

CITY OF SACRAMENTO PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Geoff McCain - Mark III Engineering, 5101 Florin-Perkins Road, Sacramento, California 95826</u>		
OWNER <u>Mark O'Brien, Mark III Engineering, 5101 Florin-Perkins Road, Sacramento, California 95826</u>		
PLANS BY <u>Morton & Pitalo, Inc., 1788 Tribute Road, Suite 200, Sacramento, California 95815</u>		
FILING DATE <u>May 7, 1991</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>CG&DL</u>
ASSESSOR'S PCL. NO. <u>064-0020-026</u>		

APPLICATION:

- A. Negative Declaration.
- B. South Sacramento Community Plan Amendment for 25.15± partially developed acres to be designated Industrial.
- C. Rezoning for 25.15± partially developed acres in the proposed Heavy Industrial - Review (M-2S-R) zone.
- D. Morrison Creek Business Park Reorganization - Annexation to the City of Sacramento, and detachment from County Service Area #1, Florin Fire Protection District, Southgate Recreation and Park District, and Florin-Elder Creek Cemetery District.

LOCATION: East of Florin-Perkins Road, 300 feet south of Morrison Creek Drive

PROPOSAL: The applicant is requesting the necessary entitlements to annex to the City of Sacramento. No building is proposed at this time.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Proposed South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	County Light Industrial (M-1)
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

North:	Industrial; M-2S
South:	Industrial; M-1, County
East:	Industrial; M-1-R
West:	Industrial; M-1, County

Property Dimensions:	661' x 1662'
Property Area:	25.15± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLC. NO. P91-051
M90-035

MEETING DATE June 27, 1991

ITEM NO. 15

002424

BACKGROUND INFORMATION & SUMMARY OF MORRISON CREEK BUSINESS PARK NO. 3 REORGANIZATION: An annexation has been proposed to the City of Sacramento. The affected territory consists of approximately 25.15 acres. The site is partially developed with a single family residence. Mark III Contractors, the affected landowner, submitted a petition to the Sacramento Local Agency Formation Commission (LAFCo) to initiate this reorganization. It entails annexation to the City of Sacramento, and detachment from the County Service Area No. 1, Florin Fire District, Southgate Recreation and Park District, and Florin-Elder Creek Cemetery District. The subject parcel represents Phase III of Morrison Creek Business Park. Phases I and II are within the City Limits. The landowner wished to develop all phases pursuant to City development standards. The affected landowner has petitioned for reorganization in order to obtain municipal services to facilitate future development. Specifically required for on-site development is City water service. It is the policy of the City not to provide treated surface water service to individual sites not within the City limits. Without City water service, any future on-site development would be reliant upon groundwater sources, which are becoming more costly to develop, and may be subject to overdrafting.

The subject site is within the City's Sphere of Influence, pursuant to the 1984 Industrial Sites Sphere of Influence Amendment, it is contiguous to the existing City boundary and is also within the American River Place of Use, as pertains to surface water rights. Reorganization of this parcel into the affected city is consistent with the existing City Annexation policy. Sacramento Local Agency Formation Commission (SLAFCo) approved this proposal on February 6, 1991, and forwarded the application, with the LAFCo resolution (Exhibit A), to the City for the final stage of processing and public hearings.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 25.15± partially developed acres currently zoned County M-1 (Industrial). The site is vacant except for a single family residence on the southern portion of the site. The proposed City rezoning is M-2S-R (Heavy Industrial - Review). The General Plan designation is Heavy Commercial or Warehouse. The proposed South Sacramento Community Plan designation is Industrial. The surrounding land use is industrial. The surrounding zoning includes M-2S in the City, to the north; M-1 in the County, to the south; M-1-R in the City, to the east; and M-1 in the County, to the west.

B. Applicant's Proposal

The applicant is proposing to annex to the City of Sacramento. Also proposed is detachment from the County Service Area #1, Florin Fire District, the Southgate Recreation and Park District, and Florin-Elder Creek Cemetery District. Along with the annexation, the applicant is requesting an amendment to the South Sacramento Community Plan to designate the site Industrial. The applicant is also requesting a rezoning of the 25.15± acres to the Heavy Industrial - Review (M-2S-R) zone. This zoning requires a Plan Review of any future development.

C. General Plan Consistency

This proposal is consistent with General Policy #7 - Annexation of the General Plan. Policy #7 establishes that annexation proposals shall be consistent with State law and LAFCo standards and criteria. Also, the annexation shall ensure the provision of adequate municipal services, and be consistent with General and Community Plan land use policies. Annexation proposals must also constitute fiscally sound additions to the City.

The subject property is presently designated as Heavy Commercial or Warehouse (see Exhibit B). General Policy #3 of the General Plan is to actively promote the continued vitality of the local economy and to expand employment opportunities for City residents. General Policy #4 is to approve development in the City's new growth areas in a manner which promotes efficient growth patterns and public service extensions, and is compatible with adjacent development. The subject property is in the Florin Perkins Enterprise Zone, which is

targeted for economic development as a new growth area.

