

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

**ITEM # _____
December 8, 2005
PAGE 1**

P05-025 – Santa Ana Business Park

REQUEST:

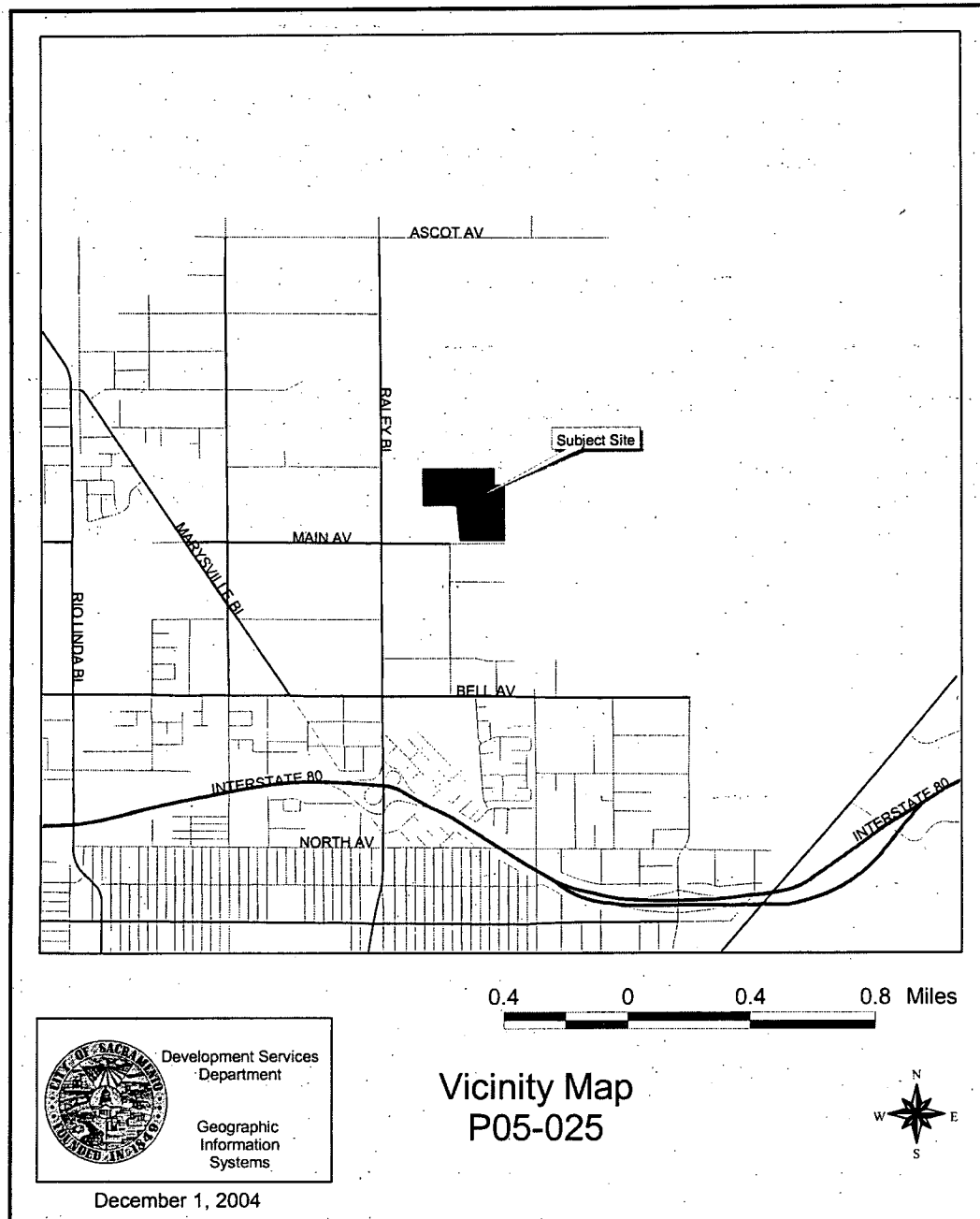
- A. Environmental Determination: Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Tentative Map to subdivide 6 industrial lots totaling 32+ acres into 10 lots ranging in size from 1.6+ acres to 5.9+ acres located in the Light Industrial Review (M-1S-R) zone.

