



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 29, 1983

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

DEC 6 1983

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination
2. Tentative Map (P-9540) (APN: 062-050-1,2,3,4,16,17,23,34,35,37;
062-081-1,2,3,4,5)

LOCATION: Area bounded by Unsworth Avenue to the north, Elder Creek Road to the south, Florin-Perkins Road to the west, and California Traction Railroad to the east.

SUMMARY

This is a request for a Tentative Map to divide 202+ acres located in the Heavy Industrial, M-2-S zone, into 83 industrial lots. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is located within an industrially zoned and designated area. The applicant's proposal provides for the logical subdivision of the site for industrial uses. It is compatible to the area and consistent with the community plan.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF THE PLANNING COMMISSION

On October 27, 1983, the Planning Commission, by a vote of seven ayes and two absent, recommended approval of the project.

City Council

-2-

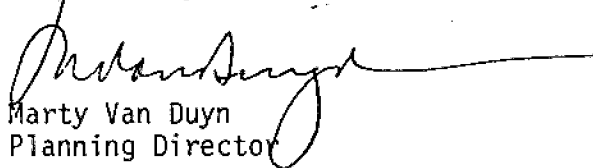
November 29, 1983

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map with Conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

TM:lao
Attachment
P-9540

December 6, 1983
District No. 6

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE October 27, 1983
ITEM NO. 2 FILE NO. P-9540
M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING ENVIRONMENTAL DET.
- SPECIAL PERMIT OTHER _____
- VARIANCE _____

Recommendation LOCATION: Area bounded by Unsworth Ave to the N, Eldon Creek to the S, Blinn-Perkins to the W, & California's Inaction RR to the E

- Favorable w/cond.
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSENTS</u>	<u>ADDRESS</u>
<u>Tim Farron</u>		<u>P.O. Box 2511, Sacramento, CA 95811</u>

MOTION NO. _____

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	✓			✓
Holloway	✓			
Hunter	✓			
Ishmael	✓			
Larson	✓			
Silva	<u>absent</u>			
Simpson	<u>absent</u>			
Goodin	✓			

AMENDED

RESOLUTION No. 83-969

Adopted by The Sacramento City Council on date of

APPROVED BY THE CITY COUNCIL

DEC 6 1983

OFFICE OF THE CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR AREA BOUNDED BY UNSWORTH AVENUE TO THE NORTH, ELDER CREEK TO THE SOUTH, FLORIN-PERKINS ROAD TO THE WEST, AND CALIFORNIA TRACTION RAILROAD TO THE EAST (P- 9540)(APN: 062-050-1,2,3,4,16,17,23,34,35,37; 062-081-1,2,3,4,5

WHEREAS, the City Council, on December 6, 1983, held a public hearing on the request for approval of a tentative map for area bounded by Unsworth Avenue to the north, Elder Creek Road to the south, Florin-Perkins Road to the west, and California Traction Railroad to the east;

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 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 City Planning Commission 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.

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. The 1974 General Plan designates the site for industrial 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; study should be submitted to County Sanitation District concurrently;
 - c. Annexation proceedings to Regional Sanitation District and County Sanitation District No. 1 must be initiated prior to filing the final map;
 - d. Applicant shall improve Morrison Creek and raise levees (may require off-site improvements) construct drainage and sewer lift stations and trunk lines as indicated by the sewer and drainage study. These improvements shall be completed and in operation prior to the filing of the final map.
 - e. Right-of-way study required along Florin-Perkins Road and dedication as determined by that study. Dedication should be approximately 60 feet from existing center line; coordinate with Florin-Perkins Road widening plans now in design;
 - f. Off-site right-of-way and dedication, as well as improvement of 15 feet of pavement required for north side of Unsworth Avenue along lots 11, 12, and 19;
 - g. Dedicate and improve Elder Creek to a 45-foot half-section, including Sikich property (off-site dedication and improvements);
 - h. Dedicate and improve Florin-Perkins to a 45-foot half-section (40 feet, plus bike lanes);
 - i. Existing septic tanks and wells must be abandoned under permit from the City-County Health Department prior to filing the final map;
 - j. Unsworth Avenue shall be improved to a minimum width of 30 feet of pavement from the proposed subdivision to Florin-Perkins Road (off-site improvements).