The subject property is contiguous to existing Heavy Commercial or Warehouse designated lands, and shall, at the time of development, create new employment opportunities. The proposal is consistent with policies of the Commerce and Industry Land Use Element, because it shall contribute to Sacramento's role as a west coast warehousing distribution center, by providing lands for future expansion of the industrial base.

D. South Sacramento Community Plan Amendment

The project is consistent with Annexation Policy #2 of the South Sacramento Community Plan which is to encourage the annexation of parcels which are contiguous to the City and within the City's Sphere of Influence. Historically the South Sacramento Community Plan (SSCP) area has been the most active area of the City for reorganization petitions. This is primarily due to the improved level of municipal services which the City is able to provide, particularly water service. The subject property is not presently within the SSCP area. This proposal, if approved, shall amend the Plan area to include this parcel. This portion of the Plan area is subject to flight noise from Mather Air Force Base. Policies of the SSCP thus deem it to be well suited to Industrial - Light Manufacturing / Warehouse land use. This proposal is also consistent with the existing industrial land use mix in the immediate area. Policies of the SSCP stress that future industrial development should be as well designed as possible. In order to ensure adequate design review, all industrially zoned land should be placed within the M-1-S or M-2-S zones. These designations implement more attractive setback, landscaping and screening requirements.

E. Prezoning

The proposed zoning designation of Heavy Industrial - Review (M-2S-R) is consistent with policies of the SSCP which require adequate landscaping at the time of on-site development. The proposal is also consistent with the policies of the SSCP which encourage light industrial development resulting in local job opportunities.

The site is currently developed with a single family residence which will become non-conforming with the Heavy Industrial zoning. The residential use will be discontinued prior to onsite industrial development. If the existing residential structure is not converted to industrial development, the applicant should make the residential structure available for relocation for a period of 30 days, during which the building's availability shall be advertised in a local newspaper, after which staff may authorize demolition.

F. Morrison Creek Business Park Reorganization

As cited previously, this reorganization petition is consistent with the City's Annexation Policy. This proposal is consistent with State law and LAFCo standards and criteria. It shall also serve to ensure the provision of adequate municipal services to the subject property. The Morrison Creek Business Park Reorganization (Annexation and Detachments) has been scheduled for processing according to the time frame established by State law (Section 57002 et. Cortese-Knox Local Government Reorganization Act of 1985). The subject property is uninhabited as defined by Section 56046 (twelve or more registered voters), the landowner has initiated this reorganization proposal and no protests have been received to date. The Conducting Authority must approve the annexation. The City Council hearing on the prezoning and reorganization is scheduled for August 20, 1991.

It is not anticipated that significant revenues will be generated until this parcel is developed. Property tax revenues will be allocated in accordance with the adopted Property Tax Exchange Agreement with the County of Sacramento. Revenues received by the City would be distributed to various operating departments as determined by City budget practices and policies. Property tax revenues are used to fund the City's general government which includes land use planning, police, fire, park, libraries, etc. After development occurs, the City will receive additional revenue from its 7.5 percent utility user tax. The City has adopted an ordinance to

tax electrical, gas, telephone and Cable TV. This revenue is also placed into the City's general fund and allocated during the City's budget hearings.

On August 1, 1989, the City and County agreed upon a new formula for determining property tax shares following annexation of an area by the City. The City will receive 48.5 percent and the County will receive 51.5 percent of the property taxes not designated for school districts and certain special districts (those districts not affected by the reorganization .) The amount of revenue to be transferred from the County and affected special districts to the City of Sacramento, per the property tax transfer agreement, is as follows:

1990-91 Tax Levy	\$840	
Combined County/District Revenue	\$616	73.385791% x \$840
City Share After Annexation	\$299	48.5% x \$616
County Share After Annexation	\$317	51.1% x \$616

G. Agency Comments

The proposed project was reviewed by City Traffic Engineering, City Engineering Development Services, City Building Inspections, City Water and Sewer Division, the South Sacramento Area Chamber of Commerce, and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

1. Engineering Development Services

City utilities will need to be extended when development occurs. This is located within the County Sanitation District. Storm drainage provided in Morrison Creek Business Park #1 have not provided capacity for areas outside the City limits. A drainage study will have to be performed to verify how the area to be annexed will drain. In order for development to occur, two access points will be required to the site.

2. Traffic Engineering

At the time of site plan development, two streets into the 25 acre site will be required for traffic circulation.