LOCATION: Northwest Corner of Main Avenue and Lang Avenue
APN: 215-0273-004, -007, -008, -009, -016, -017, & -028
North Sacramento Community Plan
Council District 2

Owner	McClellan Park (Alan Hersh) 3140 Peacekeeper Way, 2 nd Floor McClellan, CA 95952
Applicant	Kent Baker, Baker-Williams Engineering Group 6020 Rutland Drive, Ste. 19 Carmichael, CA 95608
APPLICATION FILED:	March 2, 2005
APPLICATION COMPLETED:	September 9, 2005
STAFF CONTACT:	Ellen Marshall, 808-5851

SUMMARY:

The applicant is seeking entitlements to subdivide 32+ gross acres into 10 lots in the Light Industrial Review (M-1S-R) zone located at the northwest corner of Main Avenue and Lang Avenue. Development of the lots with industrial users is not proposed at this time. Staff is not aware of any opposition to this project and recommends approval of the requested entitlements.



RECOMMENDATION:

Staff recommends approval subject to conditions. The recommended approval is based on the project's consistency with the General Plan, North Sacramento Community Plan and compliance with Zoning Ordinance requirements.

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	Industrial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Light Industrial Review (M-1S-R)

Surrounding Land Use and Zoning:

North:	Vacant, M-1S-R
South:	Industrial, M1S-R
East:	McClellan Park (Sacramento County)
West:	Industrial, M1S-R

Property Dimensions:	Irregular
Property Area:	32+ net acres
Topography:	Flat
Street Improvements:	To be constructed
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Building Permit	Building Division
Plan Review	Planning Division

BACKGROUND INFORMATION:

The subject site consists of six parcels totaling 32+ acres in size. The site is located at the eastern terminus of Santa Ana Avenue and north of Main Avenue where Main Avenue enters McClellan Park. The site is vacant. The applicant is now requesting to subdivide the parcels into 10 industrial lots.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations**General & Community Plan**

The general plan designates the site as Heavy Commercial or Warehouse and the North Sacramento Community Plan designates the site as Industrial. As proposed the subdivision will be consistent with these designations as the parcels are large enough in size to accommodate future industrial development. Furthermore, the proposed project is consistent with the General Plan in that it:

- Provides adequate land for expansion of existing facilities and opportunities for new warehouse/distribution activities(Section 4-18, Goal A, Policy 1);
- Assists private interests to maintain and strengthen the competitive advantages of Sacramento's warehousing/distribution industry (Section 4-18, Goal A, Policy 2).

The proposed project is consistent with the North Sacramento Community Plan goal of ensuring industrial uses will have minimal adverse impacts on other types of land uses and concentrating new industrial uses in the Raley Boulevard area.

Staff supports the project because it is consistent with the General Plan and North Sacramento Community Plan goals and policies listed above.

B. Tentative Map Design

The subject site currently consists of six parcels comprising 32± acres. The applicant proposes to subdivide the site into 10 parcels. The parcels range from 1.6± acres in size to 5.9± acres. The parcels are adequately sized to ensure the feasibility of future development. Access to the parcels is through a public street extension of Santa Ana Avenue which bisects the site and connects with Main Avenue.

C. Site Plan/Zoning Requirements

Development within the M-21-R zone requires approval by the Planning Commission. Each development within the subject site will be required to meet land use, setbacks, landscaping, parking, and shading per the City's Zoning Ordinance requirements. Any temporary or permanent signage placed on the properties shall comply with the City's Sign Ordinance. Sign permits must be obtained prior to placing signage on the site.

