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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

December 7, 1993

City Council  
Sacramento, California

Honorable Members In Session:

APPROVED  
BY THE CITY COUNCIL

DEC 14 1993

OFFICE OF THE  
CITY CLERK

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

- SUBJECT:**
1. Negative Declaration
  2. General Plan Amendments Related to Airport Amended Comprehensive Land Use Plans (CLUPS)

**LOCATION:** North and South Sacramento Community Plan Areas-DISTRICTS 2 & 6

**STAFF RECOMMENDATION**

The City Planning Commission and Planning Staff recommend the following actions by the City Council:

1. Ratify the Negative Declaration;
2. Adopt Resolution to amend General Plan:
  - a. Replace Tables 2&3 pp. 8-30 through 8-33 in the Health and Safety Element of the General Plan with the modified land use compatibility guidelines for new development within Mather and McClellan noise exterior environments and safety environments attached as amended Tables 2 and
  - b. Amend the language in the Health and Safety Element of the General Plan page 8-29 under the McClellan and Mather Special Provisions to read as follows:

" Land uses and construction surrounding both McClellan and Mather Air Force Bases are regulated by special noise and safety guidelines derived from CLUP's adopted in 1987, as amended in 1993."

**CONTACT PERSON:**

Scot Mende, Senior Planner & Bridgette Williams, Associate Planner (916)264-5604

**SUMMARY**

This is a request to amend land use regulations in the City's General Plan Health and Safety Element to be consistent with the updated Comprehensive Land Use Plans recently amended by the Airport Land Use Commission. The proposed amendments are limited to clarification of the types of land uses considered compatible and/or incompatible for new development within McClellan and Mather Exterior Noise and Safety Environments. Roadways, theme parks and various office buildings and retail uses are now restricted in various approach and clear zones. These land use changes will have a negligible effect within the City. The land uses affected within the McClellan AFB's area of influence are outside of the City limits with the exception of Del Paso Park, which will experience no impacts. The land uses within the Mather AFB's area of influence are industrial uses, and will experience no impact. Staff recommends approval of the amendments.

**VOTE OF PLANNING COMMISSION**

On October 28, 1993, by a vote of seven ayes, the Planning Commission recommended approval of these amendments.

**BACKGROUND**

The Comprehensive Land Use Plan (CLUP) is a tool used by the Airport Land Use Commission which provides guidelines for land use compatibility. The CLUP establishes planning boundaries around the airport, and regulates height, noise and safety. The Airport Land Use Commission (ALUC) recently amended the following CLUPs:

- \* Mather Air Force Base CLUP
- \* McClellan Air Force Base CLUP
- \* Rio Linda Airport CLUP
- \* Sacramento Metropolitan Airport CLUP

State Law (Government Code, Section 65302.3) requires that the local jurisdiction take action within 180 days to assure that its land use regulations are consistent with the provisions of the Comprehensive Land Use Plan. Consistency must be achieved by amending pertinent portions of general plans, specific plans, zoning ordinances or other land use regulations.

The General Plan amendments are limited to Mather and McClellan AFBs. The General Plan discusses generalized land uses for Rio Linda and Sacramento Metro Airports rather than the more specific land uses discussed for Mather and McClellan AFBs. The amendments to the CLUPs were centered in the Safety and Noise Land Use Compatibility Guidelines. No changes were made in the Height regulations. The old list outlines general land use categories in the McClellan and Mather CLUPs and the City's General Plan. The amendments provide a revised and greatly expanded list of land uses for the various non-residential and residential land uses which replaces the old list.

It is important to point out that the more specific land use categories depicted in the amended tables will remain consistent with City's various community plan policies and the land use chart in the City's Zoning Ordinance.

Table 3, in the General Plan Safety Land Use Compatibility Guidelines reflect land uses which are now incompatible. Outlined below are those land uses indicated in the existing Table 3 that are incompatible due to more stringent standards implemented by the airports.

#### New Restrictions to Land Uses As a Result of CLUP Amendments

##### Clear Zone

Streets, roads, highways, rail lines

##### Approach-Departure Zone

Asphalt paving and miscellaneous petroleum manufacturing

Government office and services

Paint, chemicals, and petroleum-wholesale

Department and variety stores

Grocery, drug stores, paint, glass, wallpaper, eating and drinking, home furnishings, apparel, and fuel dealers

Coin laundries, photographers, beauty shops, barbers, funeral

services, computer services, travel agencies, legal services, engineering, banks, credit unions, office buildings, business schools, and vocational schools

##### Overflight Zone

Racetracks, Fairgrounds and expositions, Theme parks, Professional sports

The CLUPs' amendments to the Land Use Compatibility Guidelines in the Safety Zones prohibit specific land uses due to more stringent noise and safety standards implemented by the state. The amended Table 3 reflects a "No" by those uses originally allowed (refer to land uses specified above). Prohibiting various land uses in specific safety zones will be consistent with the City's Zoning Ordinance, and the South and North Sacramento Community Plan land use designations. Land uses in designated safety zones that may result in a conflict, allowed in various safety zones, will require additional environmental review and will result in a less than significant impact.

#### Future General Plan Amendments

The ALUC is currently undertaking amendments to the noise contours affected by airport noise from McClellan AFB and their new operations. The anticipated date for the amended noise contours is mid-January 1994. With this, the City will be required to return to the City Planning Commission and City Council with additional amendments to the General Plan within 180 days of the ALUC's action.

**FINANCIAL CONSIDERATIONS**

None.

**POLICY CONSIDERATIONS**

The proposal is consistent with the General Plan and the 1984 North Sacramento Community Plan land use designations.

**MBE/WBE EFFORTS**

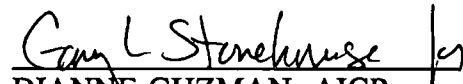
None.

Respectfully submitted,

  
\_\_\_\_\_  
GARY J. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION: APPROVED:

WILLIAM H. EDGAR  
CITY MANAGER

  
\_\_\_\_\_  
DIANNE GUZMAN, AICP  
Director, Planning & Development Dept.

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**RESOLUTION NO. 93-715**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED BY THE CITY COUNCIL

FEB 17 1993

ON DATE OF \_\_\_\_\_

RESOLUTION TO AMEND THE GENERAL PLAN TO REPLACE TABLES 2 & 3, PP. 8-30 THROUGH 8-33, IN THE HEALTH AND SAFETY ELEMENT AND TO MODIFY LAND USE COMPATIBILITY GUIDELINES FOR NEW DEVELOPMENT WITHIN MATHER AND MCCLELLAN NOISE EXTERIOR ENVIRONMENTS AND SAFETY ENVIRONMENTS (ATTACHED AS AMENDED TABLES 2 & 3); AND TO AMEND THE LANGUAGE IN THE HEALTH AND SAFETY ELEMENT OF THE GENERAL PLAN, PAGE 8-29, UNDER THE MCCLELLAN AND MATHER SPECIAL PROVISIONS SECTION (M93-018)

WHEREAS, the City Council conducted a public hearing on \_\_\_\_\_ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendments are compatible with the surrounding uses;
2. The proposed plan amendments are suitable for land uses located within the Mather and McClellan Air Force Bases noise and safety environments;
3. The proposed plan amendments are consistent with the policies of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the plan amendments described on the attached Tables 2 and 3 are hereby consistent with the City's General Plan.

