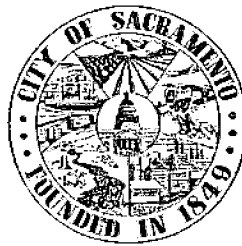


RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAR 8 10 20 AM '90



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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 13, 1990

APPROVED
THE CITY COUNCIL

City Council
Sacramento, California

MAR 13 1990

BUILDING INSPECTIONS
916-449-5716

OFFICE OF THE
CITY CLERK

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Negative Declaration)
2. Tentative Map (P90-043) (FT) (APN: 064-020-61)

LOCATION: East End Morrison Creek Drive, 950± feet east of Florin-Perkins Road.

SUMMARY

This is a request for a tentative map to divide 25± vacant acres into 19 lots in the Heavy Industrial (M-2(s)) Zone. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND

A previous tentative map was approved by the City Council on August 27, 1986 which has expired. (P86-271) The applicant is resubmitting a similar map.

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

Surrounding land uses and zoning are as follows:

North: Vacant; M-2(s)
South: Vacant; County
East: Vacant; M-2(s)
West: Warehouse & Vacant; M-2(s)

The subject site is a 25± acres portion of the Morrison Creek annexation approved by the City Council on February 11, 1886. The applicant propose to subdivide the site into 19 lots for future development.

