



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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CITY PLANNING DEPARTMENT
725 "J" STREET
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5504

JAN 7 1981

MARTY VAN DUYN
PLANNING DIRECTOR

January 7, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9226)

LOCATION: South side of Elder Creek Road, 750+ feet east of
Power Inn Road

SUMMARY

This item was continued from the January 6th Council meeting in order to allow staff time to prepare the necessary Resolution for this particular project.

RECOMMENDATION

It is recommended that the City Council approve and adopt the attached Tentative Map Resolution with conditions.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slupe
Walter J. Slupe, City Manager

MVD:HY:jm
Attachments
P-9226

January 13, 1981
District No. 6

APPROVED
BY THE CITY COUNCIL

JAN 13 1981

OFFICE OF THE
CITY CLERK

RESOLUTION No. 81-019

Adopted by The Sacramento City Council on date of

JANUARY 13, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED
ON THE SOUTH SIDE OF ELDER CREEK ROAD, 750+ FEET
EAST OF POWER INN ROAD (APN: 040-101-10) (P-9226)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for property located on the south side of Elder Creek Road, 750+ feet east of Power Inn Road (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 January 6 and 13, 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 Lindale-Florin Community Plan in that the plans designate the subject site for Heavy Commercial and Industrial uses.
- 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section 15115.
- 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.

APPROVED
BY THE CITY COUNCIL

JAN 13 1981

OFFICE OF THE
CITY CLERK

- 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 County of Sacramento treatment plants have a design capacity for which 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:

The Tentative Map be approved subject to the following conditions:

1. The applicant shall place the following note on the map: No building permits will be issued for Parcel B until the Morrison Creek assessment district improvements are constructed.
2. The applicant shall dedicate sufficient right-of-way to provide a 55-foot half section from the existing centerline of Elder Creek Road.
3. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
4. The applicant shall indicate reciprocal access easements between the two parcels. The location and width of this easement shall be subject to review and approval of the City Traffic Engineer.

5. The applicant shall indicate utility easements between the two parcels.

MAYOR

ATTEST:

CITY CLERK

P-9226



CITY OF SACRAMENTO

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DEC 30 1980

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 30, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9226)

LOCATION: South side of Elder Creek Road, 750+ feet east of
Power Inn Road

SUMMARY

The applicant is requesting the necessary entitlements to divide 12.6+ acres into two industrial lots in the Heavy Industrial M-2-S Zone. The staff and the Subdivision Review Committee recommend denial of this request.

BACKGROUND INFORMATION

This application did not necessitate review by the Planning Commission because it involves less than four lots and there are no concurrent Special Permit, Rezoning, Variance, or other applications that require review by the Planning Commission.

Surrounding land use and zoning are as follows:

North: Industrial; M-2-S
South: Industrial, vacant; M-2-S
East: Industrial; M-2
West: Industrial, residential; M-2-S

The subject site is located adjacent to Morrison Creek and within the Morrison Creek assessment district. Staff notes that the parcel is currently subject to flooding from Morrison Creek and drainage facilities are not available to serve the subject site. The City Engineer requests that the map be denied or deferred until the Morrison Creek assessment district improvements are constructed. It is expected that the contract for the assessment district improvements will be let in early 1982.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends denial of the Tentative Map based on the attached findings of fact. Should the Council wish to approve the Tentative Map, the proper action would be to continue the item for one week in order to allow staff time to prepare the necessary resolution with conditions and findings of fact.

Respectfully submitted,



Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slipe, City Manager

MVD:TMM:jm
Attachments
P-9226

January 6, 1981
District No. 6

In the matter of the decision)
of the City Council on appli-)
cation P-9226, Tentative Map)
to divide 12.6+ acres into)
two industrial parcels in the)
M-2-S Zone located on the)
south side of Elder Creek Road)
750+ feet east of Power Inn)
Road)

NOTICE OF DECISION
AND
FINDINGS OF FACT

On January 6, 1981, the City Council held a public hearing to consider documentary and oral evidence regarding the above referenced Tentative Map. The Council denied the Tentative Map based on the following findings:

1. The site is not physically suitable for development at this time because there is no drainage available at the present time.
2. The site is located adjacent to Morrison Creek and is subject to flooding.
3. The project is not consistent with the following policies of the 1974 General Plan which states "continue to prohibit urban type uses in all areas which are subject to flooding."

MAYOR

ATTEST:

CITY CLERK

P-9226

APPROVED
BY THE CITY COUNCIL

JAN 13 1981

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