ATTEST:

\_\_\_\_\_  
MAYOR

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

**FOR CITY CLERK USE ONLY**

AMENDED  
TABLE 2

MC CLELLAN AIR FORCE BASE & Matter Air Force Base

LAND USE COMPATIBILITY GUIDELINES FOR NOISE

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH				
	60-65 CNEL	65-70 CNEL	70-75 CNEL	75-80 CNEL	80-85 CNEL
<b>RESIDENTIAL</b> <sup>1</sup>					
Single-family detached <sup>2</sup>	Yes	No	No	No	No
Two-family dwelling	Yes	No	No	No	No
Multi-family dwelling (3+ families)	Yes	No	No	No	No
Group quarters & rooming houses (702, 704)	Yes	No	No	No	No
Mobile home parks or courts (6515)	Yes	No	No	No	No
<b>MANUFACTURING</b>					
Food & kindred products (20)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Textiles & apparel (22, 23)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Transportation equipment (37)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Lumber & wood products (24)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Furniture & fixtures (25)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Paper & allied products (26)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Printing & publishing (27)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Chemicals & allied products (28)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Asphalt paving & misc. petroleum (295, 299)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Petroleum refining (29)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Rubber & plastics (30)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Stone, clay, glass & concrete products (32)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Primary & fabricated metals (33, 34)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Electrical & electronic equipment (36)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Leather products (31)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Industrial, commercial & computer equipment (35)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Photo, optical & medical equipment (38)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Miscellaneous manufacturing (39)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITIES</b>					
Streets, roads & highways	Yes	Yes	Yes	Yes	Yes
Heavy rail lines: freight & passenger (40)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Light rail lines: passenger (41)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Trucking & rail freight terminals (42)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Warehousing & storage (422)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Passenger terminals & stations	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Water transportation: freight & passenger (44)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Parking lots (752)	Yes	Yes	Yes	Yes	Yes
Transportation services (47)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Radio, TV & telephone (48)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Courier service (4215)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Electrical & natural gas generation & switching (491, 492)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Natural gas & petroleum pipelines & storage (46)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Water treatment plants (494)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Sewer treatment plants (4952)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Sanitary landfills (4953)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Recycling & transfer facilities (4953)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Hazardous material facilities (4953)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>

AMENDED  
TABLE 2  
CONTINUED

McCLELLAN AIR FORCE BASE + Mather Air Force Base

LAND USE COMPATIBILITY GUIDELINES FOR NOISE

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH				
	60-65 CNEL	65-70 CNEL	70-75 CNEL	75-80 CNEL	80-85 CNEL
<b><u>WHOLESALE TRADE</u></b>					
Paints, varnishes & supplies (5198)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Chemicals & allied products (516)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Petroleum terminals & wholesalers (517)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Miscellaneous wholesale trade (50, 51)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
<b><u>RETAIL TRADE</u></b>					
Department & variety stores (single) (53)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Lumber, building materials & nurseries (521, 526)	Yes	Yes	Yes <sup>3</sup>	No	No
Grocery & drug stores (54)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Paint, glass, wallpaper & hardware (523, 525)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Auto, truck, boat & RV dealers (55)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Mobile home dealers (527)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Auto & truck service stations (554)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Fuel dealers (598)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Apparel & shoes (56)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Home furnishings (57)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Eating & drinking (58)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Miscellaneous retail trade (59)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
<b><u>BUSINESS &amp; PERSONAL SERVICES</u></b>					
Auto, truck, boat, RV & miscellaneous repair (75, 76)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Mobile home repair (1521)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Commercial laundries & cleaning (721)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Coin-operated laundries (7215)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Photographers, beauty & barber, shoe repair (722, 725)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Funeral services (726)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Business services (73)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Computer programming & data processing (737)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Travel agencies (4724)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Legal & engineering (81, 87)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Banks, credit unions & financial (63, 64, 65)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Hotels, motels, inns, bed & breakfast (701)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>1,4</sup>	No
Business parks & industrial clusters	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Offices for rent or lease	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Business & vocational schools (824, 829)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Construction businesses (15, 16, 17)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Miscellaneous personal services (729)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
<b><u>SHOPPING DISTRICTS</u></b>					
Neighborhood shopping centers	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Community shopping centers	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Regional shopping centers	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No

AMENDED TABLE 2  
CONTINUED

McCLELLAN AIR FORCE BASE + Mather Air Force Base					
LAND USE COMPATIBILITY GUIDELINES FOR NOISE					
LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH				
	60-65 CNEL	65-70 CNEL	70-75 CNEL	75-80 CNEL	80-85 CNEL
<b><u>PUBLIC AND QUASI-PUBLIC SERVICES</u></b>					
Post Offices (53)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Government offices (91-96)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Government social services (83)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Elementary & secondary schools (821)	Yes	Yes <sup>3,4</sup>	No	No	No
Colleges & universities (822)	Yes	Yes <sup>3,4</sup>	No	No	No
Hospitals (806)	Yes	Yes <sup>3,4</sup>	Yes <sup>3,4</sup>	No	No
Medical & dental Laboratories (807)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Doctor & dentist offices (801-804)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Museums & art galleries (84)	Yes	Yes <sup>3,4</sup>	No	No	No
Libraries (823)	Yes	Yes <sup>3,4</sup>	No	No	No
Churches (866)	Yes	Yes <sup>3,4</sup>	No	No	No
Cemeteries (6553)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Jails & detention centers (9223)	Yes	Yes	Yes <sup>3</sup>	No	No
Child care programs (6 or more children) (835)	Yes	Yes <sup>3,4</sup>	No	No	No
Nursing care facilities (805)	Yes	Yes <sup>3,4</sup>	No	No	No
<b><u>RECREATION</u></b>					
Neighborhood parks	Yes	Yes	Yes <sup>3</sup>	No	No
Community-wide & regional parks	Yes	Yes	Yes <sup>3</sup>	No	No
Riding stables (7999)	Yes	Yes	Yes <sup>3</sup>	No	No
Golf courses (7992)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Open space & natural areas	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Natural water areas	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Recreation & amusement centers (793, 799)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Physical fitness & gyms (7991)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Camps, campgrounds & RV parks (703)	Yes	Yes	No	No	No
Dance halls, studios, schools (791)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	No
Theaters - live performance (7922)	Yes	Yes <sup>3,4,5</sup>	Yes <sup>3,4,5</sup>	No	No
Motion picture theater - single or double (783)	Yes	Yes <sup>3,4</sup>	Yes <sup>3,4</sup>	No	No
Motion picture theater complex - 3 or more (783)	Yes	Yes <sup>3,4</sup>	Yes <sup>3,4</sup>	No	No
Professional sports (7941)	Yes	Yes	Yes	No	No
Stadiums and arenas	Yes	Yes	Yes	No	No
Auditoriums, concert halls, amphitheaters	Yes	Yes <sup>3,4,5</sup>	Yes <sup>3,4,5</sup>	No	No
Fairgrounds and expositions (7999)	Yes	Yes	Yes	No	No
Racetracks (7948)	Yes	Yes	Yes	No	No
Theme parks	Yes	Yes	Yes	No	No



AMENDED TABLE 2  
CONTINUED

<u>McCLELLAN AIR FORCE BASE + Mather Air Force Base</u>					
LAND USE COMPATIBILITY GUIDELINES FOR NOISE					
LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH				
	60-65 CNEL	65-70 CNEL	70-75 CNEL	75-80 CNEL	80-85 CNEL
<b><u>AGRICULTURE AND MINING</u></b>					
Row & field crops (011, 013, 016)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Tree crops (012)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Intensive livestock (021, 024, 027)	Yes	Yes	Yes <sup>3</sup>	No	No
Nursery products (018)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Poultry (025)	Yes	Yes	Yes <sup>3</sup>	No	No
Pasture & grazing	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Agricultural services (07)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Mining & quarrying (10, 12, 14)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>
Oil & gas extraction (13)	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>	Yes <sup>3</sup>

**FOOTNOTES:**

- <sup>1</sup> Caretaker residences are a compatible use within all CNEL ranges, provided that they are ancillary to the primary use of a property, intended for the purpose of property protection or maintenance, and subject to the condition that all residential units be designed to limit intruding noise such that interior noise levels do not exceed 45 CNEL, with windows closed, in any habitable room.
- <sup>2</sup> Second residential units are a compatible use within all CNEL ranges, subject to the condition that the proposed second unit be consistent with the provisions of Sections 65852.1 and 65852.2 of the California Government Code.
- <sup>3</sup> Measures to achieve an interior noise level of 50 CNEL must be incorporated into the design and construction of portions of buildings where the public is received, office areas and other areas where people work or congregate.
- <sup>4</sup> Measures to achieve an interior noise level of 45 CNEL must be incorporated into the design and construction of all noise sensitive areas including, but not limited to, rooms designed for the purpose of sleep, libraries, churches, and areas intended for indoor entertainment events.
- <sup>5</sup> Only indoor uses permitted.