①

COMMUNICATION
SECTION 2010 TO 2100
COMMUNICATIONS TO VICE

EP' 11 05 01 0 001

City Council
Tentative Map (P90-043)(FT)
March 13, 1990
Page 2

FINANCIAL DATA

Not applicable.

POLICY MATTERS

Not applicable.

MBE/WBE EFFORTS

Not applicable.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project will not have a significant adverse affect on the environment. A Negative Declaration has been filed.

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 Finding of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Contact Person:
Art Gee, Principal Planner
449-5604

District No. 6
March 13, 1990

MMD:AG:DH:pc
P90-043.cc
Attachments



RESOLUTION NO. 90-179

APPROVED
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

MAR 13 1990

ON DATE OF _____

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND TENTATIVE MAP FOR PROPERTY LOCATED AT EAST END OF MORRISON CREEK DRIVE, 950± FEET EAST OF FLORIN-PERKINS ROAD.

(P90-043) (APN: 064-020-061)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at East End of Morrison Creek Drive, 950± feet east of Florin-Perkins Road;

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 is 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

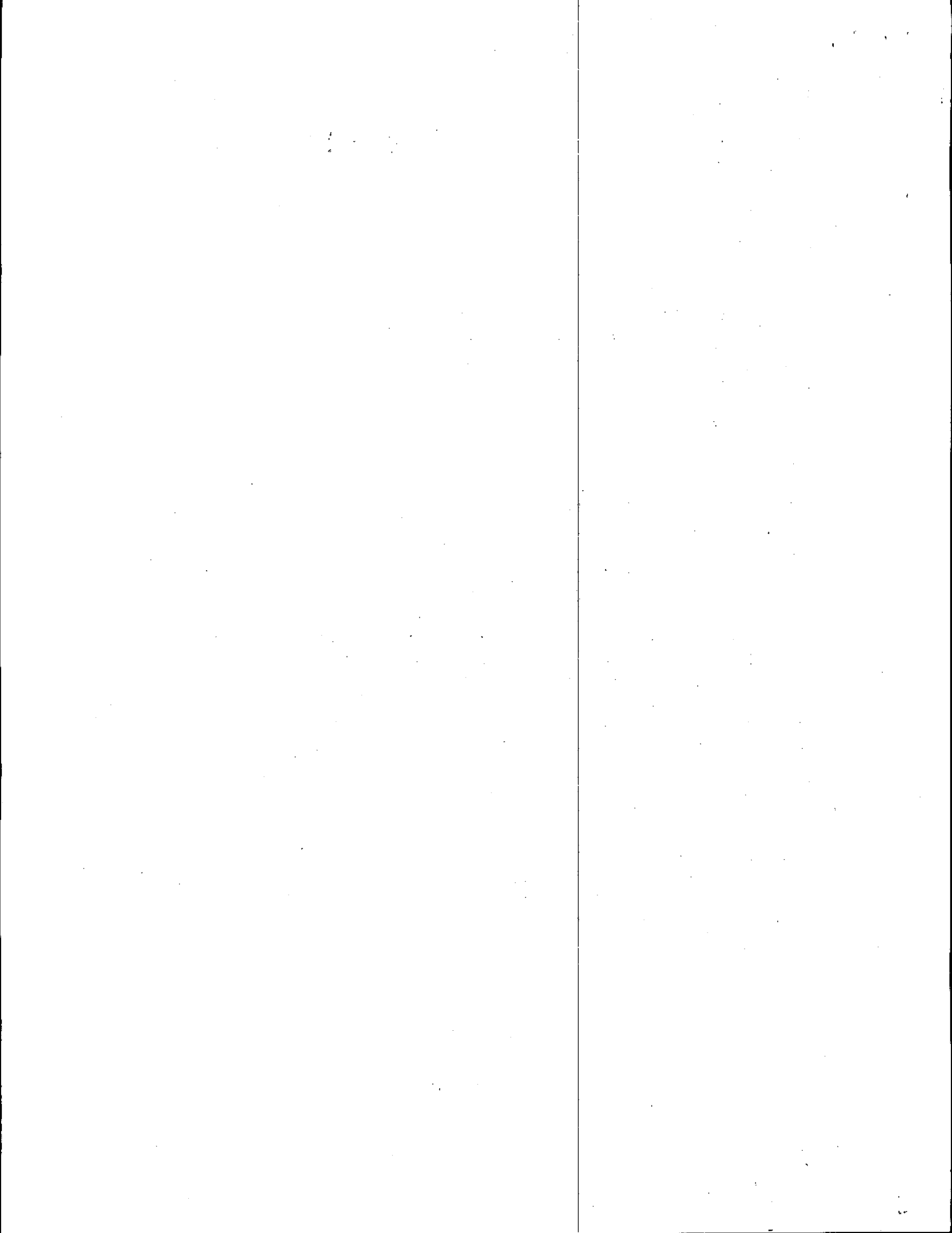
WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