3. South Sacramento Community Planning Advisory Council

The South Sacramento Community Planning Advisory Council has no objection to the annexation, but we as a council object to detachment from Southgate Recreation and Park District. These annexations are for acquiring access to water supply or taking advantage of differences in zoning/development standards or both. Area residents are those who will suffer from loss of revenues to the Park District because the City does not have/provide any facilities nearby.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the South Sacramento Community Plan Amendment for 25.15± partially developed acres to be designated Industrial and forward to City Council.
- C. Recommend approval of the Prezoning for 25.15± partially developed acres in the proposed Heavy Industrial -

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MEETING DATE June 27, 1991

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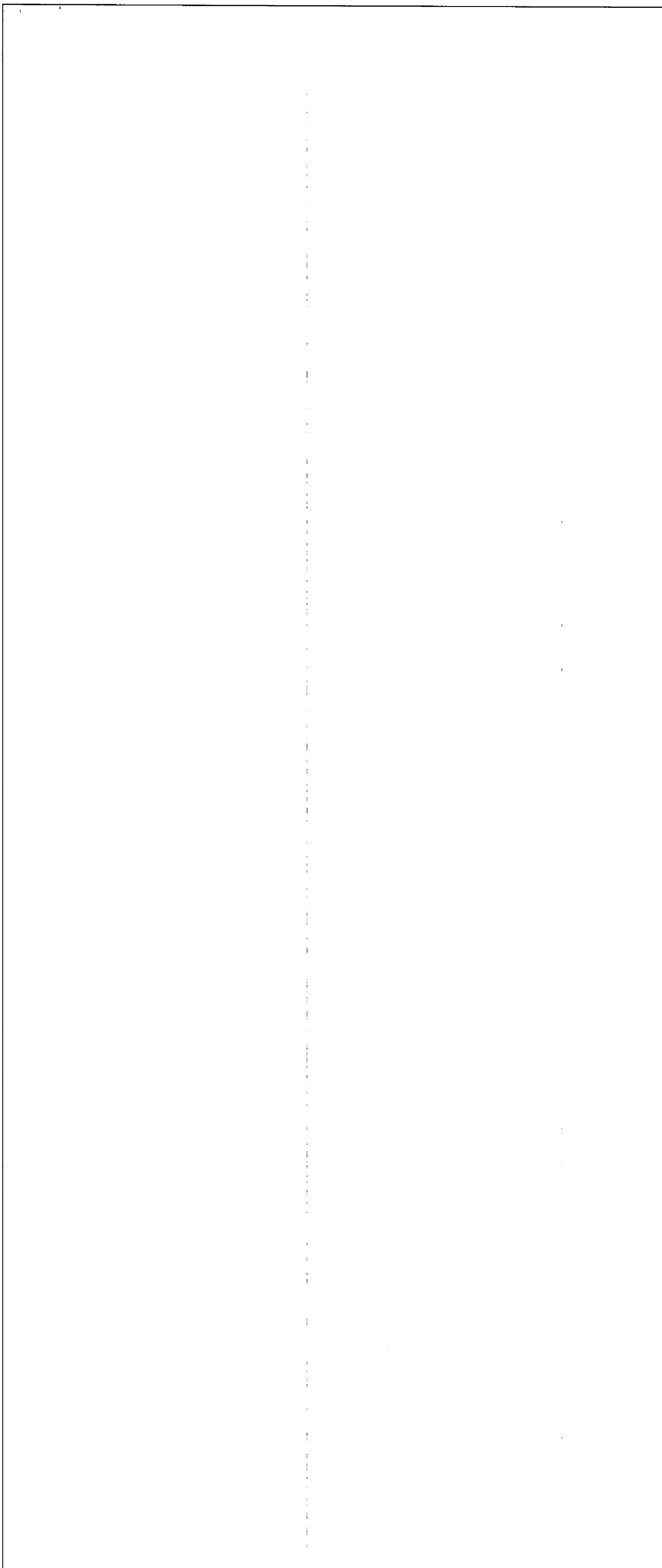
002427

Review (M-2S-R) zone subject to conditions and forward to City Council.

- D. Recommend approval of the Morrison Creek Business Park Reorganization - Annexation to the City of Sacramento, and detachment from County Service Area #1, Florin Fire Protection District, Southgate Recreation and Park District, and Florin-Elder Creek Cemetery District and forward to City Council.

Conditions

1. Any future development of the site must be consistent with the Zoning Ordinance and will require a Plan Review by the Planning Commission prior to the issuance of Building Permits.
2. If the existing residential structured is not converted for the industrial development, the applicant shall make the existing residential structure available for relocation for a period of 30 days, during which the building's availability shall be advertised in a local newspaper, after which staff may authorize demolition.