PROJECT REVIEW PROCESS:

A. Environmental Determination

A Mitigated Negative Declaration has been prepared for the proposed project in compliance with Section 15070(b)1 of the California Environmental Quality Act (CEQA). Environmental Planning Services has determined that the proposed project would result in

significant impacts to biological resources and cultural resources. However, the environmental analysis determined that the implementation of mitigation measures would reduce the impacts to a less-than-significant level. The project applicant has agreed to the proposed mitigation measures, which are listed in the attached Mitigation Monitoring Plan (Exhibit #). The Mitigated Negative Declaration was available for public review during the period of October 24, 2005 through November 23, 2005. Two letters were received that provided comment on the proposed project.

The first letter was from the Sacramento Regional County Sanitation District (SRCSD) stating the project would not significantly impact SRCSD facilities. The letter is attached (Exhibit #).

The second letter (Exhibit #) was from the California Department of Water Resources (DWR) describing the Reclamation Board permit process for projects that would fall under Section 8710 of the California Water Code (excavation and construction activities within floodways, levees, and 10 feet landward of the landside levee toe). The commenter, Mike Mirmazaheri (Chief of DWR's Floodway Protection Section) was contacted by Environmental Planning Services staff, and he verified that the letter was the standard letter distributed to projects within the vicinity of regulated streams, and that if the project is outside of the floodway, then it is safe to conclude that a Reclamation Board permit would not be required. As indicated in the project description, the proposed project includes a 200-foot "no construction" buffer from Magpie Creek, within which construction activities would not occur. The Mitigated Negative Declaration further indicates (p. 12) that the only area of the project site that has the potential to be inundated by the 100-year flood is within the 200-foot buffer area. Consequently, the proposed project would not require Reclamation Board permits.

Therefore, staff recommends the City Planning Commission approve the Mitigated Negative Declaration and adopt the Mitigation Monitoring Plan.

B. Public/Neighborhood/Business Association Comments

The project was routed to Robla Neighborhood Association. The neighborhood association felt the project fit into the existing industrial/commercial buildings in the area and indicated support for the project. No other comments regarding the project were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies including Development Engineering, Department of Utilities, City Fire, County Sanitation, SMUD, and Parks & Recreation. All applicable comments are addressed in the conditions of approval.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B and C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Environmental Determination: Mitigated Negative Declaration
- B. Mitigation Monitoring Plan
- C. Tentative Map to subdivide 6 industrial lots totaling 32± acres into 10 lots ranging in size from 1.6± acres to 5.9± acres located in the Light Industrial Review (M-1S-R) zone.