⑤



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 the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Sacramento Community Plan designate the subject site for Industrial/Warehouse uses.
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;
 - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

-2-

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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- d. Meet all County Sanitation District requirements;
- e. Submit a soils test prepared by a registered engineer to be used in street design;
- f. Show sewer, water, and drainage easements on final map.
- g. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways or I.O.D.'s.
- h. Extend 12 inch water main northward offsite to tie to existing system in Elder Creek (if offsite right-of-way is required, City will condemn at developer's expense).
- i. Subject property must complete annexation to Sacramento Regional County Sanitation District and County Sanitation District No. 1 prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first.
- j. A secondary access is required with 30 feet of paving minimum. Attempts should be made to coordinate with Elder Creek Industrial Park Subdivision Units 1,2 & 3, (if offsite right-of-way is required City will condemn at developer's expense). Temporary turning area to be provided to the satisfaction of the City Traffic Engineer.
- k. Map shall be revised to show north (I.O.D.) and south stub streets as previously approved. (58 feet R.O.W.) (P86-271)

MAYOR

ATTEST:

CITY CLERK

P90-043

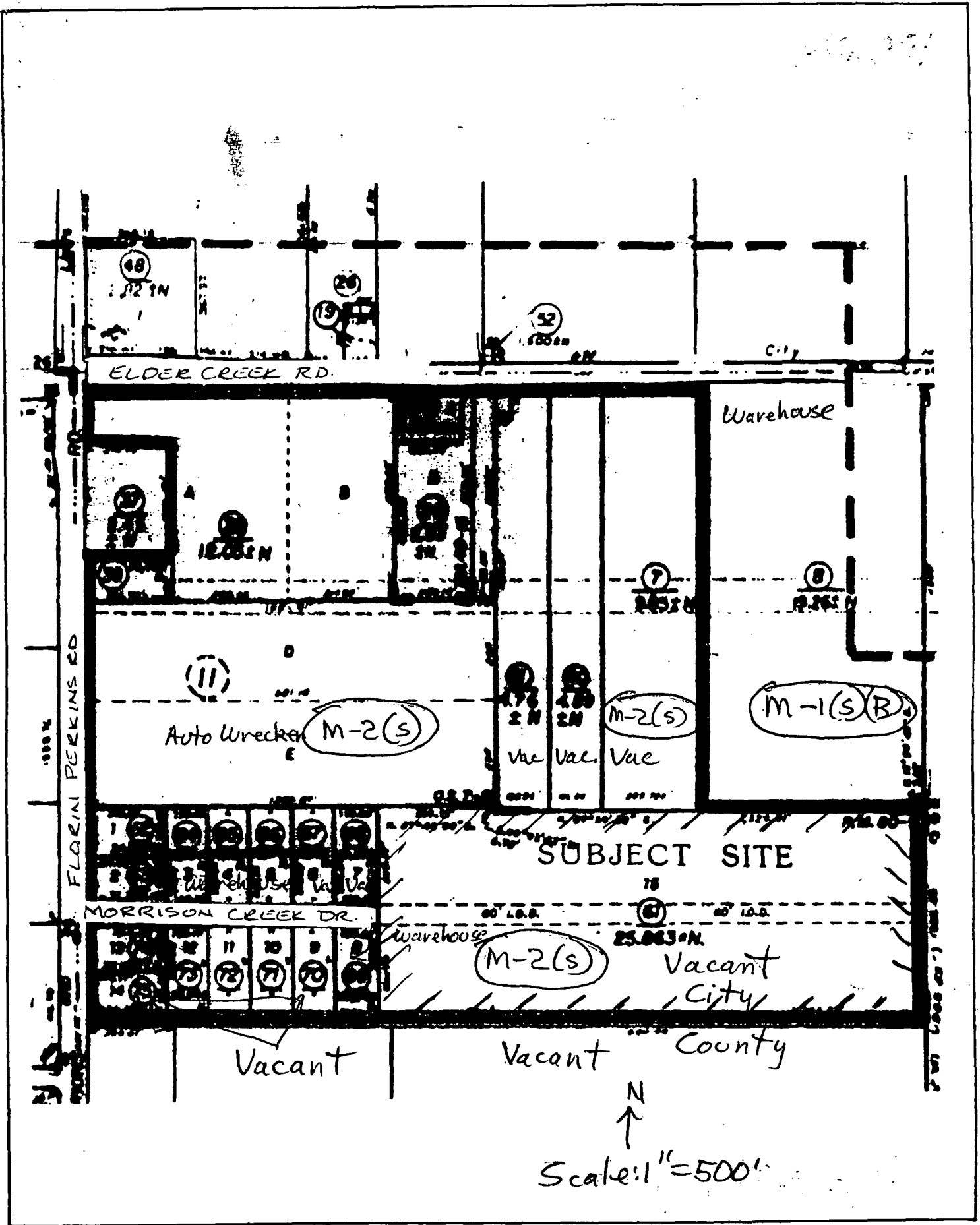
-3-

FOR CITY CLERK USE ONLY

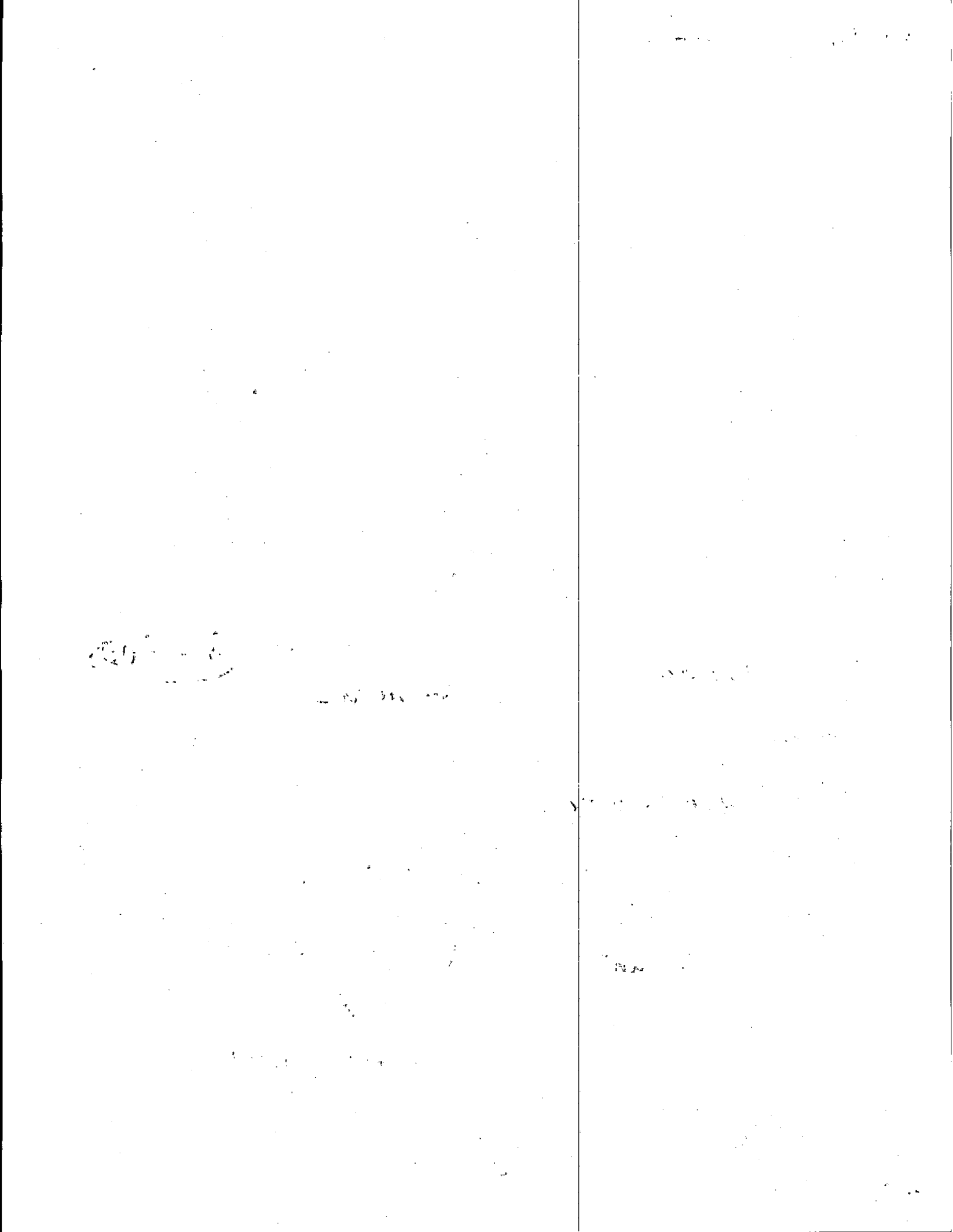
RESOLUTION NO.: _____

DATE ADOPTED: _____

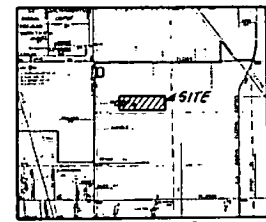
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VICINITY - LAND USE - ZONING



P-90-043



VICINITY MAP
NO SCALE

OWNER
MORTON & PITALO, INC.
1420 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95816

APPLICANT
MORTON & PITALO, INC.
1420 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.
064-020-01

AREA
25.9 ± AC.