MC CLELLAN AIR FORCE BASE + Mather Air Force Base

LAND USE COMPATIBILITY GUIDELINES FOR SAFETY

LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH- DEPARTURE ZONE	OVERFLIGHT ZONE
<b>RESIDENTIAL</b>			
Single-family detached	No	Yes <sup>1</sup>	Yes
Two-family dwelling	No	No	Yes
Multi-family dwelling (3+ families)	No	No	Yes
Group quarters & rooming houses (702, 704)	No	No	Yes
Mobile home parks or courts (6515)	No	No	Yes
<b>MANUFACTURING</b>			
Food & kindred products (20)	No	Yes <sup>2</sup>	Yes
Textiles & apparel (22, 23)	No	Yes <sup>2</sup>	Yes
Transportation equipment (37)	No	Yes <sup>2</sup>	Yes
Lumber & wood products (24)	No	Yes <sup>2</sup>	Yes
Furniture & fixtures (25)	No	Yes <sup>2</sup>	Yes
Paper & allied products (26)	No	Yes <sup>2</sup>	Yes
Printing & publishing (27)	No	Yes <sup>2</sup>	Yes
Chemicals & allied products (28)	No	No	No
Asphalt paving & misc. petroleum (295, 299)	No	No	Yes
Petroleum refining (2911)	No	No	No
Rubber & plastics (30)	No	No	No
Stone, clay, glass & concrete products (32)	No	Yes <sup>2</sup>	Yes
Primary & fabricated metals (33, 34)	No	Yes <sup>2</sup>	Yes
Electrical and electronic equipment (36)	No	Yes <sup>2,13</sup>	Yes <sup>13</sup>
Leather products (31)	No	Yes <sup>2</sup>	Yes
Industrial, commercial & computer equipment (35)	No	Yes <sup>2,13</sup>	Yes <sup>13</sup>
Photo, optical & medical equipment (38)	No	Yes <sup>2</sup>	Yes
Miscellaneous manufacturing (39)	No	Yes <sup>2</sup>	Yes
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITIES</b>			
Streets, roads, & highways	No	Yes	Yes
Heavy rail lines: freight & passenger (40)	No	Yes	Yes
Light rail lines: passenger (41)	No	Yes	Yes
Trucking & rail freight terminals (42)	No	Yes <sup>2</sup>	Yes
Warehousing & storage (422) <sup>4</sup>	No	Yes <sup>2</sup>	Yes
Passenger terminals & stations	No	No	Yes
Water transportation: freight & passenger (44)	No	Yes	Yes
Parking lots (752)	No	Yes <sup>2</sup>	Yes
Transportation services (47)	No	Yes <sup>2,5</sup>	Yes
Radio, TV & telephone (48)	No	No	Yes <sup>13</sup>
Courier service (4215)	No	Yes <sup>2</sup>	Yes
Electrical & natural gas generation & switching (491, 492)	No	No	Yes <sup>13</sup>
Natural gas & petroleum pipelines & storage (46)	No	No	Yes
Water treatment plants (494)	No	No	Yes <sup>6</sup>
Sewer treatment plants (4952)	No	No	Yes <sup>6</sup>
Sanitary landfills (4953)	No	No	Yes <sup>6</sup>
Recycling & transfer facilities (4953) <sup>7</sup>	No	Yes <sup>2,6</sup>	Yes <sup>6</sup>
Hazardous material facilities (4953)	No	No	Yes <sup>6</sup>

AMENDED TABLE 3  
CONTINUED

<u>McCLELLAN AIR FORCE BASE + Mather Air Force Base</u>			
LAND USE COMPATIBILITY GUIDELINES FOR SAFETY			
LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH- DEPARTURE ZONE	OVERFLIGHT ZONE
<b><u>WHOLESALE TRADE</u></b>			
Paints, varnishes & supplies (5198)	No	No	Yes
Chemicals & allied products	No	No	Yes
Petroleum truck terminals	No	No	Yes
Miscellaneous wholesale trade	No	Yes <sup>2</sup>	Yes
<b><u>RETAIL TRADE</u></b>			
Department & variety stores (single) (53)	No	No	Yes
Lumber, building materials & nurseries (521, 526)	No	Yes <sup>2</sup>	Yes
Grocery stores & drug stores (54)	No	No	Yes
Paint, glass, wallpaper & hardware (523, 525)	No	No	Yes
Auto, truck, boat & RV dealers (55)	No	Yes <sup>2</sup>	Yes
Mobile home dealers (527)	No	Yes <sup>2</sup>	Yes
Auto & truck service stations (554)	No	No	Yes
Fuel dealers (598)	No	No	Yes
Apparel & shoes (56)	No	No	Yes
Home furnishings (57)	No	No	Yes
Eating & drinking (58)	No	No	Yes
Miscellaneous retail trade (59)	No	No	Yes
<b><u>BUSINESS &amp; PERSONAL SERVICES</u></b>			
Auto, truck, boat, RV & miscellaneous repair (75, 76)	No	Yes <sup>2</sup>	Yes
Mobile home repair (1521)	No	Yes <sup>2</sup>	Yes
Commercial laundries & cleaning (721)	No	Yes <sup>2</sup>	Yes
Coin-operated laundries (7215)	No	No	Yes
Photographers, beauty & barber, shoe repair (722-725)	No	No	Yes
Funeral services (726)	No	No	Yes
Business services (73)	No	Yes <sup>2</sup>	Yes
Computer programming & data processing (737)	No	No	Yes
Travel Agencies (4724)	No	No	Yes
Legal & engineering (81, 87)	No	No	Yes
Banks, credit unions & financial (63, 64, 65)	No	No	Yes
Hotels, motels, inns, bed & breakfast (701)	No	No	Yes
Business parks & industrial clusters	No	Yes <sup>2,8</sup>	Yes
Office buildings (offices for rent or lease)	No	No	Yes
Business & vocational schools (824, 829)	No	No	Yes
Construction businesses (15, 16, 17)	No	Yes <sup>2</sup>	Yes
Miscellaneous personal services (729)	No	No	Yes
<b><u>SHOPPING DISTRICTS</u></b>			
Neighborhood shopping centers	No	No	Yes
Community shopping centers	No	No	Yes
Regional shopping centers	No	No	No