MAYOR

ATTEST:

*-AS AMENDED

CITY CLERK

P9540

TENTATIVE MAP

FLORIN PERKINS INDUSTRIAL PARK

CITY OF SACRAMENTO, CALIFORNIA

SEPTEMBER 1981

SCALE: 1"=200'

REVISED JUNE 1982

RECORD OWNER & SUBDIVIDER

FLORIN PERKINS - BLOSSOM CREEK INVESTORS
708 COLLEGE TOWN DRIVE SUITE 401
SACRAMENTO, CALIFORNIA 95876

PROJECT ENGINEER

THE SHAW CORPORATION
12 ONE TWO
SACRAMENTO, CA 95811

PROPOSED USE:
OF INDUSTRIAL LOTS

EXISTING USE:

VACANT & AGRICULTURAL

EXISTING ZONE:

M2-B

PROPOSED ZONE:

M2-B

PROPOSED IMPROVEMENTS:
SACRAMENTO CITY STANDARDS

ACRAGE:

207,122.00 SQ. FT.

ADDRESS PARCEL NUMBER:

21-0001, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SEWER DISPOSAL:

PUBLIC SEWER

WATER SUPPLY:

PUBLIC UTILITY

PROPOSED BUILDING SETBACK:

PER EXISTING ZONE REQUIREMENTS

PROPOSED PHASING:

1-2 PHASES

AVERAGE LOT SIZE:

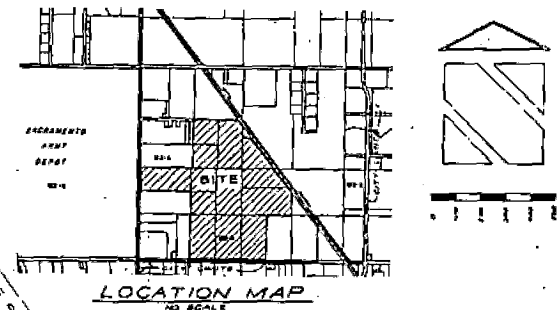
1,114 (MIN) TO 4,314 (MAX)

DESCRIPTION:

SECTION 25, T4N, 28E, W4SW, 4

STORM DRAINAGE:

PROPOSED MORRISON CREEK ASSESSMENT DISTRICT



LEGEND:

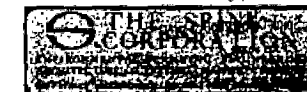
- ☐ EXISTING STRUCTURES TO BE REMOVED
- ⊗ EXISTING TRANSMISSION TOWER
- ⊙ EXISTING TREE TO BE REMOVED
- EXISTING TREES TO BE PRESERVED BY CITY (MAY BE REMOVED BY OWNER AT HIS OWN RISK)

NOTE:

THE TREES SHOWN ALONG EXISTING MORRISON CREEK ARE TO BE CONSIDERED AS WELL AS THOSE WITHIN THE INTERIOR OF THE PROJECT. THE TREES SHOWN ALONG EXISTING MORRISON CREEK TO BE PRESERVED BY CITY (MAY BE REMOVED BY OWNER AT HIS OWN RISK) ARE THOSE SHOWN IN LOTS 48 AND 49. ALL OTHER TREE LOCATION AND HAS BEEN RECORDED IN THE RECORDS.

UTILITIES:

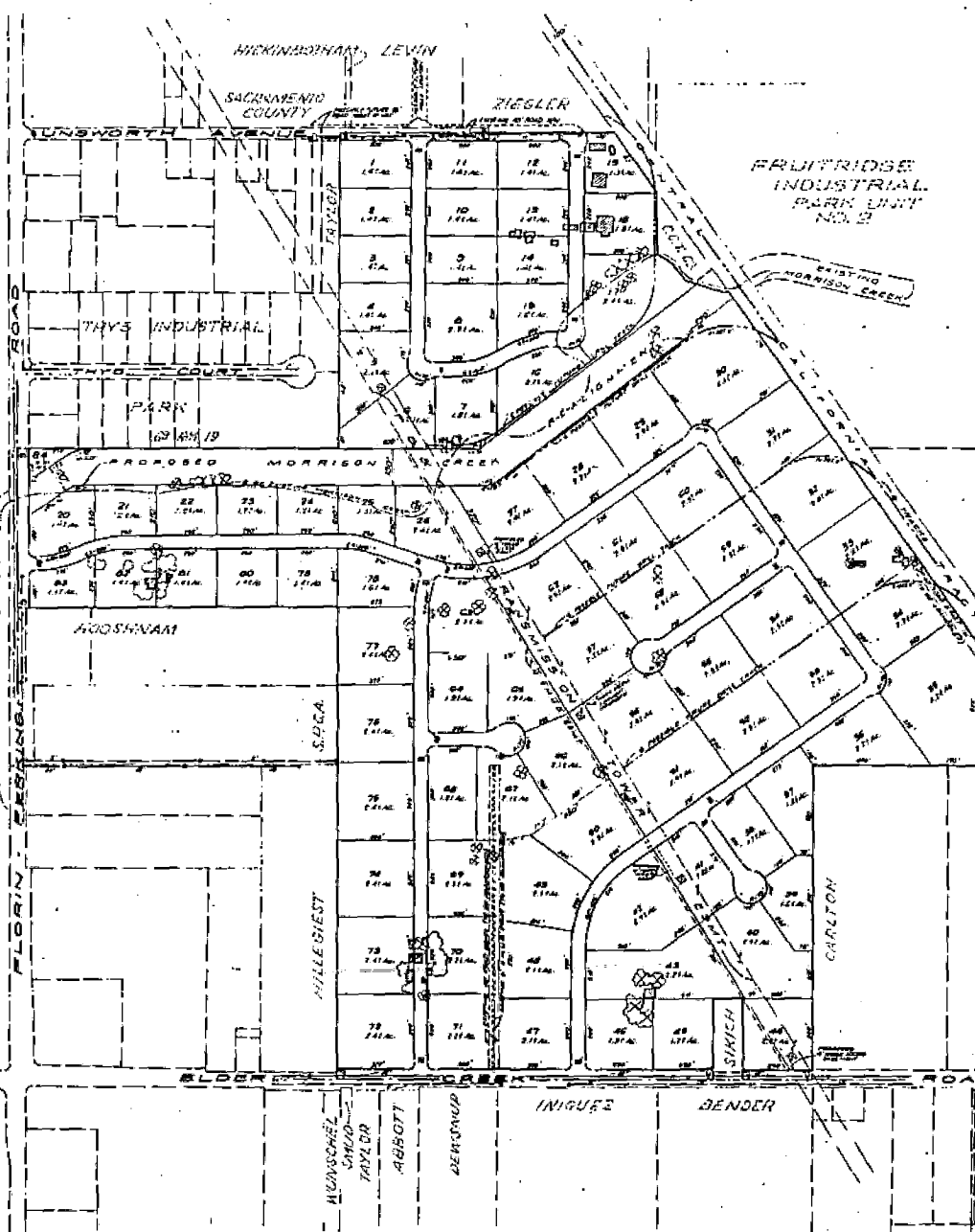
- SEWER MAIN
- WATER MAIN
- UTILITY
- TRANSMISSION TOWER
- EXISTING STRUCTURE
- EXISTING TREE
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED MORRISON CREEK



U.S. ARMY SIGNAL DEPOT

11-24-82
2-26-82
2-28-82

No. 27
474



1-2

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR AREA BOUNDED BY UNSWORTH AVENUE TO
THE NORTH, ELDER CREEK TO THE SOUTH, FLORIN-PERKINS ROAD
TO THE WEST, AND CALIFORNIA TRACTION RAILROAD TO THE EAST
(P- 9540)(APN: 062-050-1,2,3,4,16,17,23,34,36,37;
062-081-1,2,3,4,5

WHEREAS, the City Council, on December 6, 1983, held a public hearing on the request for approval of a tentative map for area bounded by Unsworth Avenue to the north, Elder Creek Road to the south, Florin-Perkins Road to the west, and California Traction Railroad to the east;

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 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 City Planning Commission 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.