ZONING
M-1

STORM DRAINAGE
CITY OF SACRAMENTO

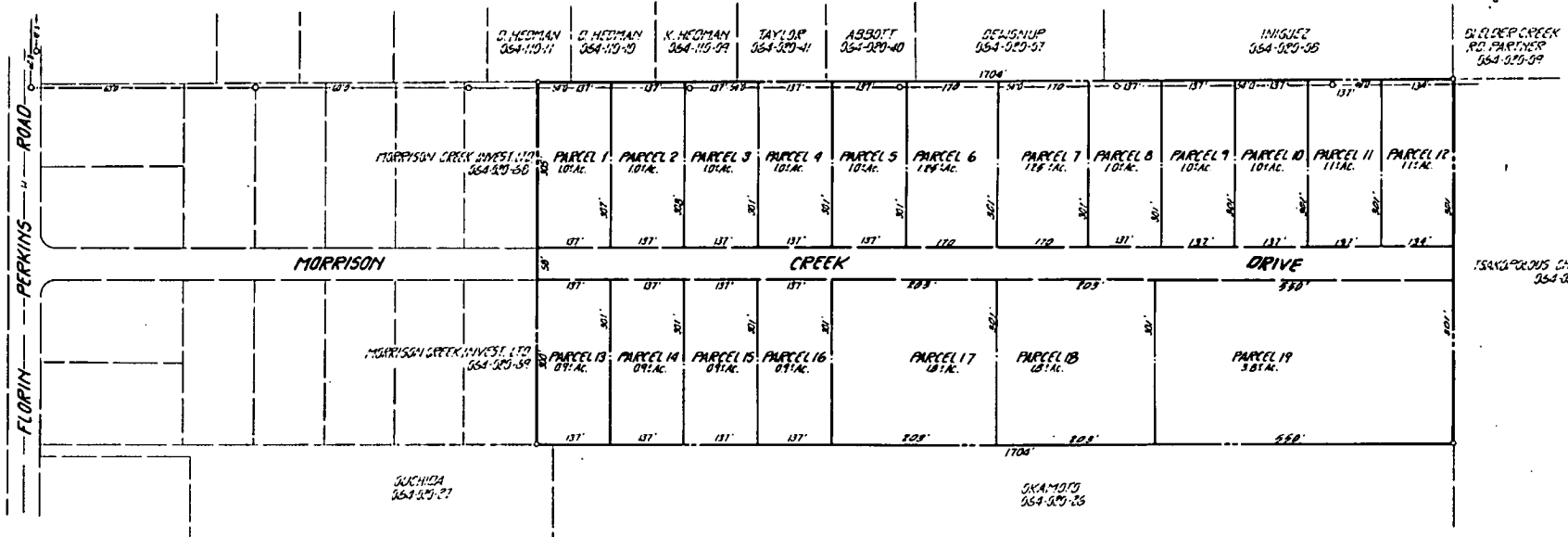
SANITARY SEWER
REGIONAL SANITATION DISTRICT

WATER
CITY OF SACRAMENTO

ELECTRICITY
S.W.W.D.

GIS
P.C. & E.

SCHOOL DISTRICT
ELI GRADE UNIFIED



TENTATIVE
MAP

REVISIONS	NO.	DESCRIPTION	APPROVED BY	DATE
FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY	DATE
	HORIZONTAL 1"=100'	KHT	CJJ	DEC 87
	VERTICAL 1"=114'	SUBMITTED JEP	P.C.E. NO. 6382	CITY
MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING				APPROVED _____ DATE _____
TENTATIVE PARCEL MAP MORRISON CREEK BUSINESS PARK UNIT 2				DATE DEC 87 CITY SACRAMENTO
FILE NO. 99262				

LEGAL DESCRIPTION
APN 064-020-61

All of Lot 15, Morrison Creek Business Park, as recorded in the Office of the Recorder, County of Sacramento, State of California, Book 80 of Maps, Page 9.
Containing 25.863 acres M/L

P-90-043

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P 90043

ATTACHMENT A
DISCUSSION OF INITIAL STUDY - P90-043
MORRISON CREEK DRIVE TENTATIVE MAP

Project Description

Morton and Pitalo, Inc. has submitted an application to the City of Sacramento for the following entitlement to subdivide 25.9 gross acres into 19 separate parcels ranging from 0.9 acre to 3.8 acre in size:

1. Tentative Map

The site is located within the 1985 South Sacramento Community Plan on the north and south side of Morrison Creek Drive approximately 950 ft. east of Florin Perkins Road. The 1986-2006 General Plan Update designation is Heavy Commercial/Warehouse, while the 1985 South Sacramento Community Plan Designation is Heavy Commercial/Light Industrial. The site is currently zoned Heavy Industrial to be developed with the modern concept of attractive, landscaped industrial plants. The project proponent is not proposing to develop the site at this time.

