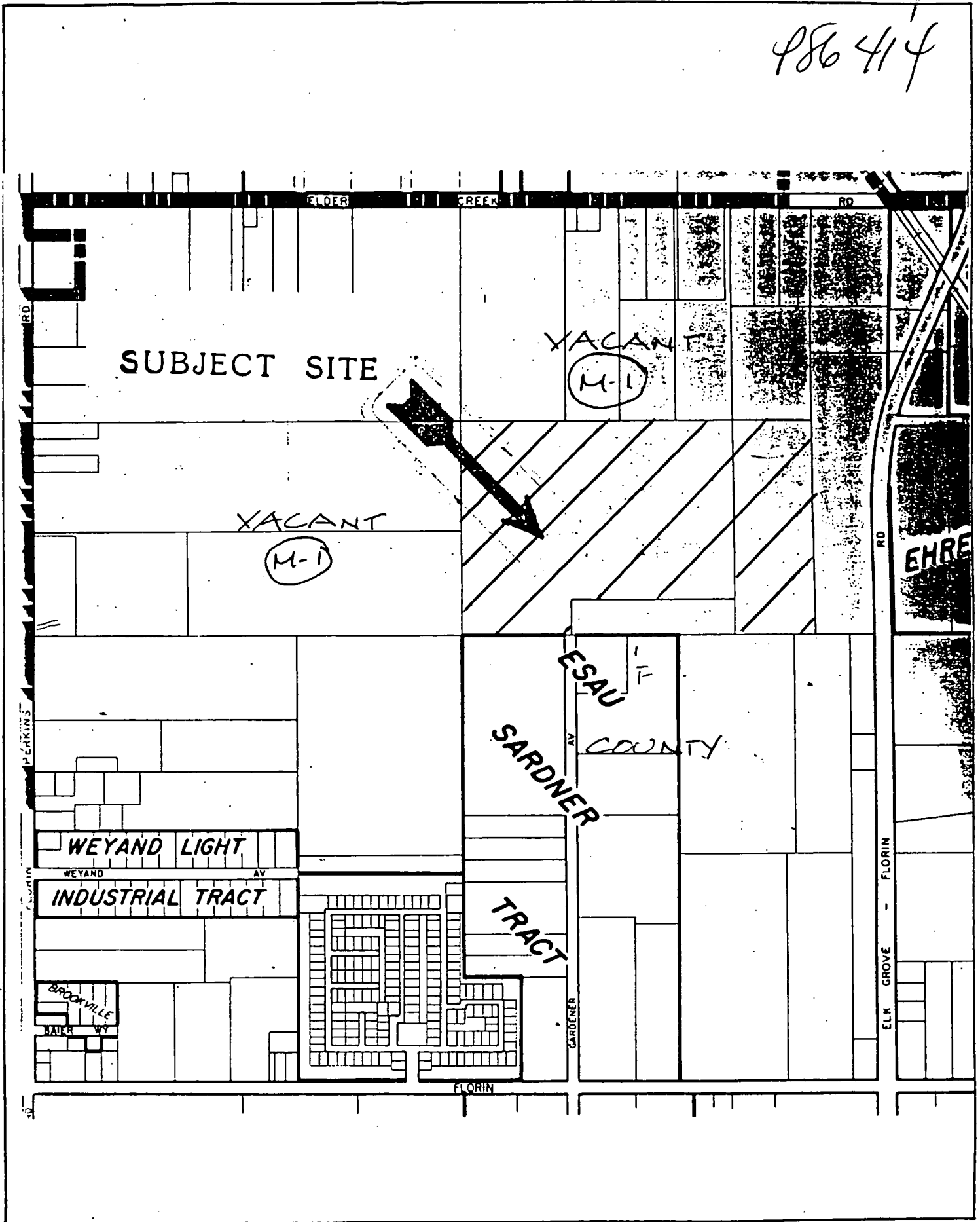
RECOMMENDATION APPROVED:


 For: Walter J. Slipes, City Manager

MVD:SD:jg
Attachment
P86-414

January 6, 1987
District No. 6

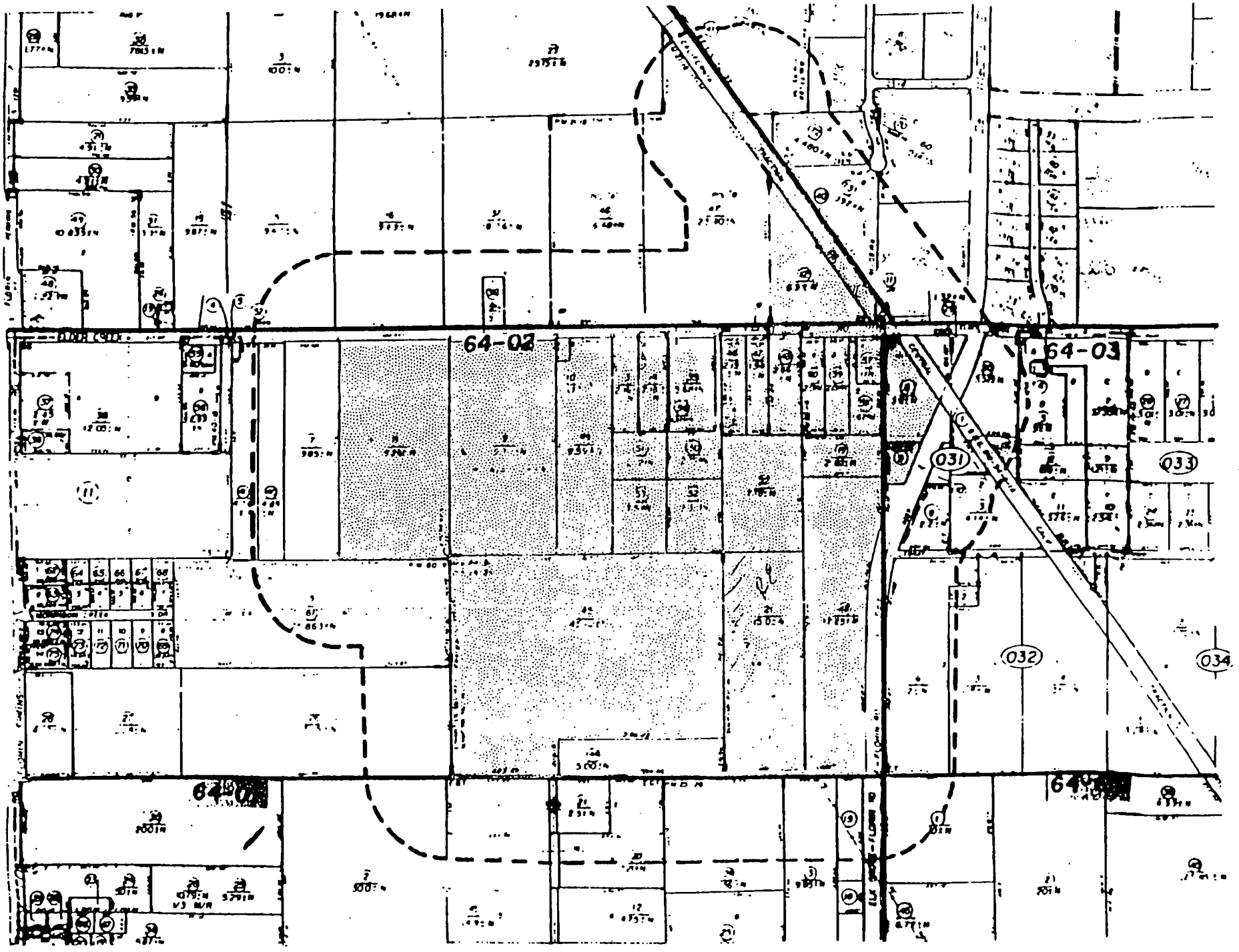
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P86414



VICINITY - LAND USE - ZONING

4
P80414

SHADED AREA TO BE ANNEXED



RESOLUTION No.

Adopted by The Sacramento City Council on date of

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.

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;

- 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

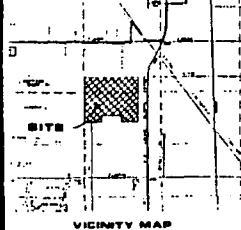
ATTEST:

CITY CLERK

P86-414

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SACRAMENTO

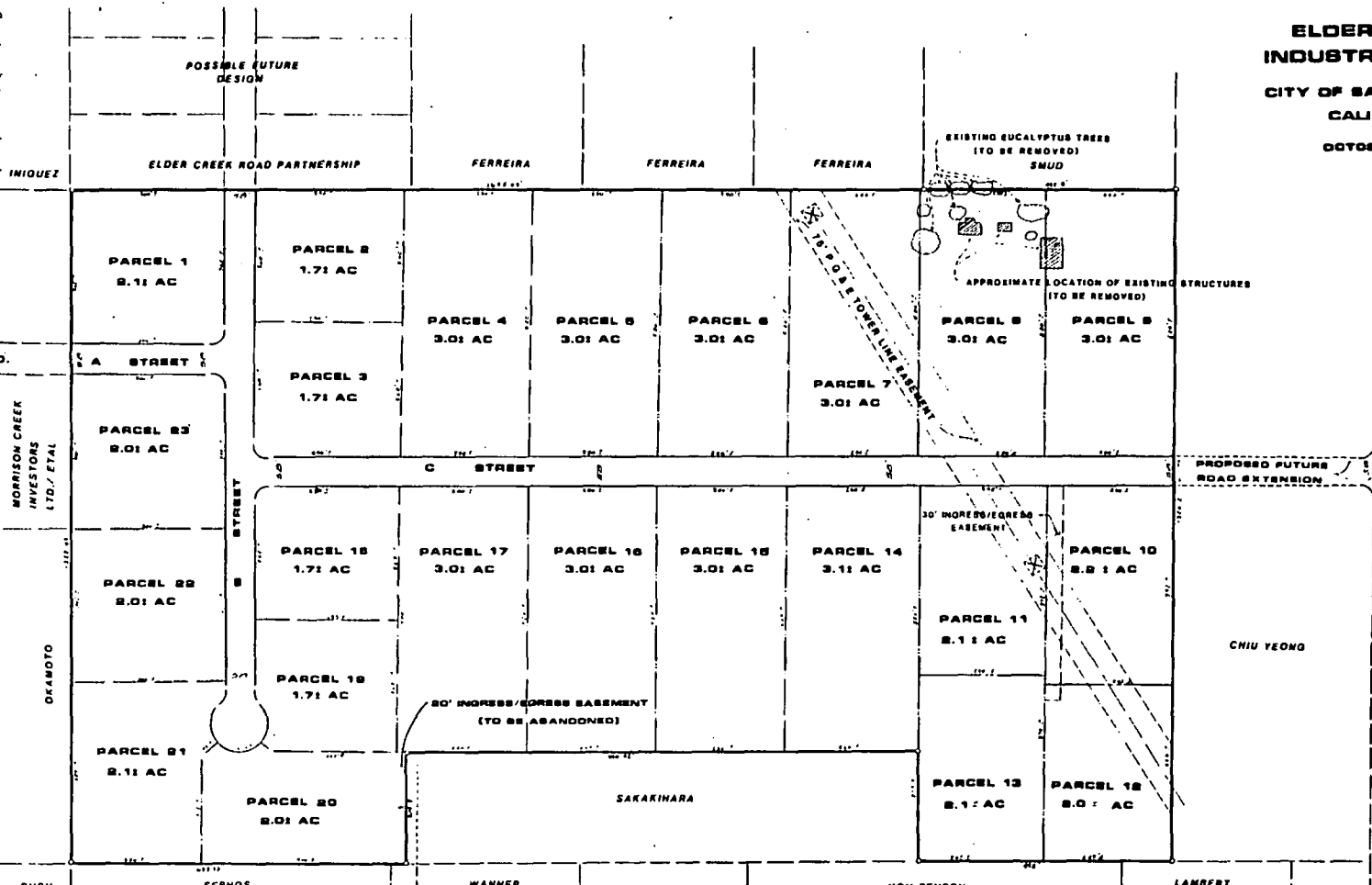


TENTATIVE SUBDIVISION MAP

ELDER CREEK INDUSTRIAL PARK

CITY OF SACRAMENTO CALIFORNIA

OCTOBER, 1988



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RECORD NAME AND NUMBER
 88-070-21-000-01
 750 P STREET, SUITE 101
 SACRAMENTO, CA 95814

CHARTER NUMBER
 1932 INDUSTRIAL PARK, SUITE 1
 SACRAMENTO, CALIFORNIA 95814

ENGINEER
 THE SPINK CORPORATION
 750 P STREET, SUITE 101
 SACRAMENTO, CALIFORNIA 95814

EXISTING USE AND ZONE
 1 SINGLE-FAMILY RESIDENCE, R-1 AND R-2
 2 INDUSTRIAL USE AND ZONE
 11-1007 INDUSTRIAL PARCELS, M-1

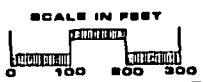
SEWERAGE
 MORRISON CREEK ASSESSMENT DISTRICT

WATER SUPPLY
 CITY OF SACRAMENTO

PROPOSED IMPROVEMENTS
 11-1007-21-000-01

ASSESSOR'S PARCEL NUMBER
 88-070-21-000-01

GRASS HEIGHT
 60 TO 10 FEET



THE SPINK CORPORATION
 750 P STREET
 SACRAMENTO, CA. 95814
 (916) 444-8170

ENGINEERING • ARCHITECTURE • PLANNING •
 LANDSCAPE ARCHITECTURE • SURVEYING •
 MAPPING • PHOTOGRAMMETRY

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