Report Prepared By,

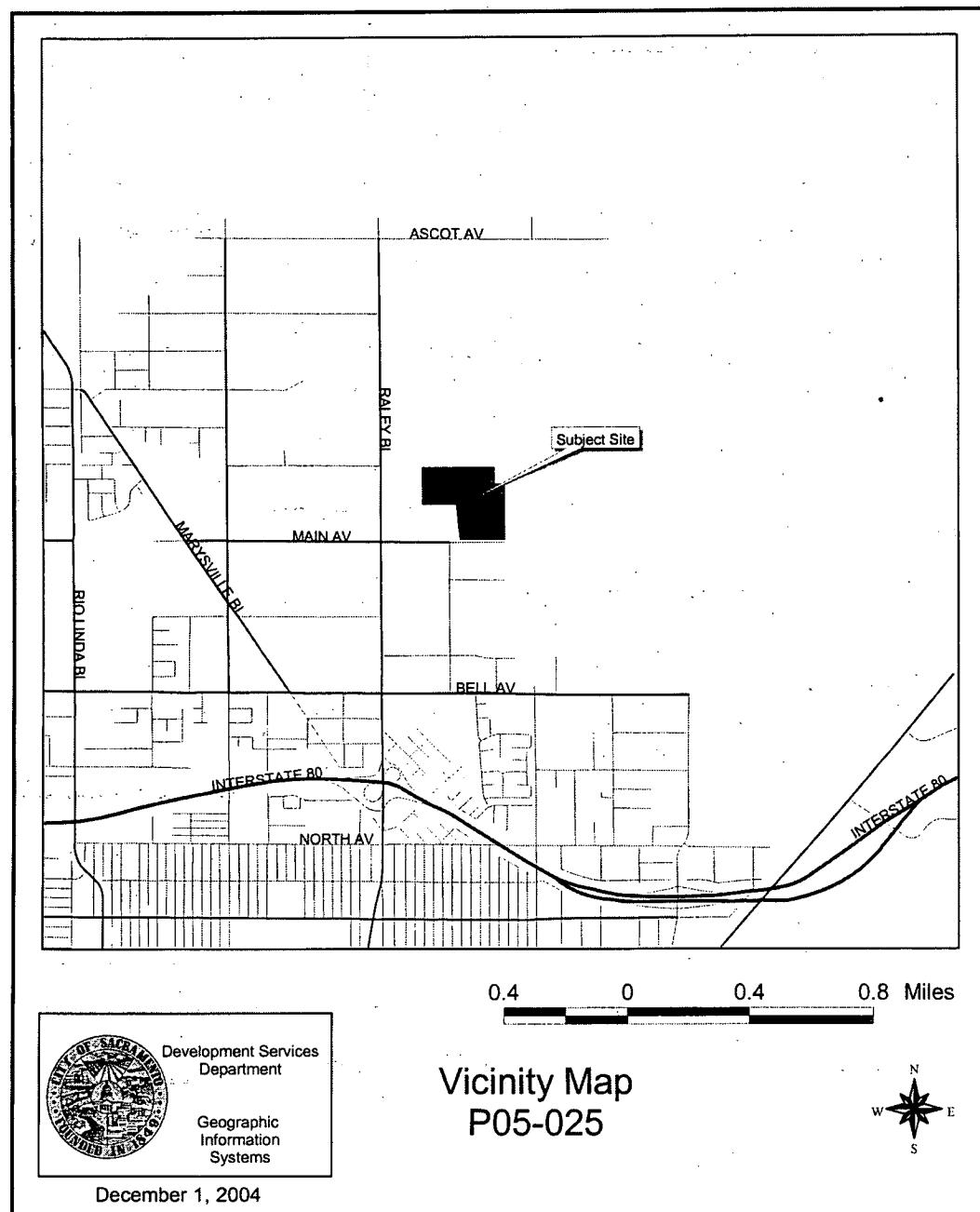
Report Reviewed By,

Ellen Marshall, Associate Planner

Thomas Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Tentative Map
Exhibit 1C	Negative Declaration Comment Letters
Attachment 2	Land Use and Zoning Map



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Report Prepared By,

Report Reviewed By,

Ellen Marshall, Associate Planner

Thomas Pace, Senior Planner

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ATTACHMENT 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE SANTA ANA BUSINESS PARK
LOCATED AT NORTHWEST CORNER OF MAIN AVENUE AND LANG AVENUE
SACRAMENTO, CALIFORNIA IN THE LIGHT INDUSTRIAL REVIEW (M-1S-R) ZONE. (P05-025)**

At the regular meeting of December 8, 2005, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Mitigated Negative Declaration**
- B. Approved a Mitigation Monitoring Plan**
- C. Approved a Tentative Map** to subdivide 6 industrial lots totaling 32+ acres into 10 lots ranging in size from 1.6+ acres to 5.9+ acres located in the Light Industrial Review (M-1S-R) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A.** The City Planning Commission approved the Negative Declaration, based upon the following findings of fact:
 - 1. The Negative Declaration was prepared and circulated for the above identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Mitigation Monitoring Plan:** The Mitigation Monitoring Plan (Exhibit 1A) is approved based upon the following findings:
 - 1. One or more mitigation measures has been added to the above-identified project;
 - 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
 - 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented as set forth in the Plan; and,
 - A. **Tentative Map:** The Tentative Map to subdivide 6 industrial lots totaling 32± acres into 10 lots ranging in size from 1.6± acres to 5.9± acres located in the Light Industrial Review (M-1S-R) zone is approved subject to the following Findings of Fact and Conditions of Approval:
 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 2. The proposed subdivision, together with the provisions for its design and improvement is consistent with the City General Plan, North Sacramento Community Plan, and subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code. The City General Plan designates the site for Industrial and the North Sacramento Community Plan designates the site for Industrial.
 3. 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.
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