AMENDED TABLE 3  
CONTINUED

MC CLELLAN AIR FORCE BASE + <i>Mather Air Force Base</i>			
LAND USE COMPATIBILITY GUIDELINES FOR SAFETY			
LAND USE CATEGORY and (Standard Industrial Classification Code)	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH- DEPARTURE ZONE	OVERFLIGHT ZONE
<b><u>PUBLIC AND QUASI-PUBLIC SERVICES</u></b>			
Post offices (53)	No	No	Yes
Government offices (91-96)	No	No	Yes
Government social services (83)	No	No	Yes
Elementary & secondary schools (821)	No	No	Yes <sup>3</sup>
Colleges & universities (822)	No	No	No
Hospitals (806)	No	No	No
Medical & dental laboratories (807)	No	Yes <sup>2</sup>	Yes
Doctor & dentist offices (801-804)	No	No	Yes
Museums & art galleries (84)	No	No	Yes
Libraries (823)	No	No	Yes
Churches (866)	No	No	Yes
Cemeteries (6553)	No	Yes <sup>2,10</sup>	Yes
Jails & detention centers (9223)	No	No	No
Child care programs (6 or more children) (835)	No	No	Yes
Nursing care facilities (805)	No	No	Yes
<b><u>RECREATION</u></b>			
Neighborhood parks	No	No	Yes
Community-wide & regional parks	No	No	Yes
Riding stables (7999)	No	Yes <sup>2</sup>	Yes
Golf courses (7992)	No	Yes <sup>2,11</sup>	Yes
Open space & natural areas	Yes <sup>3,6</sup>	Yes <sup>2,6,12</sup>	Yes <sup>5</sup>
Natural water areas	Yes <sup>3,6</sup>	Yes <sup>2,6,12</sup>	Yes <sup>5</sup>
Recreation & amusement centers (793, 799)	No	No	Yes
Physical fitness & gyms (7991)	No	No	Yes
Camps, campgrounds & RV parks (703)	No	No	Yes
Dance halls, studios & schools (791)	No	No	Yes
Theaters - live performance (7922)	No	No	Yes
Motion picture theater - single or double (783)	No	No	Yes
Motion picture theater complex - 3 or more (783)	No	No	No
Professional sports (7941)	No	No	No
Stadiums and arenas	No	No	No
Auditoriums, concert halls, amphitheaters	No	No	No
Fairgrounds and expositions (7999)	No	No	No
Racetracks (7948)	No	No	No
Theme parks	No	No	No

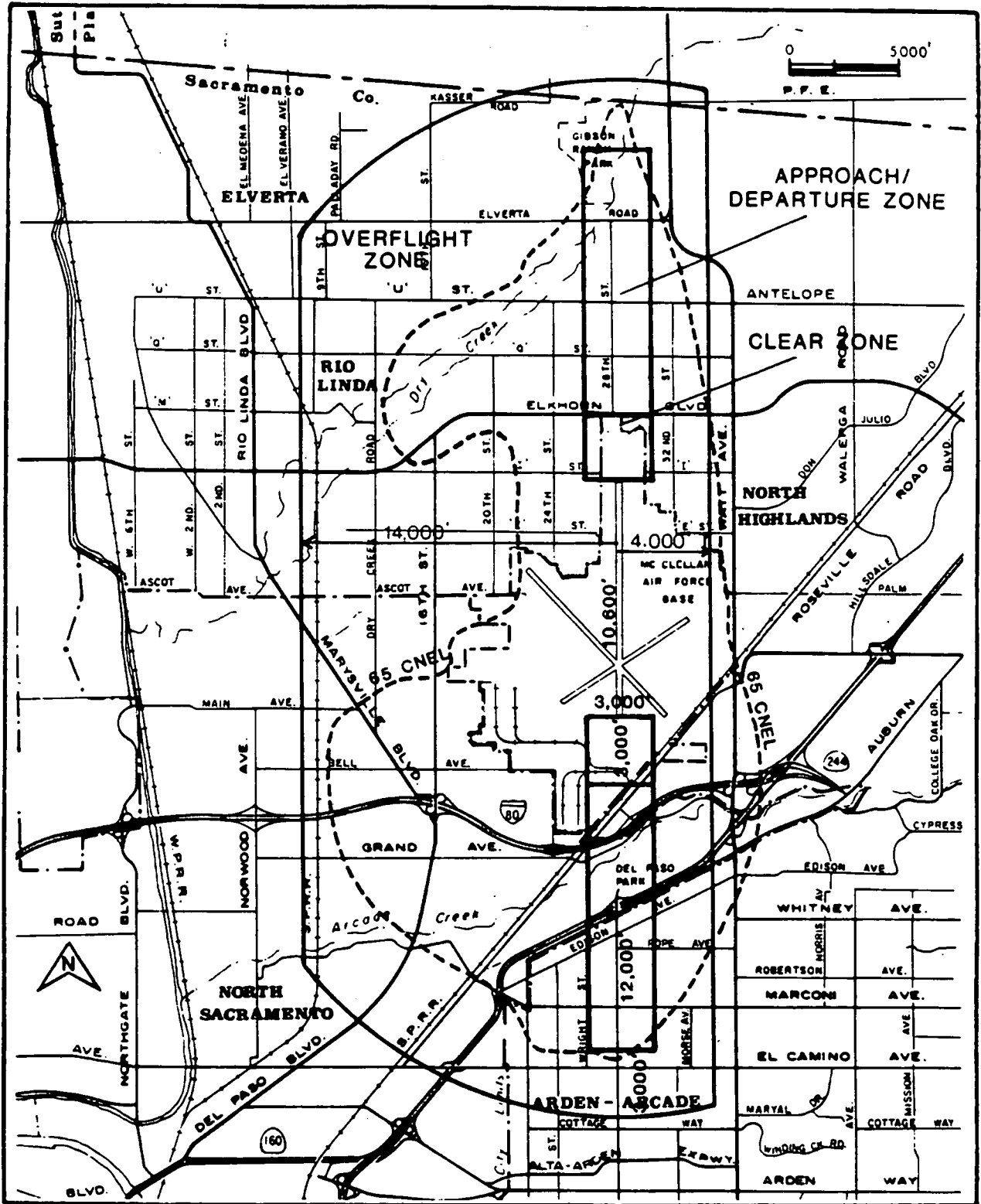
AMENDED TABLE 3  
CONTINUED

MC CLELLAN AIR FORCE BASE + Mather Air Force Base			
LAND USE COMPATIBILITY GUIDELINES FOR SAFETY			
LAND USE CATEGORY AND (Standard Industrial Classification Code)	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH- DEPARTURE ZONE	OVERFLIGHT ZONE
<b>AGRICULTURE AND MINING</b>			
Row & field crops (011, 013, 016)	Yes <sup>3,6</sup>	Yes <sup>2,6</sup>	Yes <sup>6</sup>
Tree crops (012)	No	Yes <sup>2,6</sup>	Yes <sup>6</sup>
Intensive livestock (021, 024, 027)	No	Yes <sup>2,6</sup>	Yes <sup>6</sup>
Nursery products (018)	No	Yes <sup>2,6</sup>	Yes <sup>6</sup>
Poultry (025)	No	Yes <sup>2,6</sup>	Yes <sup>6</sup>
Pasture & grazing	Yes <sup>3,6</sup>	Yes <sup>2,6</sup>	Yes <sup>6</sup>
Agricultural services (7)	No	Yes <sup>2</sup>	Yes
Mining & quarrying (10, 12, 14)	No	Yes <sup>2,6</sup>	Yes <sup>6</sup>
Oil & gas extraction (13)	No	No	Yes