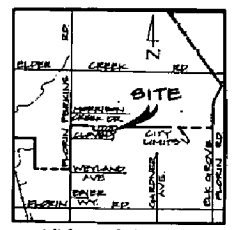
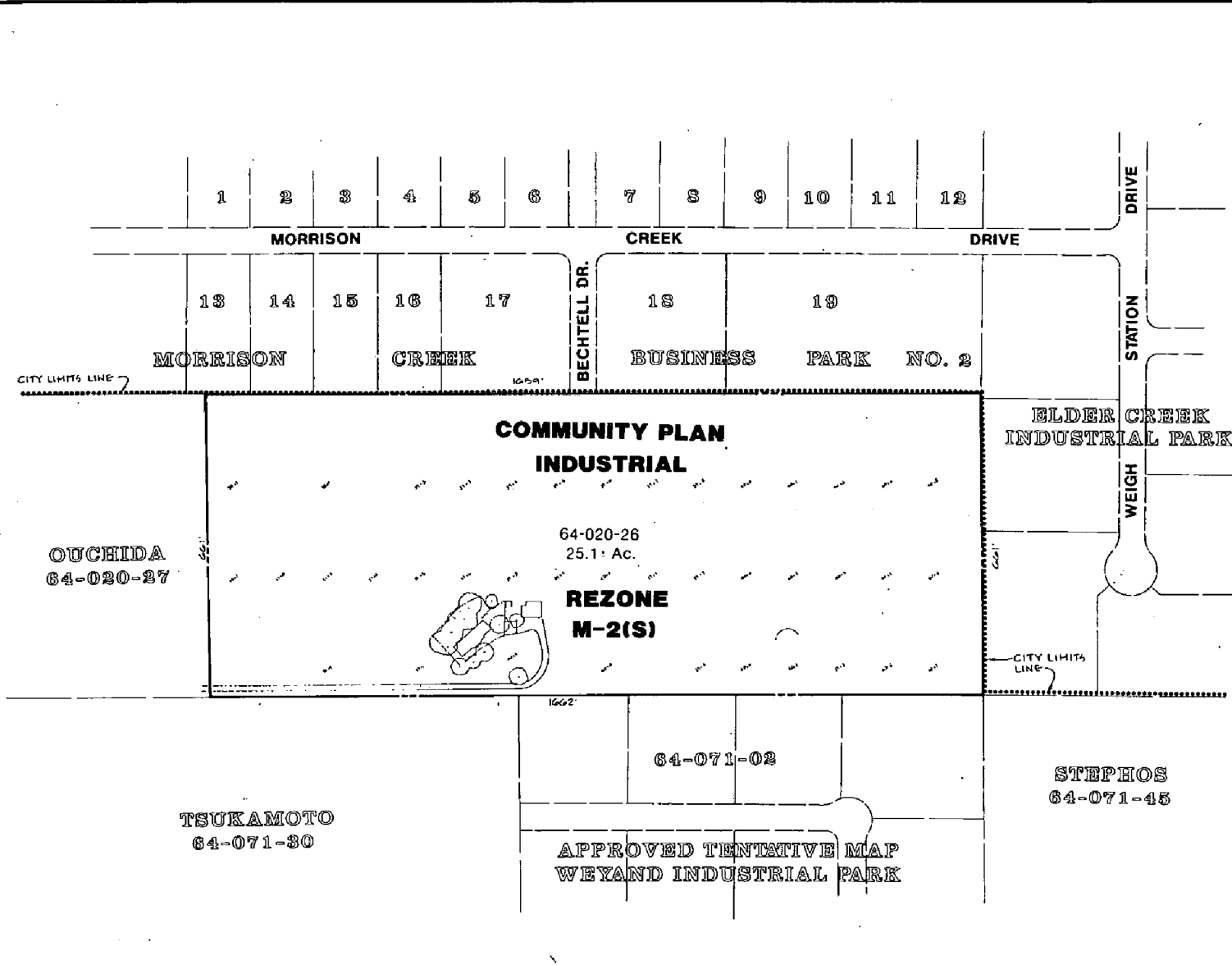
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VICINITY MAP
NO SCALE

OWNER
MAY 21 CONTRACTORS
5101-FLOREN-PECKINS ROAD
SACRAMENTO, CA 95826

APPLICANT
MORTON & PITALO, INC.
1430-MUNICIPAL BLVD.
SACRAMENTO, CA 95818

ASSASSOR'S PARCEL NO.
64-020-26

AREA
25.15 AC

ZONING
M-2

SANITARY SEWER
REGIONAL SANITATION DISTRICT

ELECTRICITY

SEWER

GAS

P. E. & E.
SCHOOL DISTRICT

ELK GROVE UNIFIED

STORM DRAINAGE } CITY OF SACRAMENTO
WATER }

PRINTED
FEB 8 1991
MORTON & PITALO, INC.