CONDITIONS OF APPROVAL

- B. The **Tentative Subdivision Map** subdivide 6 industrial lots totaling 32± acres into 10 lots ranging in size from 1.6± acres to 5.9± acres located in the Light Industrial Review (M-1S-R) zone located at the northwest corner of Main Avenue and Lang Avenue is approved subject to the following conditions:

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P05-025). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-025).
3. Show all continuing and proposed/required easements on the Parcel Map.
4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

PUBLIC WORKS: Streets

5. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
7. The applicant shall Dedicate (if necessary) the additional, right-of-way to construct Santa Ana Avenue from the western property boundary to the elbow as a City standard 63' industrial cross-section (half street only).
8. The applicant shall dedicate and construct Santa Ana Avenue to a City standard 63' cross-section (full street) from the elbow south to Main Avenue.
9. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division;

PUBLIC/PRIVATE UTILITIES

10. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead

facilities and appurtenances adjacent to Main Avenue.

11. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights-of-way.
12. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 12.5' adjacent thereto as a public utility easement (PUE) for underground facilities and appurtenances.
13. Label P.G. & E.'s transmission line easement as a "Restricted Building and Use Area".

CITY UTILITIES

14. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
 - a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
 - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.
 - (1) The applicant shall submit pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities prior to improvement plan approval. Provide two points of connection to the public water distribution system for this subdivision.
15. Place a 2-inch (minimum) sleeve(s) under the sidewalks for each lot along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until time of building permit.
16. A sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities.
17. Prepare a drainage study for this map consistent with the Department of Utilities master drainage study for drainage shed G200, and as described in Section 11.7 of the City Design and Procedures Manual. Existing pipes were designed based upon a runoff of 0.3 cfs/acre. The drainage study may require a regional on-site detention basin, or detention on each parcel as it develops. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose city maintained drainage facilities to convey these flows. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project Note: Contact the Department of Utilities for

the required hydrologic and hydraulic criteria for the study. The study shall be reviewed and approved by the Department of Utilities.

18. The site is located adjacent to the floodway (to the north and east) as determined by the Corps of Engineers study. The applicant is responsible for any necessary permits from the Corps of Engineers, Fish and Game, USFWS, SAFCA, American River Flood Control District, State Reclamation Board or any other applicable agency.
19. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
20. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area.
21. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. On-site treatment control measures are also required and may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures and on-site treatment control measures.

Fire:

22. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
23. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

24. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

25. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Construction of water services shall be deferred until the time of Building Permit.
26. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
27. At the time of building permits, a grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation. No grading shall occur until the grading plan has been reviewed by SAFCA and reviewed and approved by the Department of Utilities.
28. The applicant must determine if they are required to obtain the State "NPDES General Permit for Stormwater Discharges Associated with Industrial Activity". Applicant shall submit the determination to the Department of Utilities for approval. The submittal must include the applicable Standard Industrial Classification (SIC) code(s), which describe the business activities that will be occurring at the facility.
29. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P05-025)

Exhibit 1A – Mitigation Monitoring Plan
Exhibit 1B – Tentative Map
Exhibit 1C – Negative Declaration Comment Letters
Attachment 2 – Land Use and Zoning Map

Exhibit 1A – Mitigation Monitoring Plan

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Exhibit 1C – Negative Declaration Comment Letters

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CITY PERMIT CNTR

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10545 Armstrong Avenue
 Mather, CA 95655
 Tele: (916) 876-6000
 Fax: (916) 876-6160
 Website: www.srcsd.com

Board of Directors
 Representing:

County of Sacramento

County of Yolo

City of Citrus Heights

City of Elk Grove

City of Folsom

City of Rancho Cordova

City of Sacramento

City of West Sacramento

Robert F. Shanks
 District Engineer

Marela Maurer
 Chief Financial Officer

Wendell H. Kido
 District Manager

Mary K. Snyder
 Collection Systems Manager

Stan R. Dean
 Plant Manager

Michael Parker
 City of Sacramento
 Planning Division
 2101 Arena Boulevard, Suite 200
 Sacramento, CA 95834