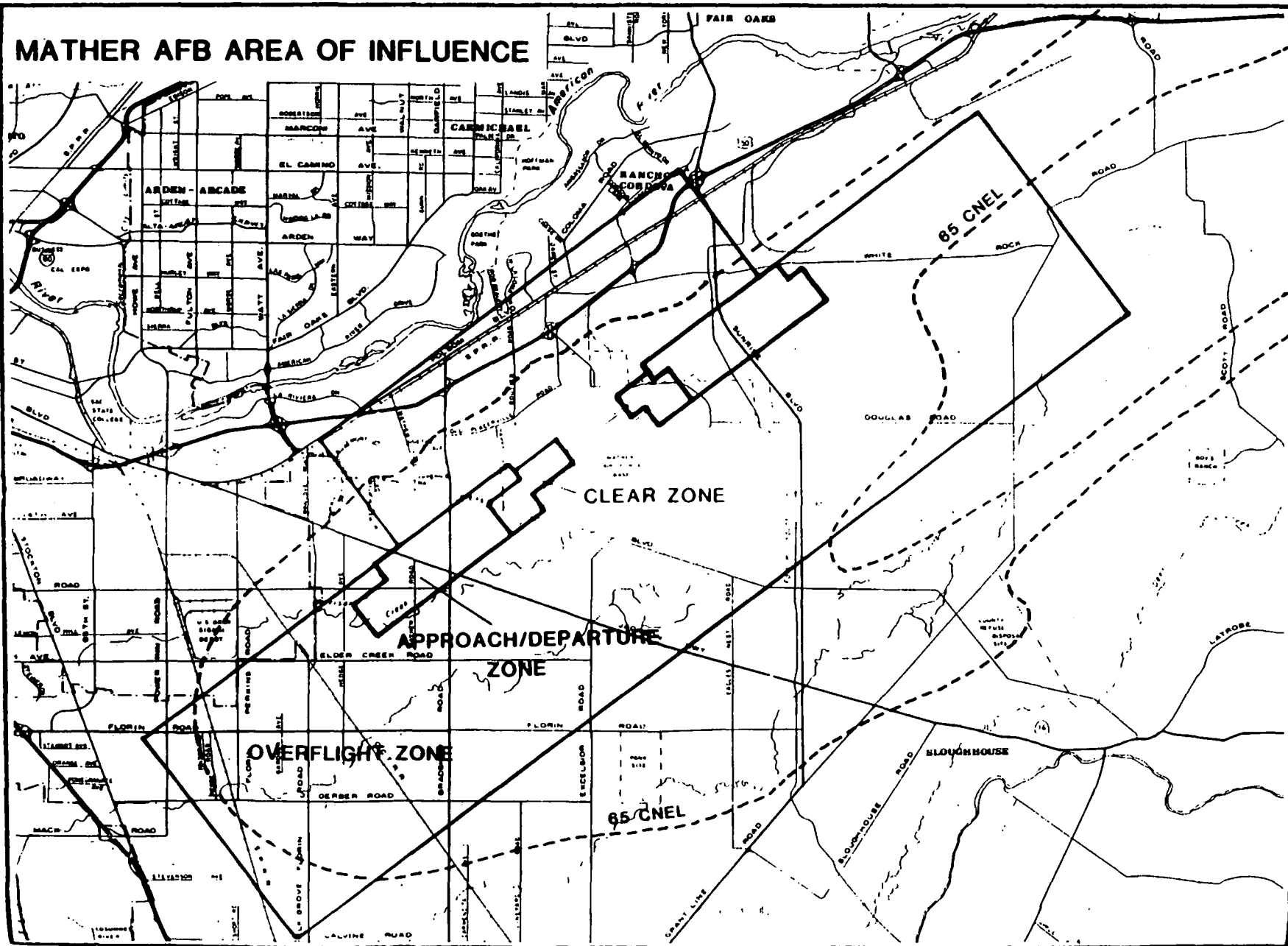
**FOOTNOTES:**

- <sup>1</sup> Single family residential is a compatible land use only if the density is five acres or more per single family residence.
- <sup>2</sup> Uses compatible only if they do not result in a large concentration of people. A large concentration of people is defined as a gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during any 24 hour period ending at midnight, not to exceed 50 persons per acre at any time. (See Appendix A)
- <sup>3</sup> No building, structures, above-ground transmission lines, or storage of flammable or explosive material above ground, and no uses resulting in a gathering of more than 10 persons per acre at any time.
- <sup>4</sup> No bulk petroleum products or chemical storage.
- <sup>5</sup> Tour operator passenger facilities not allowed.
- <sup>6</sup> Uses compatible only if they do not result in a possibility that a water area may cause ground fog or result in a bird hazard.
- <sup>7</sup> Household hazardous waste facilities operated as part of an integrated waste management program and resulting in only temporary storage of materials is allowed.
- <sup>8</sup> Uses in buildings must be compatible.
- <sup>9</sup> Use compatible only if requirements of California Education Code, Sections 39005.7, 81036 and 81038 are fulfilled.
- <sup>10</sup> No chapels or funeral homes.
- <sup>11</sup> No club houses, bars, restaurants or banquet facilities. Ancillary uses such as pro shops, snack bars, and specialty food and beverage services are allowed. New course layouts and revisions to existing courses must be reviewed by the ALUC for impacts.
- <sup>12</sup> No high intensity uses or facilities, such as structured playgrounds, ball fields, or picnic pavilions.
- <sup>13</sup> No use that would cause electrical interference that would be detrimental to the operation of aircraft or aircraft instrumentation.

# McCLELLAN AFB AREA OF INFLUENCE



# MATHER AFB AREA OF INFLUENCE



51

# SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date <i>10/28/93</i>
Item Number <i># 11A</i>
Permit Number <i>M 93-018</i>

ENTITLEMENTS	
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE MAP
<input type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input checked="" type="checkbox"/> ENVIRONMENTAL DETERMINATION
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> OTHER _____

Staff Recommendation	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

LOCATION: <i>Mather &amp; McClellan AFB</i>
<i>land use</i>

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MOTION NUMBER: _____				
	Yes	No	Motion	Second
CHINN	<input checked="" type="checkbox"/>			
DONAIUUE	<input checked="" type="checkbox"/>			
MYERS	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
NOTESTINE	<input checked="" type="checkbox"/>			
PATTERSON	<input checked="" type="checkbox"/>			
WALKER	<input checked="" type="checkbox"/>			
WEMMER	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
REYNA	<i>absent</i>			

MOTION	
<input type="checkbox"/> To approve	<input type="checkbox"/> To recommend approval & forward to City Council
<input type="checkbox"/> To deny	<input type="checkbox"/> To recommend approval subject to cond. & forward to City Council
<input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report	<input checked="" type="checkbox"/> To ratify negative declaration
<input type="checkbox"/> To approve/deny based on find. of fact in staff report	<input type="checkbox"/> To continue to _____ meeting
<input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input type="checkbox"/> Other _____



M93-018:           **General Plan Amendments Related to Airport Amended  
Comprehensive Land Use Plans (CLUPs)**

LOCATION:           North and South Sacramento Community Plan Areas

**SUMMARY**

This report proposes to amend land use regulations in the City's General Plan Health and Safety Element to be consistent with the updated Comprehensive Land Use Plans recently amended by the Airport Land Use Commission. The proposed amendments are limited to clarification of the types of land uses considered compatible and/or incompatible for new development within McClellan and Mather Exterior Noise and Safety Environments. New restrictions to the land use compatibility guidelines were also amended as a result of CLUP amendments.

**BACKGROUND INFORMATION**

The Comprehensive Land Use Plan (CLUP) is a tool used by the Airport Land Use Commission which provides guidelines for land use compatibility. The CLUP establishes planning boundaries around the airport, and regulates height, noise and safety. The Airport Land Use Commission (ALUC) recently amended the following CLUPs:

- \* Mather Air Force Base CLUP
- \* McClellan Air Force Base CLUP
- \* Rio Linda Airport CLUP
- \* Sacramento Metropolitan Airport CLUP

Following adoption or amendment by the ALUC, the CLUP is transmitted to all jurisdictions affected by the plan. State Law (Government Code, Section 65302.3) requires that the local jurisdiction take action within 180 days to assure that its land use regulations are consistent with the provisions of the Comprehensive Land Use Plan. Consistency must be achieved by amending pertinent portions of general plans, specific plans, zoning ordinances or other land use regulations.