REVISIONS	NO.	DESCRIPTION	APPRO. DATE	VERT. 1"	BENCH MARK	COMPUTED	MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING	COMMUNITY PLAN AMENDMENT & REZONE EXHIBIT MORRISON CREEK BUS. PARK	DATE	FEB 1991
	DESIGNED	DRAWN M3C	DESI. ENGR.	CITY	OF	SACRAMENTO			SHEET	OF

JOB NO. 900019

EXHIBIT A

RECEIVED
FEB 11 1991

RESOLUTION NO. LAFC 1073

RESOLUTION OF THE SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS AND
APPROVING THE MORRISON CREEK BUSINESS PARK REORGANIZATION (27-90)

WHEREAS, a petition of application proposing a Reorganization calling for Annexation of certain described uninhabited territory to the City of Sacramento, and Detachment of said territory from County Service Area No. 1, Florin Fire Protection District, Southgate Recreation and Park District, and Florin-Elder Creek Cemetery District, in the County of Sacramento, was heretofore filed with the Executive Officer of this Commission, and the Executive Officer has examined said Reorganization proposal and has determined that said filing is sufficient; and

WHEREAS, at the times and in the form and manner required by law, the Executive Officer has given notice of a public hearing by this Commission upon the proposal; and

WHEREAS, the public hearing called by this Commission was held on the date and at the time and place specified in the notice of a public hearing and in any order or orders continuing the hearing; and

WHEREAS, at the hearing, this Commission heard, received and considered all oral and written protest and evidence which was given, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to any matter relating to the proposal considered at the hearing;

NOW, THEREFORE, the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION does hereby find, determine, resolve and order as follows:

1. Notice as required by law has been given.

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2. Said reorganization proposal is uninhabited under the definition of Government Code Section 56046.
3. The MORRISON CREEK BUSINESS PARK REORGANIZATION, including annexation of certain described uninhabited territory to the City of Sacramento, and detachment of said territory from County Service Area No. 1, Florin Fire Protection District, Southgate Recreation and Park District, and Florin-Elder Creek Cemetery District, is hereby approved.
4. Section 99.1 of the Revenue and Tax Code has been satisfied.
5. As approved, the reorganization is in conformity with applicable general and specific plans.
6. The reasons for approval of the reorganization are as follows:
 - a. The parcel is in need of municipal services for the purpose of development.
 - b. The City of Sacramento is capable of providing municipal services to all of the area in question.
 - c. Said territory is contiguous to the City of Sacramento.
 - d. All of the proposal area is within the City of Sacramento Sphere of Influence.
 - e. The Morrison Creek Business Park Reorganization represents a reasonable and logical extension of the City of Sacramento's corporate boundary.
 - f. There is no potential for significant environmental impacts caused by this project and a Negative Declaration of the California Environmental Quality Act has been prepared.

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- 7. The City of Sacramento, as conducting authority, shall initiate further proceedings in this matter and may proceed in accordance with notice and hearing procedures.
- 8. The City of Sacramento is required to prezone the reorganization proposal prior to or concurrently with its proceedings.
- 9. The Executive Officer is directed to mail certified copies of this Resolution as provided in Section 56853 of the Government Code.

PASSED AND ADOPTED by the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION on February 6, 1991 by the following vote, to wit:

AYES: COMMISSIONERS: Chamberlain, C.T. Johnson, Shelton, Brown, Hannaford, Collin, Ferris.

ABSENT: (H. Bartholomew)

NOES: None

Lyla K. Ferris

 Hal D. Bartholomew, Chair
 SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:

Marilyn Ann Flemmer

 Marilyn Ann Flemmer
 Commission Clerk

Maf
(resol073)

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MORRISON CREEK BUSINESS PARK REORGANIZATION (27-90)

LEGAL DESCRIPTION
APN 64-020-26

All real property described as follows: The South 1/4 of the East 1/2 of the Northwest 1/4 and the South 1/2 of the East 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 36, T8N, R5E, MDB & M. Containing 25 acres M/L.