Environmental Effects

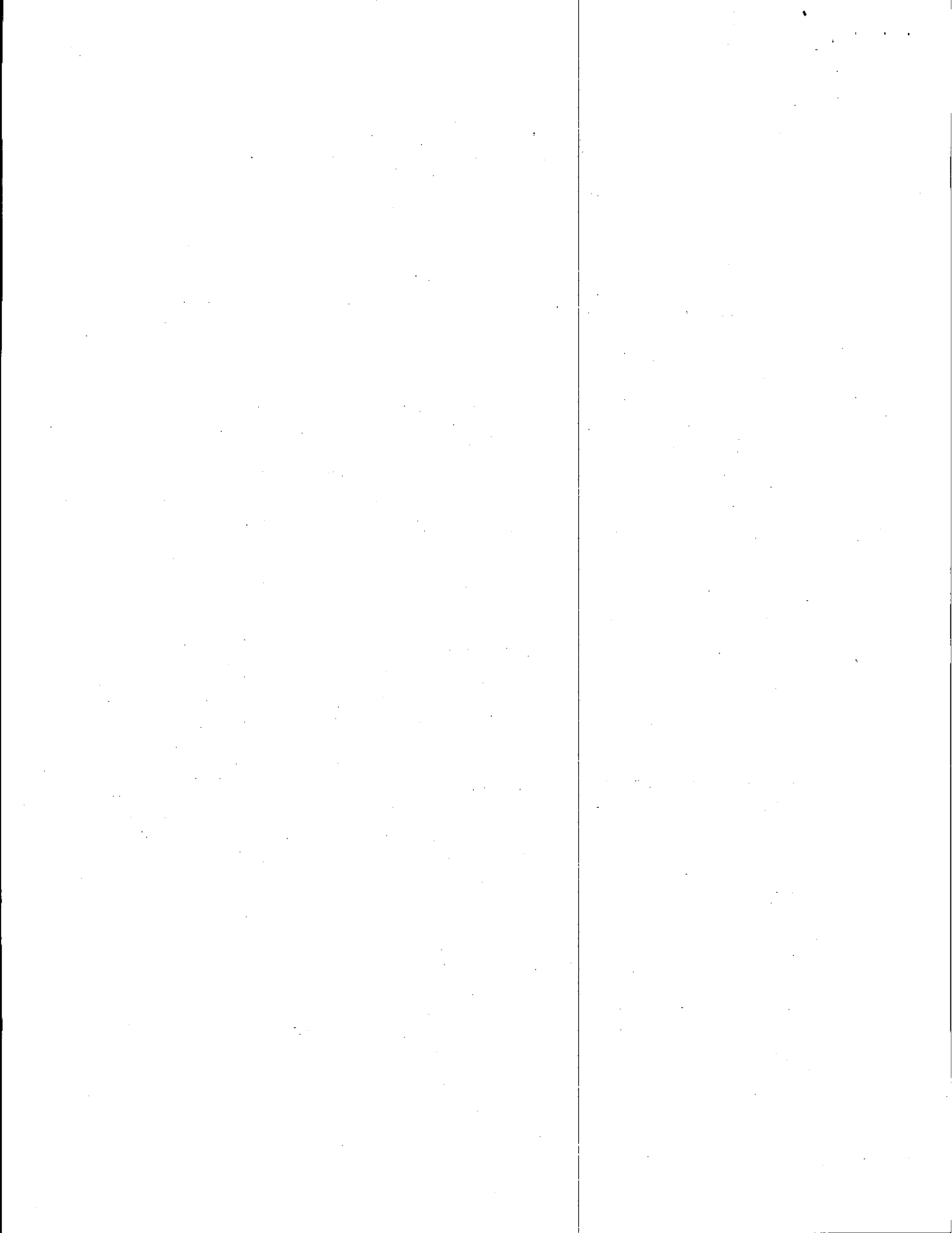
The proposed project is restricted to the paper subdivision of one parcel of land into 19 separate parcels. There are no anticipated environmental impacts from this action alone; however, it is reasonable to assume future development of the site given current designations/zoning. The following discussion concerns the proposed paper subdivision as well as development of individual parcels given the current designation/zoning.

1. **Earth**: This application is strictly for the subdivision of the parcels into separate parcels. At present, the project applicant does not know if and when the site will be developed. Since no development of the site is proposed at this time, a less-than-significant impact is expected to occur on the earth with this proposal.

Ultimate development of the site will result in compaction and overcovering of soil to provide proper drainage, building foundation, and parking. The subject site is designated for urban uses in the General Plan. No unique geologic features are known to occur on the site. Development within the SGPU area is subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU, DEIR, pg. T-16). Currently, the City requires that all new structures be designed to withstand this intensity level, since the City is within Zone 3 of the UBC's Seismic Risk Map of the United States (SGPU, DEIR, pg. T-20).

P-90-043

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2. Air: Since no development of the site is proposed at this time, a less-than-significant impact is expected.

Development of the site will result in daily emissions of various compounds which contribute to regional and local air quality problems. Regionally, ozone impacts resulting from circulation, associated with SGPU buildout, represents an unavoidable significant adverse impact (SGPU DEIR, Z-60). Localized carbon monoxide increases associated with the SGPU buildout of the South Sacramento Community presents unavoidable significant adverse impacts (SGPU DEIR, Z-70). The unavoidable impacts related to air quality were overridden with the adoption of the 1986-2006 SGPU; however, mitigation measures related to transportation will help lessen air quality impacts.

3. Water: No development of the site is proposed with this application; therefore, no alteration of water movement, absorption rates, or the quality of surface water is anticipated. The project is located within Zone X of the new FEMA (FIRM) flood maps dated May 1, 1989. The proposed project will result in a less-than-significant impact on water quality and flows.