Based on the 180 day requirement, the City must amend the applicable land use documents to be consistent with the updated CLUPs by mid-November 1993. The scope of these amendments requires that this report amend the General Plan relative to both Mather AFB and McClellan AFB. Staff limited the General Plan amendments to just Mather and McClellan AFBs because there is no discussion in the City's General Plan relative to land uses near Rio Linda and Sacramento Metro Airports. There is, however, policy language in the North Sacramento Community Plan Transportation Section for Rio

Linda Airport which states: "Designate the approach zone south of Rio Linda Airport for rural estate use; and work with SACOG to incorporate these uses into the Comprehensive Land Use Plan."

The land uses specified in the amended Land Use Compatibility Guidelines are consistent with the stated policy for Rio Linda Airport.

### General Plan Amendments

Attached are the amended Tables 2 and 3 which will be incorporated into the General Plan. The specific tables which require amendments in the General Plan are illustrated on Tables 2&3 - pp. 8-30 through 8-33 (see attached Tables 2&3). Staff is proposing to amend Tables 2&3 by replacing the old list of generalized land use categories in the General Plan with the new expanded land use categories amended in the CLUPs for Mather and McClellan AFB. The amended Tables will be identified as Amended Tables 2 and 3.

### Staff Evaluation

The recent amendments to the CLUPs were centered in the Safety and Noise Land Use Compatibility Guidelines. No changes were made in the Height regulations. The amendments provide a revised and greatly expanded list of land uses for the various non-residential and residential land uses which replaces the old list. The old list outlines general land use categories in the McClellan and Mather CLUPs and the City's General Plan.

It is important to point out that the more specific land use categories depicted in the amended tables will remain consistent with City's various community plan policies and the land use chart in the City's Zoning Ordinance.

Table 3, in the General Plan Safety Land Use Compatibility Guidelines reflect land uses which are now incompatible. Outlined below are those land uses indicated in the existing Table 3 that are incompatible due to more stringent standards implemented by the airports.

### New Restrictions to Land Uses As a Result of CLUP Amendments

#### Clear Zone

Streets, roads, highways, rail lines

#### Approach-Departure Zone

Asphalt paving and miscellaneous petroleum manufacturing

Government office and services

Paint, chemicals, and petroleum-wholesale

Department and variety stores

Grocery, drug stores, paint, glass, wallpaper, eating and drinking, home furnishings, apparel, and fuel dealers

Coin laundries, photographers, beauty shops, barbers, funeral services, computer services, travel agencies, legal services, engineering, banks, credit unions, office buildings, business schools, and vocational schools

Overflight Zone

Racetracks, Fairgrounds and expositions, Theme parks, Professional sports

The CLUPs amendments to the Land Use Compatibility Guidelines in the Safety Zones prohibit specific land uses due to more stringent noise standards implemented by the state. The amended Table 3 reflects a "No" by those uses originally allowed (refer to land uses specified above). Prohibiting various land uses in specific safety zones will not be in conflict with the City's Zoning Ordinance, and the South and North Sacramento Community Plan land use designations. Land uses in designated safety zones that may result in a conflict, allowed in various safety zones, will require additional environmental review and will result in a less than significant impact.

The proposed amendment to the General Plan also includes incorporation of the adoption and amendment dates of the CLUP. Currently the wording in the Plan reads:

" Land uses and construction surrounding both McClellan and Mather Air Force Bases are regulated by special noise and safety guidelines derived from CLUP's adopted in 1987."

The amended language would read as follows:

" Land uses and construction surrounding both McClellan and Mather Air Force Bases are regulated by special noise and safety guidelines derived from CLUP's adopted in 1987, as amended in 1993."

Future General Plan Amendments

The ALUC is currently undertaking amendments to the noise contours affected by airport noise from McClellan AFB and their new operations. The anticipated date for the amended noise contours is mid-November 1993. With this, the City will be required to return to the City Planning Commission and City Council with additional amendments to the General Plan within 180 days of the ALUC's action.

ENVIRONMENTAL DETERMINATION

The Environmental Services Manager has determined that the proposed project will not have any significant impacts on the environment and has filed a Negative Declaration with no mitigation measures.

**RECOMMENDATION**

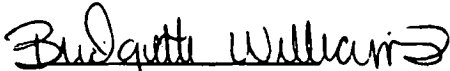
Staff recommends that the Planning Commission recommend to the City Council approval of the General Plan amendment as follows:

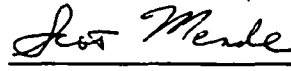
- A) Replace Tables 2&3 pp. 8-30 through 8-33 in the Health and Safety Element of the General Plan with the modified land use compatibility guidelines for new development within Mather and McClellan noise exterior environments and safety environments attached as amended Tables 2 and 3.
  
- B) Amend the language in the Health and Safety Element of the General Plan page 8-29 under the McClellan and Mather Special Provisions to read as follows:

" Land uses and construction surrounding both McClellan and Mather Air Force Bases are regulated by special noise and safety guidelines derived from CLUP's adopted in 1987, as amended in 1993."

Report Prepared By,

Report Reviewed By,

  
Bridgette Williams  
Associate Planner

  
Scot Mende  
Senior Planner

**Attachments**

- Original Tables 1 & 2
- Amended Tables 1 & 2

ORIGINAL

TABLE 2

**LAND USE COMPATIBILITY GUIDELINES  
FOR NEW DEVELOPMENT WITHIN MCCLELLAN AND  
MATHER NOISE EXTERIOR ENVIRONMENTS (dB CNEL)**

<u>Generalized Land Use<sup>2</sup></u>	<u>60-65</u>	<u>65-70</u>	<u>70-75</u>	<u>75-80</u>	<u>80-85</u>
Residential	Yes	No	No	No	No
Manufacturing	Yes	Yes	Yes	Yes <sup>3</sup>	Yes <sup>3</sup>
Transportation, Communications and Utilities	Yes	Yes	Yes	Yes <sup>3</sup>	No
Trade, Business, and Offices	Yes	Yes	Yes	Yes <sup>3</sup>	No
Shopping Districts	Yes	Yes	Yes	Yes	No
Public and Quasi-Public Services	Yes	No	No	No	No
Recreation	Yes	Yes	Yes	No	No
Public Assembly	Yes	No	No	No	No
Agriculture and Mining	Yes	Yes	Yes	Yes	Yes

1. It should be recognized that some land uses within each category may be more noise sensitive than others. For these noise sensitive areas, special acoustical studies and additional noise insulation may be required.
2. For a more detailed breakdown of these categories see the land use compatibility guidelines for safety. (Table 3)
3. Interior noise levels for office areas and areas where the public is received should be reduced to the 45-50 db range.

**CAUTION:** Land use compatibility is determined by comparing proposed land use against height, noise, and safety guidelines. Proposed land uses must be compatible with each.