Subject: Draft Mitigated Negative Declaration for the Santa Ana
 Business Park Project (P05-025) Notice of Availability/Intent
 to Approve
 APN: 215-0273-004,007,008,009,015,016,017&028
 Control No. P05-025

Dear Mr. Parker:

County Sanitation District 1 (CSD-1) and the Sacramento Regional Sanitation
 District (SRCS D) reviewed the Draft Mitigated Negative Declaration for the
 subject property.

The subject property is outside the boundaries of CSD-1 but within the Urban
 Service Boundary (USB) and SRCS D shown on the Sacramento County General
 Plan.

SRCS D do not have any specific concerns. We expect that if the project is
 subject to currently established policies, ordinances, fees, and to conditions of
 approval that were proposed after review of entitlement application documents,
 then mitigation measures within the Environmental Impact Report (EIR) will
 adequately address the sewage aspects of the project, and we anticipate a less
 than significant impact to the sewage facilities.

The subject project will not significantly impact CSD-1 or SRCS D facilities.

If you have any questions regarding these comments, please call Stephen Moore
 at (916) 876-6296 or myself at (916) 876-6094.

Sincerely,

Wendy Haggard, P.E.
 Department of Water Quality
 Development Services

WH/JRO: cc

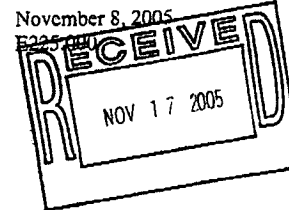
cc: Melenie Spahn
 Amber Schalansky

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Sacramento Regional County Sanitation District

Wastewater Treatment



Technology in balance with nature

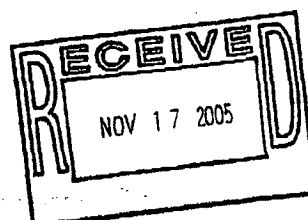
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CITY PERMIT CNTR

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STATE OF CALIFORNIA - THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF WATER RESOURCES1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 942360001
(916) 653-5791

NOV 17 2005

Mike Parker
City of Sacramento
2101 Arena Boulevard, Suite 200
Sacramento, California 95834Santa Ana Business Park (P05-025)
State Clearinghouse (SCH) Number: 2005102094

Staff for The Department of Water Resources has reviewed the subject document and provides the following comments:

Portions of the proposed project are located within a regulated stream over which The Reclamation Board has jurisdiction and exercises authority. If the project includes any "channel reconfiguration" that was not previously permitted, new plans must be submitted. Section 8710 of the California Water Code requires that a Board permit must be obtained prior to start of any work, including excavation and construction activities, within floodways, levees, and 10 feet landward of the landside levee toes. A list of streams regulated by the Board is contained in the California Code of Regulations, Title 23, Section 112.

Section 8(b)(2) of the Regulations states that applications for permits submitted to the Board must include a completed environmental questionnaire that accompanies the application and a copy of any environmental documents if they are prepared for the project. For any foreseeable significant environmental impacts, mitigation for such impacts shall be proposed. Applications are reviewed for compliance with the California Environmental Quality Act.

Section 8(b)(4) of the Regulations states that additional information, such as geotechnical exploration, soil testing, hydraulic or sediment transport studies, biological surveys, environmental surveys and other analyses may be required at any time prior to Board action on the application.