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. The 1974 General Plan designates the site for industrial 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; study should be submitted to County Sanitation District concurrently;
 - c. Annexation proceedings to Regional Sanitation District and County Sanitation District No. 1 must be initiated prior to filing the final map;
 - d. Applicant shall improve Morrison Creek and raise levees (may require off-site improvements) construct drainage and sewer lift stations and trunk lines as indicated by the sewer and drainage study. These improvements shall be completed and in operation prior to the filing of the final map.
 - e. Right-of-way study required along Florin-Perkins Road and dedication as determined by that study. Dedication should be approximately 60 feet from existing center line; coordinate with Florin-Perkins Road widening plans now in design;
 - f. Off-site right-of-way and dedication, as well as improvement of 15 feet of pavement required for north side of Unsworth Avenue along lots 11, 12, and 19;
 - g. Dedicate and improve Elder Creek to a 40-foot half-section, including Sikich property (off-site dedication and improvements);
 - h. Dedicate and improve Florin-Perkins to a 45-foot half-section (40 feet, plus bike lanes);
 - i. Existing septic tanks and wells must be abandoned under permit from the City-County Health Department prior to filing the final map;
 - j. Unsworth Avenue shall be improved to a minimum width of 30 feet of pavement from the proposed subdivision to Florin-Perkins Road (off-site improvements).

MAYOR

ATTEST:

CITY CLERK

P 9540

TENTATIVE MAP

FLORIN PERKINS INDUSTRIAL PARK

CITY OF SACRAMENTO, CALIFORNIA
SEPTEMBER 1981 SCALE: 1"=200'

REVISED JUNE 1982

ACCORD OWNER & SUBDIVIDER:

FLORIN PERKINS, ELDER CREEK INDUSTRIAL
7700 COLLEGE PARK DRIVE, SUITE 201
SACRAMENTO, CALIFORNIA 95826

PROJECT ENGINEER:

THE SPENCE CORPORATION
400 OAK ST.
SACRAMENTO, CA. 95811

PROPOSED USE:

64 INDUSTRIAL LOTS

EXISTING USE:

VACANT & AGRICULTURAL

EXISTING ZONE:

M2-S

PROPOSED ZONE:

M2-S

PROPOSED IMPROVEMENTS:

SACRAMENTO CITY STANDARDS

ACREAGE:

207.37 ACRES (31%)

ASSESSORS' PARCEL NUMBER:

SP0081, 23.4 AC. T14N 34E R 7E
E2-080-0-13.4 AC

SEWAGE DISPOSAL:

PUBLIC SEWER

WATER SUPPLY:

PUBLIC UTILITY

PROPOSED BUILDING SETBACK:

AS DISTINGUISHED REQUIREMENTS

PROPOSED PAVING:

1-5 PHASES

AVERAGE LOT SIZE:

3.24 AC. (330' X 300', MAX)

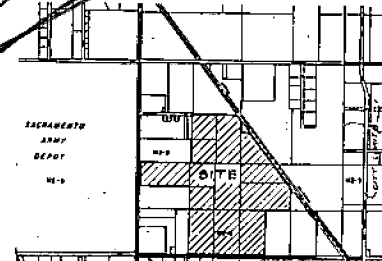
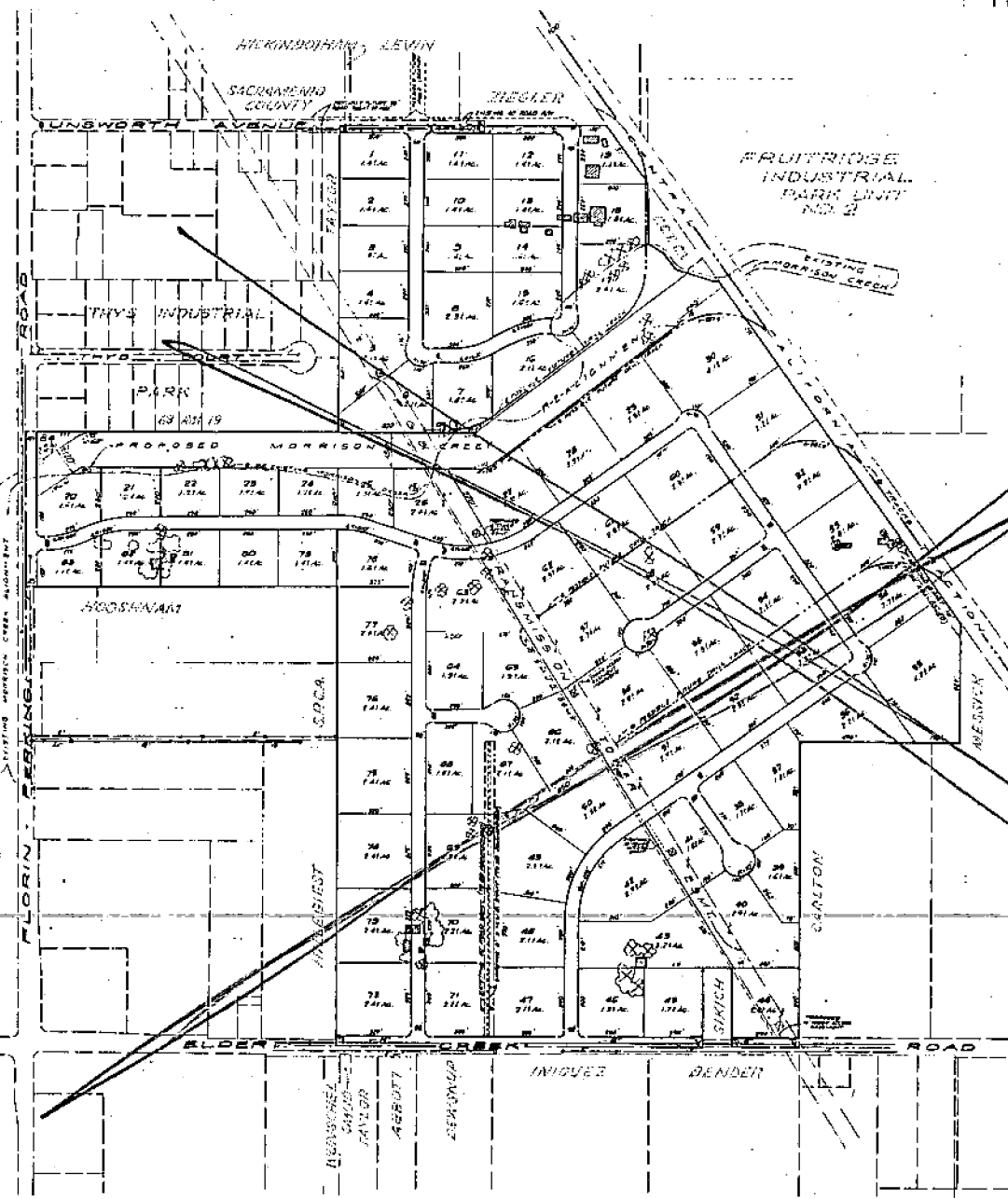
DESCRIPTIONAL:

PORTION OF SECTION 25, T14N, R2E, M20S W 1/2

STORM DRAINAGE:

PROPOSED MORRISON CREEK ASSESSMENT DISTRICT

PRUITT-ROSE
INDUSTRIAL
PARK UNIT
NO. 2



LOCATION MAP
NO SCALE

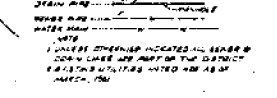
LEGEND:

- ◻ EXISTING STRUCTURES TO BE REMOVED
- ⊠ EXISTING TRANSMISSION TOWER
- EXISTING TREE TO BE REMOVED
- ◯ EXISTING TREE TO BE EVALUATED BY CITY PARKS DEPT. (SEE CITY PARKS BOUNDARY LOCATED WITHIN LOTS 8, 16, 26 & 27 ONLY)

NOTE:

THE TREES SHOWN ALONG EXISTING MORRISON CREEK APPEAR TO BE OFFSHOOTERS AS WELL AS THOSE WITHIN THE INTERIOR OF THE PARCEL. THE TREES SHOWN ALONG THE EXISTING STRUCTURES APPEAR TO BE VARIOUS TYPES OF PRUNT, HOPF AND SHED TREES IN DUE TO POOR SCHEDULE. THESE FRUIT AND NUT TREES SHOWN ON LOTS 28 AND 26 WILL ONLY BE TOLERATED AND ARE PROPOSED TO BE REMOVED.