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

FEB 6 1991

BY 
Commission Clerk

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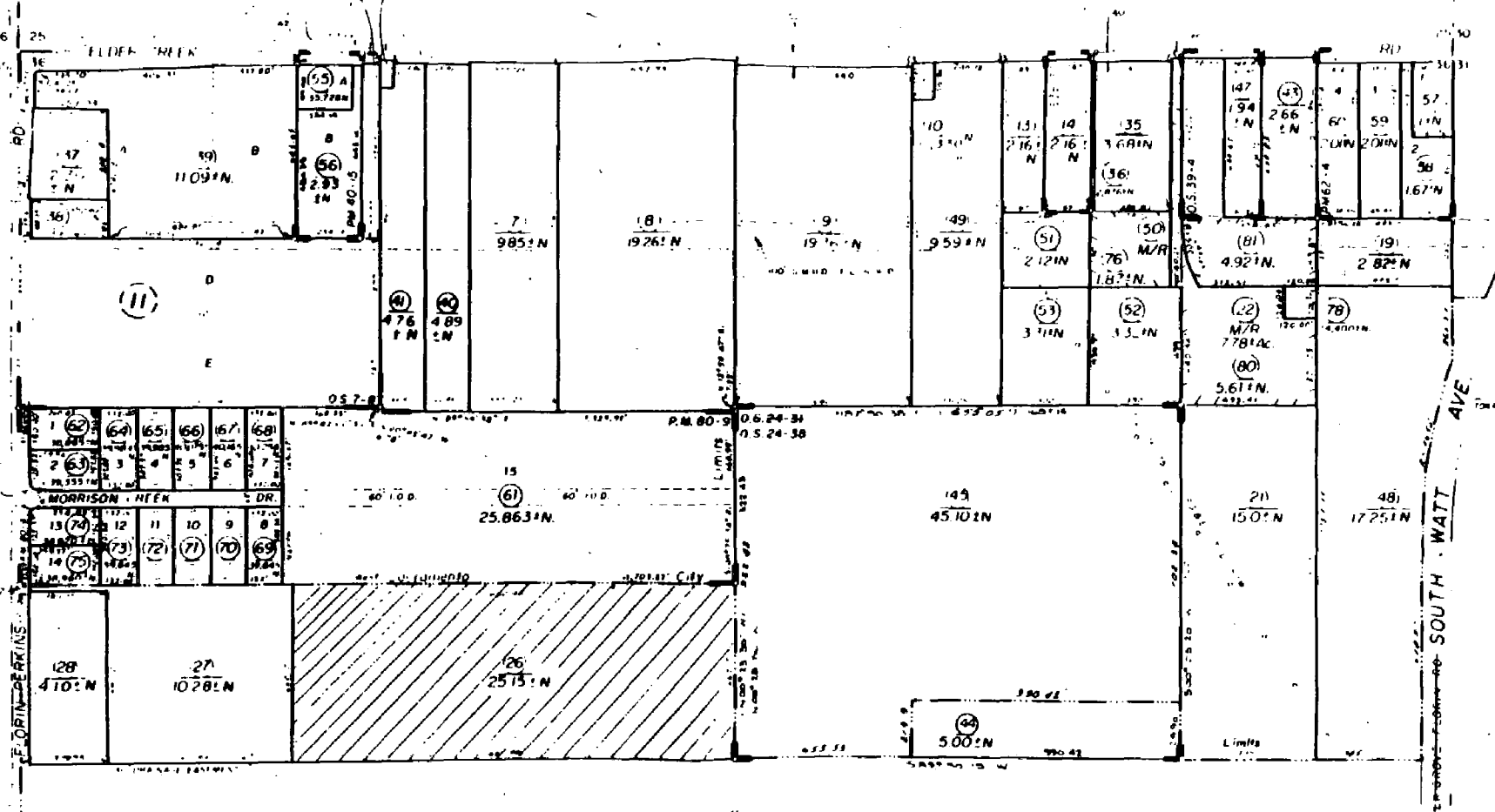
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Bk 62

Page 051
1990-035

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ROS Bk. 39, Pg. 4 (11-7-84)
 ROS Bk. 38, Pg. 30 (16-29-84)
 R.O.S. Bk. 7, Pg. 8 (12-2-49)
 R.O.S. Bk. 24, Pg. 31 (11-29-65)
 R.O.S. Bk. 24, Pg. 38 (3-1-66)
 Morrison Creek Business Park, P.M. Bk. 80, Pg. 9 (12-28-84)