Development of this site will result in changes in absorption rates, drainage patterns, and amount of surface runoff, but is projected to be less than significant since the area is designated for urban uses and infrastructure capacity is anticipated to be sufficient to accommodate these needs.

4/5. Plant/Animal Life: Since no development of the site is proposed at this time, a less-than-significant impact is expected to occur on plant/animal life.

The subject site would be categorized as "old field" habitat according to the General Plan (SGPU, DEIR, pg. U-12). This habitat type is typically degraded when situated in urban surroundings. Old field habitat does provide some wildlife habitat, but development of this habitat type is considered less-than-significant (SGPU, DEIR, pg. U-28). No known rare or endangered species of plants or animals are known to exist on the site.

6. Noise: The project site is located within the 70-75 CNEL Noise Contour of the Mather Air Force Comprehensive Land Use Master Plan. The following shall be a mitigation measure for noise impacts to future developments:

1. A note shall be placed on the final map filed with the City which requires an acoustical study for future proposed developments to identify appropriate measures to attain an acceptable internal noise level. Final plans shall incorporate noise attenuation measures into building design prior to building permit approval.

7. Light and Glare. Since no development of the site is proposed at this time, a less-than-significant impact is expected to occur on light and glare.

Lighting associated with future developments within the industrial subdivision will meet City standards and not generate light or glare within the subdivision or onto surrounding property; therefore, is considered to be less-than-significant.

8. Land Use: The project does not propose to change the current land use designations or zone. The lot sizes proposed are consistent with those allowed within these designations and zone. If future development occurs under the current designations/zone compatibility is expected and a less-than-significant impact is anticipated.

9. Natural Resources: Since no development of the site is proposed at this time, the proposed project will have a less-than-significant impact on natural resources.

Future development of the site will result in the loss of those natural resources associated with the construction of industrial type facilities. Future development of the site will not significantly increase the rate of use of nonrenewable natural resources; therefore, a less-than-significant impact is expected for natural resources.

10. Risk of Upset: The proposed project does not propose to store or use hazardous chemicals on site, nor will it interfere with emergency response or evacuation plans; therefore, no risk of upset is expected. Storage and use of hazardous substances associated with future developments will be required to meet applicable federal, state, and local standards, thereby minimizing the risk of upset.

11/12. Population/Housing: New employees and their families create a need for additional housing within the City of Sacramento (Citywide Finding #1-City Ordinance No. 89-013). Since no development of the site is proposed at this time, a less-than-significant impact is expected to occur on population/housing. Development of the site under the current SGPU designation has been determined to have a less-than-significant impact on the housing stock (SGPU DEIR - F-26).

13. Transportation/Circulation: The major arterial serving the project site is Florin-Perkins Road. Florin-Perkins Road has a 80 ft. right-of-way and a current LOS A from Fruitridge to Elder Creek Road. At SGPU buildout, the Fruitridge-to-Elder Creek Road segment of Florin Perkins Road is anticipated to have a LOS F. Since no development of the site is proposed at this time, the proposed project is expected to have a less-than-significant impact on transportation/circulation. Applicability of the Transportation System Management Ordinance will be determined with individual project proposals.

14/15/16. Public Services/Energy/Utilities: Since no development of the site is proposed at this time, the proposed project is expected to result in a less-than-significant impact is expected to occur on public services/energy/utilities. The future development, if consistent with current land use designations/zoning, will have a less-than-significant impact on public services, energy, and utilities.

P-90-043

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17. Human Health. The proposed project and future development at current designations/zoning is not expected to result in the creation of health hazards, potential health hazards, or expose people to potential health hazards.

18. Aesthetics: Since no development of the site is proposed at this time, the proposed project will result in a less-than-significant impact on aesthetics. Any future development will be required to conform with the design/performance standards set forth in the City's Comprehensive Zoning Ordinance; therefore, a less-than-significant impact is expected to result from future development. If future development proposes developments other than those currently allowed in the City's Comprehensive Zoning Ordinance, then an entitlement is required and the project(s) will be reviewed at that time.

19. Recreation: The project site is currently designated for urbanized uses within the City and has been evaluated as such within the SGPU DEIR. The proposed project and future development of the site is not expected to have any direct impacts on recreational facilities within the City.

20 Cultural Resources. The project site is not located within a Primary Impact Area; therefore, a less-than-significant impact will occur on cultural resources.