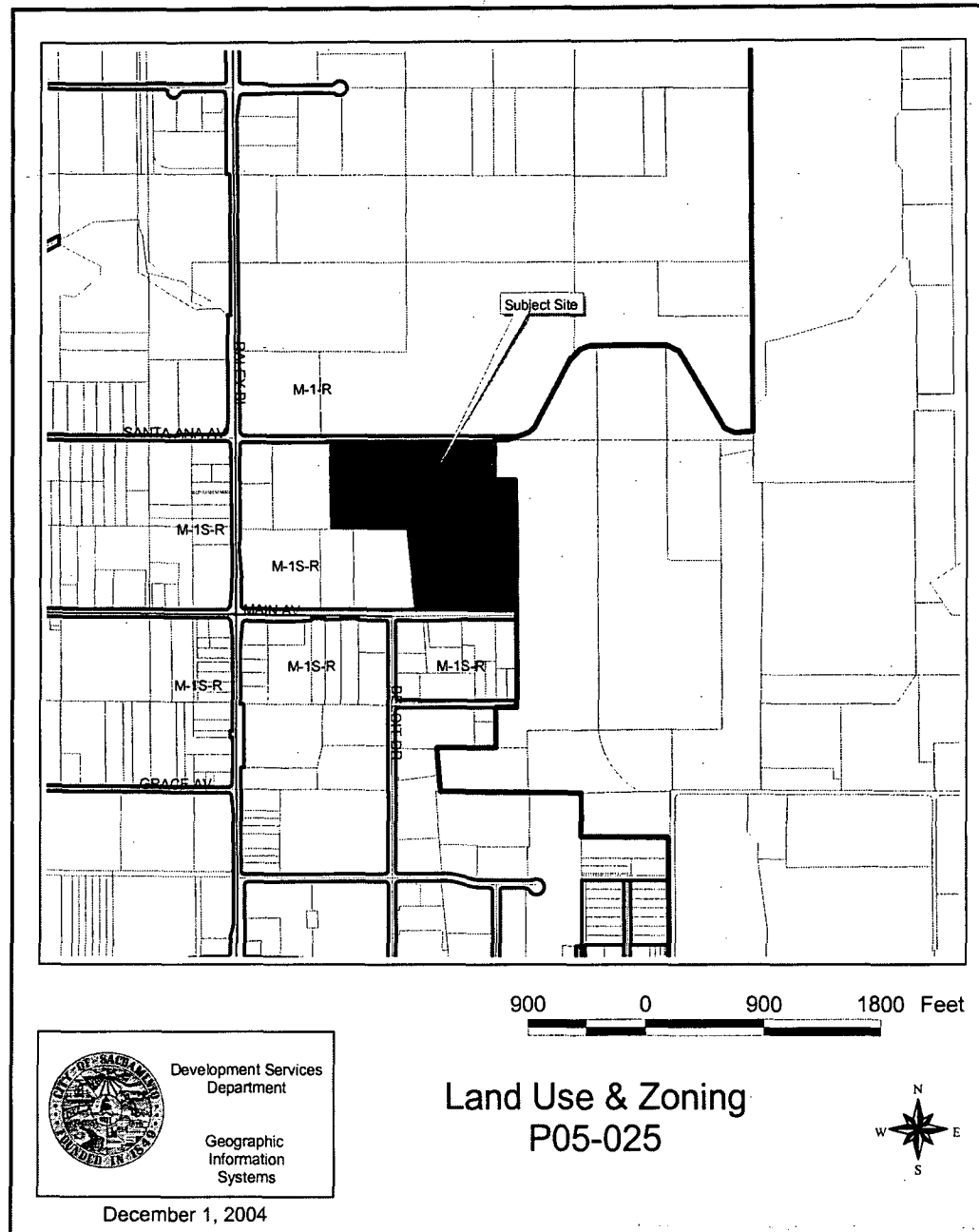
For further information, please contact Sam Brandon of my staff at (916) 574-0651.