ORIGINAL

TABLE 3

LAND USE COMPATIBILITY GUIDELINES  
FOR NEW DEVELOPMENT WITHIN MCCLELLAN AND  
MATHER SAFETY ENVIRONMENTS

LAND USE CATEGORY	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH ZONE	OVERFLIGHT ZONE
<u>RESIDENTIAL</u>			
Single-Family detached	No	Yes <sup>1</sup>	Yes
Two-Family dwelling	No	No	Yes
Multi-Family dwelling	No	No	Yes
Group quarters	No	No	Yes
Mobile home parks or courts	No	No	Yes
<u>MANUFACTURING</u>			
Food and kindred product	No	Yes <sup>2</sup>	Yes
Textiles and apparel	No	Yes <sup>2</sup>	Yes
Transportation equipment	No	Yes <sup>2</sup>	Yes
Lumber and wood products	No	Yes <sup>2</sup>	Yes
Furniture and fixtures	No	Yes <sup>2</sup>	Yes
Paper and allied products	No	Yes <sup>2</sup>	Yes
Printing and publishing	No	Yes <sup>2</sup>	Yes
Chemicals and allied products	No	No	No
Petroleum refining	No	No	No
Rubber and plastic	No	No	No
Stone, clay and glass	No	Yes <sup>2</sup>	Yes
Primary and fabricated metal	No	Yes <sup>2</sup>	Yes
Electrical and electronics	No	Yes <sup>2</sup>	Yes
Miscellaneous manufacturing	No	Yes <sup>2</sup>	Yes
<u>TRANSPORTATION, COMMUNICATIONS AND UTILITIES</u>			
Passenger terminals	No	No	Yes
Streets, roads and highways and rail lines	Yes <sup>3</sup>	Yes <sup>2</sup>	Yes
Parking lots	No	Yes <sup>2</sup>	Yes
Radio & TV stations, telephone service	No	Yes <sup>2</sup>	Yes
Electric, gas, water & sewer plants	No	No	Yes
Trucking and rail freight terminals	No	Yes <sup>2</sup>	Yes
Land fills and hazardous waste facilities	No	No	Yes <sup>5</sup>

ORIGINAL

TABLE 3

continued

LAND USE COMPATIBILITY GUIDELINES  
FOR NEW DEVELOPMENT WITHIN MCCLELLAN AND  
MATHER SAFETY ENVIRONMENTS

LAND USE CATEGORY	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH ZONE	OVERFLIGHT ZONE
<u>TRADE, BUSINESS AND OFFICE SERVICES</u>			
Wholesale trade and distribution	No	Yes <sup>2</sup>	Yes
Warehousing and storage	No	Yes <sup>2</sup>	Yes
Retail trade - general	No	Yes <sup>2</sup>	Yes
Service stations	No	No	Yes
Eating and drinking	No	Yes <sup>2</sup>	Yes
Hotels, motels, and campgrounds	No	No	Yes
Repair services	No	Yes <sup>2</sup>	Yes
Personal services	No	Yes <sup>2,2</sup>	Yes
Business services	No	Yes <sup>2,2</sup>	Yes
Banks and financial services	No	Yes <sup>2,2</sup>	Yes
Business parks	No	Yes <sup>2,2</sup>	Yes
Office buildings	No	Yes <sup>2</sup>	Yes
<u>SHOPPING DISTRICTS</u>			
Neighborhood shopping center	No	No	Yes
Community shopping center	No	No	Yes
Regional shopping center	No	No	No
<u>PUBLIC AND QUASI-PUBLIC SERVICES</u>			
Government services	No	Yes <sup>2</sup>	Yes
Schools	No	No	Yes <sup>6</sup>
Hospitals	No	No	No
Medical clinics	No	No	Yes
Libraries, museums and art galleries	No	No	Yes
Churches	No	No	Yes
Cemeteries	No	Yes <sup>2</sup>	Yes
Jails and detention centers	No	No	No
Child care centers (6 or more children)	No	No	Yes
<u>RECREATION</u>			
Neighborhood parks	No	No	Yes
Community-wide and regional park	No	No	Yes
Riding stables	No	Yes <sup>2</sup>	Yes
Golf courses	No	Yes <sup>2</sup>	Yes
Open space and natural areas	Yes <sup>3,5</sup>	Yes <sup>5</sup>	Yes
Water areas	Yes <sup>3,5</sup>	Yes <sup>5</sup>	Yes
Indoor recreation and amusements	No	No	Yes

ORIGINAL

TABLE 3

continued

LAND USE COMPATIBILITY GUIDELINES  
FOR NEW DEVELOPMENT WITHIN MCCLELLAN AND  
MATHER SAFETY ENVIRONMENTS

LAND USE CATEGORY	COMPATIBILITY WITH		
	CLEAR ZONE	APPROACH ZONE	OVERFLIGHT ZONE
<u>PUBLIC ASSEMBLY</u>			
Motion picture theater-single or double	No	No	Yes
Motion picture theaters-complex, 3 or more	No	No	No
Stadiums and arenas	No	No	No
Auditoriums, concert halls, amphitheaters	No	No	No
Fairgrounds	No	No	No
<u>AGRICULTURE AND MINING</u>			
Agriculture - row crops	Yes <sup>3,5</sup>	Yes <sup>5</sup>	Yes
Agriculture - tree crops	No	Yes <sup>5</sup>	Yes
Agriculture - intensive livestock	No	Yes <sup>5</sup>	Yes
Pasture and grazing	Yes <sup>3,5</sup>	Yes	Yes
Agricultural services	No	Yes <sup>2</sup>	Yes
Mining and quarrying	No	Yes <sup>2,5</sup>	Yes

FOOTNOTES

1. Single family residential is a compatible land use only if the density is five acres or more per single family residence.
2. Uses compatible only if they do not result in a large concentration of people. A large concentration of people is defined as a gathering of individuals in an area that would result in an average density of greater than 25 people per acre per hour during a 24-hour period, or a single event that would result in the gathering of 50 persons per acre at any time. (See Appendix A.)
3. No building, structures, above-ground transmission lines, or storage of flammable or explosive material above ground, and no uses resulting in a gathering of more than 10 persons per acre at any time.
4. No high-intensity use or facilities, such as structured playgrounds, ball fields, or picnic pavilions.
5. Uses compatible only if they do not result in a possibility that a water area may cause ground fog or result in a bird hazard.
6. Use compatible only if requirements of California Education Code, Sections 39005-7, 81036 and 81038 are fulfilled.

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**SACRAMENTO CITY PLANNING DEPARTMENT  
PUBLIC NOTICE**

This notice is to inform the public of the determination of the Environmental Coordinator with regard to the following project:

**M93-018      General Plan Amendment Related to Airport Amended Comprehensive Land Use Plans.**

The Environmental Coordinator has determined that the proposal will not have a significant adverse impact on the environment and has prepared a Negative Declaration. A copy of the Negative Declaration may be reviewed/obtained at the Sacramento City Planning Division, 1231 I Street, Room 200, Sacramento, California.

Any comments on the proposed Negative Declaration may be filed with the City Planning Division by 5:00 p.m. on Thursday, October 28, 1993. Any comment filed with the Planning Division shall be construed to be an objection to the Negative Declaration. Comments on the Negative Declaration shall contain at least the following information: 1. The project name; 2. The name and address of the person commenting; and 3. The reason the person objects to the Negative Declaration.

**This project will be heard by the City Planning Commission on October 28, 1993. For more information on the project, contact the Department of Planning and Development, Planning Division at 264-5604.**

Ad No. **85**  
Run 1 Time: 9/30/93

M93-018:           General Plan Amendments Related to Airport Amended  
                          Comprehensive Land Use Plans (CLUPs)

LOCATION:           North and South Sacramento Community Plan Areas

**SUMMARY**

This report proposes to amend land use regulations in the City's General Plan Health and Safety Element to be consistent with the updated Comprehensive Land Use Plans recently amended by the Airport Land Use Commission. The proposed amendments are limited to clarification of the types of land uses considered compatible and/or incompatible for new development within McClellan and Mather Exterior Noise and Safety Environments. New restrictions to the land use compatibility guidelines were also amended as a result of CLUP amendments.

**BACKGROUND INFORMATION**

The Comprehensive Land Use Plan (CLUP) is a tool used by the Airport Land Use Commission which provides guidelines for land use compatibility. The CLUP establishes planning boundaries around the airport, and regulates height, noise and safety. The Airport Land Use Commission (ALUC) recently amended the following CLUPs:

- \* Mather Air Force Base CLUP
- \* McClellan Air Force Base CLUP
- \* Rio Linda Airport CLUP
- \* Sacramento Metropolitan Airport CLUP

Following adoption or amendment by the ALUC, the CLUP is transmitted to all jurisdictions affected by the plan. State Law (Government Code, Section 65302.3) requires that the local jurisdiction take action within 180 days to assure that its land use regulations are consistent with the provisions of the Comprehensive Land Use Plan. Consistency must be achieved by amending pertinent portions of general plans, specific plans, zoning ordinances or other land use regulations.