NOTE Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles

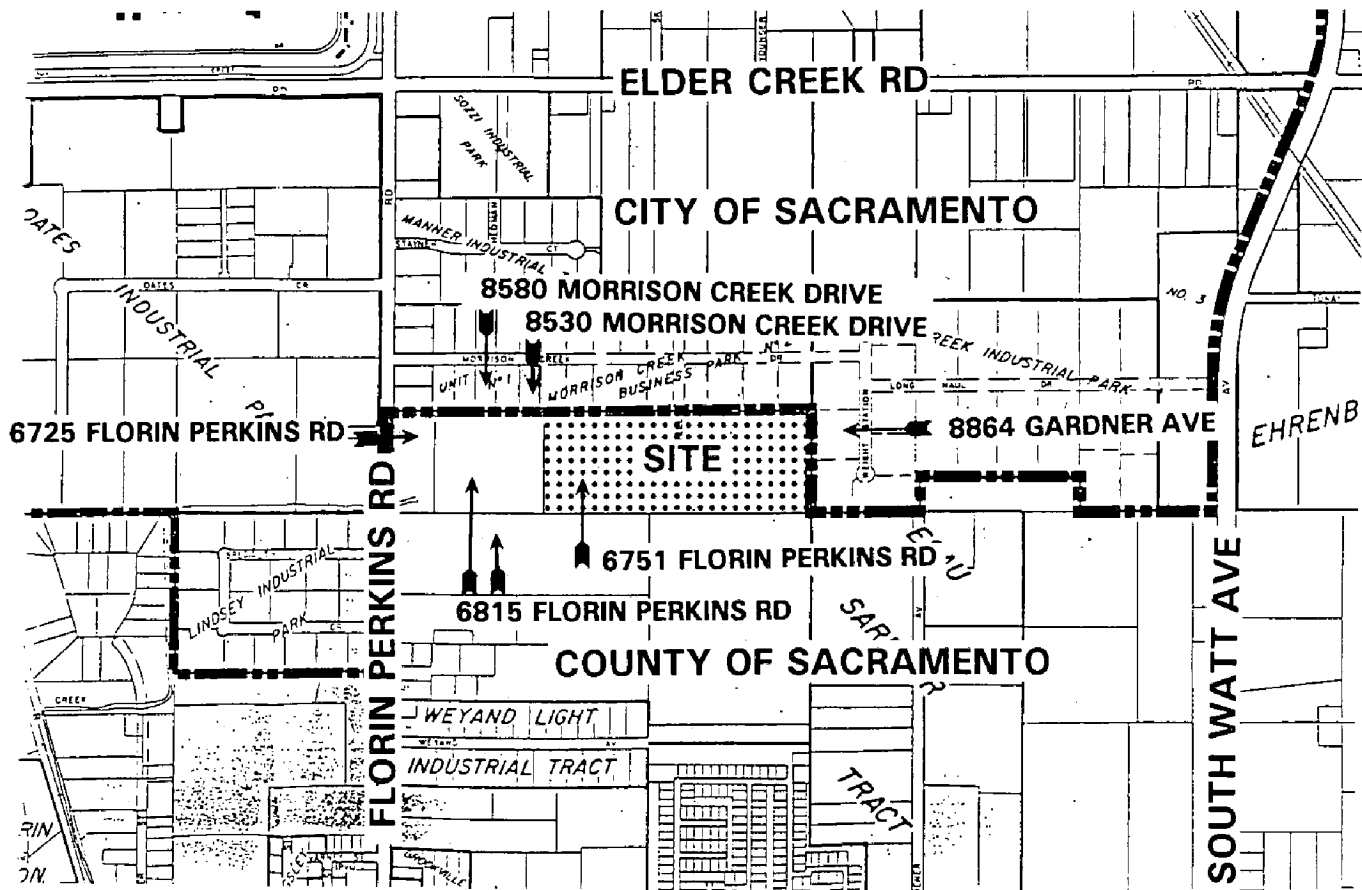
CITY & COUNTY OF SACRAMENTO
 Assessor's Map Bk. 64 -Pg. 02
 County of Sacramento, Calif.

APPROVED
 SACRAMENTO LOCAL AGENCY
 FORMATION COMMISSION

FEB 6 1991

Commission Clerk

EXHIBIT C



MAP NOT TO SCALE



ADDRESS NOT ASSIGNED TO UNDEVELOPED SUBJECT PROPERTY

ADJACENT PARCEL ADDRESSES

MORRISON CREEK
BUSINESS PARK
REORGANIZATION 002437

M 90-035 25.15±TOTAL ACRES

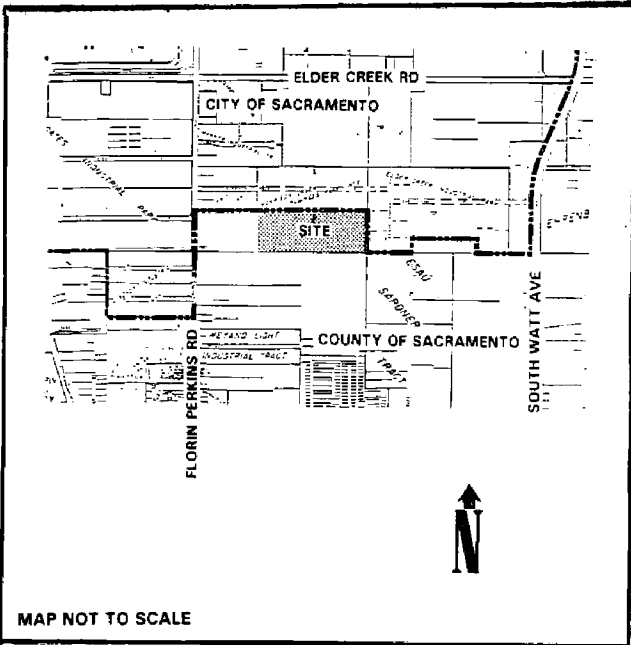
City Council Adoption
 PROPOSED FINAL
 RESOLUTION No. _____
 ADOPTED DATE _____