Sincerely,

Mike Mirmazaheri, Chief
Floodway Protection Section

cc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

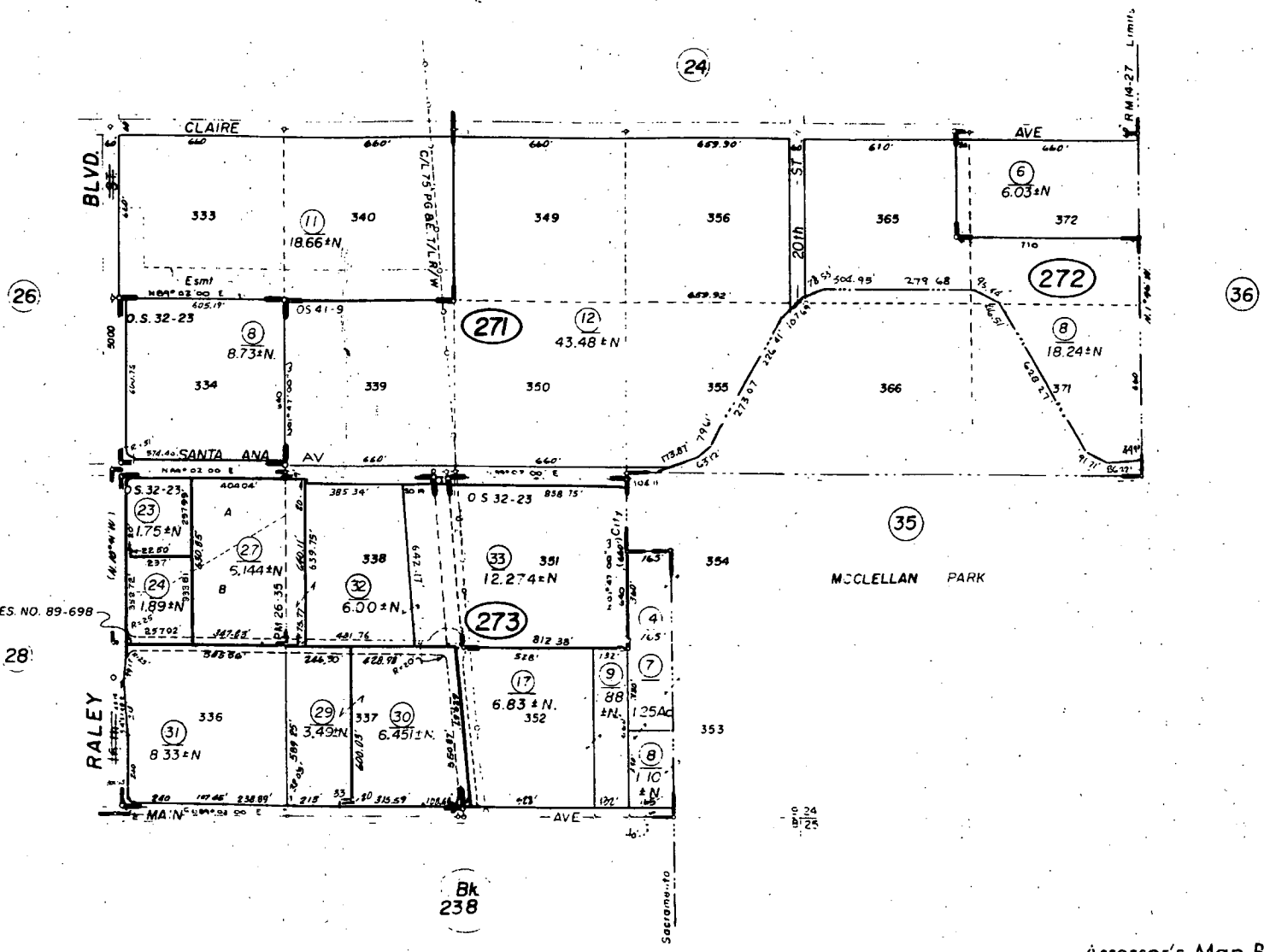
Attachment 2 Land Use and Zoning Map



POR. SEC. 19 & 24, RANCHO DEL PASO

Tax Area Code

215-27



ABANDONED PER RES. NO. 89-698

Record of Survey, O.S. Bk 41 Pg 915-386.
Acme Acres, R.M. Bk 14, Pg 27
O.S. Bk 32, Pg 23 (5-21-76)

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

Assessor's Map Bk.215-Pg.27
County of Sacramento, Calif.

DEC 20 2005