Based on the 180 day requirement, the City must amend the applicable land use documents to be consistent with the updated CLUPs by mid-November 1993. The scope of these amendments requires that this report amend the General Plan relative to both Mather AFB and McClellan AFB. Staff limited the General Plan amendments to just Mather and McClellan AFBs because there is no discussion in the City's General Plan relative to land uses near Rio Linda and Sacramento Metro Airports. There is, however, policy language in the North Sacramento Community Plan Transportation Section for Rio



31

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

**NEGATIVE DECLARATION**

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1225

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

The Environmental Services Manager of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

**General Plan Amendments Related to Airport Amended Comprehensive Land Use Plans (CLUPs)**

**Loc: North and South Sacramento Community Plan Areas**

The City of Sacramento, Department of Planning and Development, has reviewed the proposed project and has determined that the project, as proposed, will not have a significant effect on the environment. This conclusion is based upon the information contained in the attached Initial Study.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolutions 91-892) adopted by the City of Sacramento and pursuant to the Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Planning Division, 1231 "I" Street, 2nd Floor, Sacramento, California 95814.

City of Sacramento, California  
A Municipal Corporation

By: *Scott Mendel*  
For the Environmental Services Division Manager

attachment  
rev.9/29/93  
form.nomit

# NOTICE OF DETERMINATION

# 9201509

3.1

TO:      State of California  
 Office of Planning & Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

FROM: Sacramento Area Council of Governments  
 3000 S Street, Suite 300  
 Sacramento, CA 95816  
 ATTN: Airport Land Use Commission

TO:   X   County Clerk, County of Sacramento

**SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE**

PROJECT TITLE: Amendments to Land Use Compatibility Guidelines for Safety and Noise contained in ALUC Comprehensive Land Use Plans and the ALUC Policy Plan		
STATE CLEARINGHOUSE NUMBER (if submitted): N/A	CONTACT PERSON: Peter Hill	PHONE NO.: (916) 457-2264
PROJECT LOCATION: Clear zones, approach-departure zones, overflight zones and 60 CNEL and above noise contours at Franklin Field, Mather AFB, McClellan AFB, Rio Linda Airport, Sacramento Metropolitan Airport, Sunset Skyranch, Natomas Airpark, Rancho Murieta Airport, and Borges-Clarksburg Airport		
PROJECT DESCRIPTION: Modifications to existing Land Use Compatibility Guidelines for Safety and Noise		

This is to advise that the Sacramento Area Council of Governments has approved the above described project on 12/17/92 and has made the following determinations concerning the above described project:

1. The project      will   X   will not have a significant effect on the environment.
2.      An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3.   X   A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures      were   X   were not made a condition of the approval of the project.
4. A mitigation monitoring and reporting program      was   X   was not adopted.
5. A statement of Overriding Considerations      was   X   was not adopted for this project.
6. Findings      were   X   were not made pursuant to the provisions of CEQA.
7. California State Dept. of Fish and Game Fees (AB 3158)
  - a.  The project has been found to be de minimis and is, therefore, not subject to the provisions of AB 3158.
  - b.  The project is not de minimis and is, therefore, subject to the following fees:
    - \$1,250 for review of a Negative Declaration
    - \$850 for review of an Environmental Impact Report
    - \$25 for County Fish and Game program processing fees
  - c. The applicable fees are:
    - Enclosed
    - Not enclosed. Fee payment has been made to the County Clerk, County of \_\_\_\_\_

# FILED

DEC 21 1992

JOHN DARR, CLERK - RECORDER  
 DEPUTY

This is to certify that the environmental document and record of project approval is available to the General Public at: 3000 S Street, Suite 300, Sacramento, CA 95816.

DATE RECEIVED FOR FILING:  
 BY: Michael Hoffacker  
 MICHAEL HOFFACKER, Environmental Coordinator



Sacramento Council of Government  
c/o Peter Hill  
3000 "S" Street ste. 300  
Sacramento, CA 95816

McClellan AFB  
c/o John Thompson  
5112 Arnold Avenue  
Sacramento, CA 95652-1314

062-0060-87



OFFICE OF THE  
CITY CLERK

VALERIE A. BURROWES, CMC/AEE  
CITY CLERK

OPERATIONAL SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 304  
915 I STREET  
SACRAMENTO, CA  
95814-2671

PH 916-264-5426  
FAX 916-264-7672

November 8, 1993

To All Interested Parties

On November 5, 1993, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

Various requests for General Plan Amendments related to Airport amended Comprehensive Land Use Plans (CLUP's) for property located in the North and South Sacramento Community Plan areas (D-2, D-6) (M93-018)

- A. Negative Declaration
- B. General Plan Amendment to replace Tables 2 & 3 pp. 8-30 through 8-33 in the Health and Safety Element of the General Plan with the modified land use compatibility guidelines for new development within Mather and McClellan noise exterior environments and safety environments attached as amended Tables 2 and 3
- C. General Plan Amendment; amend the language in the Health and Safety Element of the General Plan page 8-29 under the McClellan and Mather Special Provisions to read as follows:

"Land uses and construction surrounding both McClellan and Mather Air Force Bases are regulated by special noise and safety guidelines derived from CLUP's adopted in 1987, as amended in 1993.

This hearing has been set for December 14, 1993, 2:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 5 continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Division, 1231 I Street, Sacramento, California, phone 264-5604.

*Valerie A. Burrowes*  
Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - M93-018 (2)

# SACRAMENTO CITY PLANNING DIVISION

Application Information

Application taken by: date: N/A

Project Location South & North Sacramento Community Plan  
 Assessor Parcel No. \_\_\_\_\_  
 Owners \_\_\_\_\_ Phone No. \_\_\_\_\_  
 Address \_\_\_\_\_  
 Applicant \_\_\_\_\_ Phone No. \_\_\_\_\_  
 Address \_\_\_\_\_

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

Requested Entitlement	Commission date	Council date
<input checked="" type="checkbox"/> Environ. Determination <u>Neactive Declaration w/no mitigation</u>		
<input checked="" type="checkbox"/> General Plan Amend <u>amendments Related to Airport Amended Comprehensive Land Use Plan</u> <u>for Nether and McMillan AFBs.</u>		
<input type="checkbox"/> Community Plan Amend _____		Res _____
<input type="checkbox"/> Rezone _____		Res _____
<input type="checkbox"/> Tentative Map _____		Ord _____
<input type="checkbox"/> Special Permit _____		Res _____
<input type="checkbox"/> Variance _____		
<input type="checkbox"/> Plan Review _____		
<input type="checkbox"/> PUD _____		
<input type="checkbox"/> Lot Line Adjustment _____		
<input type="checkbox"/> Other _____		

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

**Key to Entitlement Actions**

- R — Ratified
- A — Approved
- AC — Approved w/conditions
- AA — Approved w/amended conditions
- D — Denied based on Findings of Fact
- RD — Recommend Denial
- RA — Recommend Approval
- RAC — Recommend Approval w/conditions
- RMC — Recommend Approval w/amended conditions
- IAF — Intent to Approve based on Findings of Fact
- APF — Approved based on Findings of Fact
- (D)AC — Planning Director Approved with Conditions

**EXPIRATION**

**VARIANCE** Any variance involving an action which requires a building permit shall expire at the end of one year unless a building permit is obtained within the variance term.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established the Special Permit shall be deemed to have expired.

**TENTATIVE MAP:** Failure to record a final map within 2 years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event that building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

*2/30 labels*

**193-018**

White — applicant permit  
 Bridgette Williams

Yellow — department