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Hem#15

EXHIBIT B



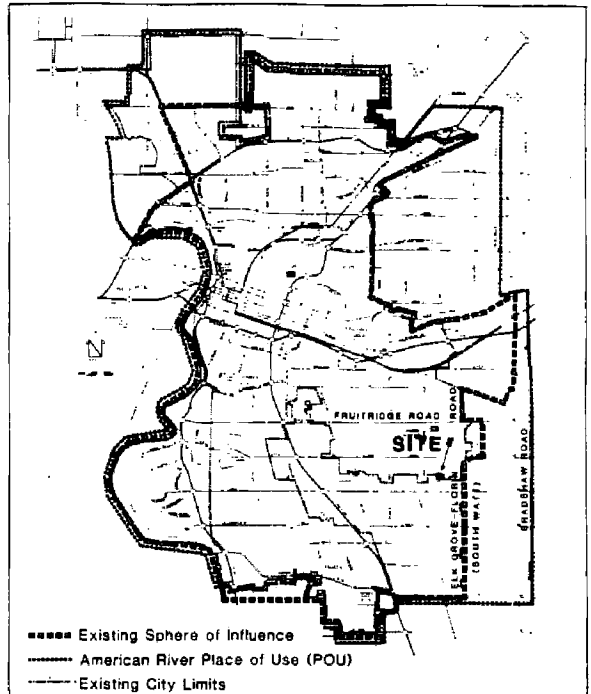
MAP NOT TO SCALE

PROPOSED ANNEXATION AREA

**MORRISON CREEK
BUSINESS PARK
REORGANIZATION**

M 90-035 25.15±TOTAL ACRES

City Council Adoption
 PROPOSED FINAL
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 ADOPTED DATE _____



----- Existing Sphere of Influence
 ----- American River Place of Use (POU)
 - - - - - Existing City Limits

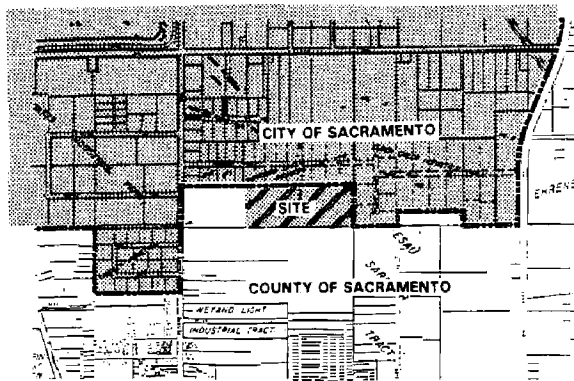
City of Sacramento - PLANNING and DEVELOPMENT

**MORRISON CREEK
BUSINESS PARK
REORGANIZATION**

M 90-035 25.15 TOTAL ACRES

City Council Adoption
 PROPOSED FINAL
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 ADOPTED DATE _____

EXISTING GENERAL PLAN LAND USE



**HEAVY COMMERCIAL
OR WAREHOUSE**

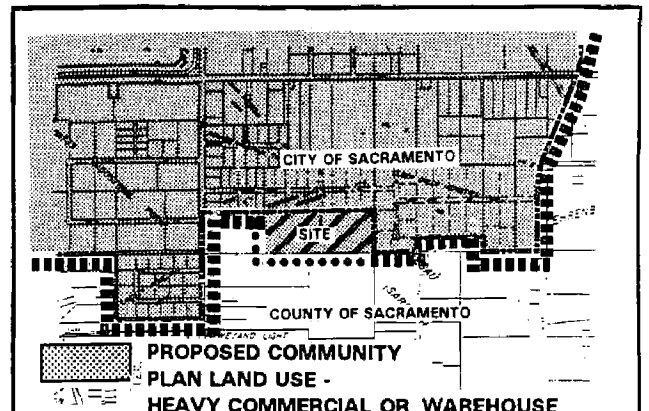
MAP NOT TO SCALE

CITY OF SACRAMENTO - PLANNING AND DEVELOPMENT

**MORRISON CREEK
BUSINESS PARK
REORGANIZATION**

M 90-035 25.15±TOTAL ACRES

City Council Adoption
 PROPOSED FINAL
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**PROPOSED COMMUNITY
PLAN LAND USE -
HEAVY COMMERCIAL OR WAREHOUSE**

**EXISTING COMMUNITY
PLAN BOUNDARY**

**PROPOSED COMMUNITY PLAN
BOUNDARY CHANGE**

MAP NOT TO SCALE

CITY OF SACRAMENTO - PLANNING AND DEVELOPMENT

**MORRISON CREEK
BUSINESS PARK
REORGANIZATION**

M 90-035 25.15±TOTAL ACRES

City Council Adoption
 PROPOSED FINAL
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 ADOPTED DATE _____

CITY OF SACRAMENTO - PLANNING AND DEVELOPMENT

**MORRISON CREEK
BUSINESS PARK
REORGANIZATION**

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M 90-035 25.15±TOTAL ACRES

City Council Adoption
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