UTILITIES:



THE CITY OF SACRAMENTO
PLANNING DEPARTMENT
700 'J' STREET
SACRAMENTO, CALIFORNIA 95833
3247-004

11-24-82
2-26-82

No. 27
#11
2

U.S. ARMY SIGNAL DEPOT

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Florin Perkins-Elder Creek Investors, 7700 College Town Drive,		
PLANS BY	The Spink Corp., P.O. Box 2511, Sacramento, CA 95811	Suite 101	
FILING DATE	9-4-81	50 DAY CPC ACTION DATE	REPORT BY: TM:lc
NEGATIVE DEC	9-21-81	EIR	ASSESSOR'S PCL. NO. 062-050-1,2,3,4,16,17,23,34,35,37, 062-080-1 thru 5

APPLICATION: 1. Negative Declaration

2. Tentative Map to divide 202+ acres located in the Heavy Industrial M-2-S zone into 83 industrial lots.

LOCATION: Area bounded by Unsworth Avenue to the north, Elder Creek to the south, Florin-Perkins to the west, and California Traction Railroad to the east.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 Existing Zoning of Site: M-2-S

Existing Land Use of Site: Vacant
 Surrounding Land Use and Zoning:
 North: Industrial; and M-2-S
 South: Industrial; residential; M-1 and A-20 (County)
 East: Industrial; and M-2-S
 West: Sacramento Signal Depot; and M-2-S

Property Dimensions: Irregular
 Property Area: 202+ acres
 Significant Features of Site: The subject site is not currently serviced by city drainage facilities. A portion of the subject site is located in the Floodway (Morrison Creek).

BACKGROUND INFORMATION: The subject Tentative Map was initially scheduled for Sub-division Review Committee (SRC) consideration on September 23rd, 1981. Prior to that date the applicant requested a continuance to resolve some of the drainage problems associated with the site. At the first SRC hearing, on July 21st, 1982, the map was approved subject to conditions. The map was referred back to SRC on August 11th, when it was determined that it was not likely that condition 'd' could be satisfied within the life of the Tentative Map. However, subsequent to the August 11th hearing the City Engineer found that the condition could be altered such that the condition can now be satisfied within the two year time frame.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 21st, 1982, by a vote of 6 ayes; 2 absent; 1 abstention; the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions. These conditions incorporate the language changes on condition 'd' which was added after the August 11th 1982 SRC review.

The applicant shall satisfy each of the following conditions 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;

APPLC. NO. P-9540

MEETING DATE ~~8-26-82~~
~~11-24-82~~
~~2-10-83~~ ~~10-27-83~~
~~3-11-83~~

CPC ITEM NO. ~~147~~
 232

- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; study should be submitted to County Sanitation District concurrently;
- c. Annexation proceedings to Regional Sanitation District and County Sanitation District No. 1 must be initiated prior to filing the final map;
- d. Applicant shall improve Morrison Creek and raise levees (may require offsite improvements) construct drainage and sewer lift stations and trunk lines as indicated by the sewer and drainage study. These improvements shall be completed and in operation prior to the filing of the final map.
- e. Right-of-way study required along Florin-Perkins Road and dedication as determined by that study. Dedication should be approximately 60 feet from existing center line; coordinate with Florin-Perkins Road widening plans now in design;
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- h. Dedicate and improve Florin-Perkins to a 45-foot half-section (40 feet, plus bike lanes);
- i. Existing septic tanks and wells must be abandoned under permit from the City-County Health Department prior to filing the final map;
- j. Unsworth Avenue shall be improved to a minimum width of 30 feet of pavement from the proposed subdivision to Florin-Perkins Road (off-site improvements).

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION: Staff has the following comments regarding the tentative map;

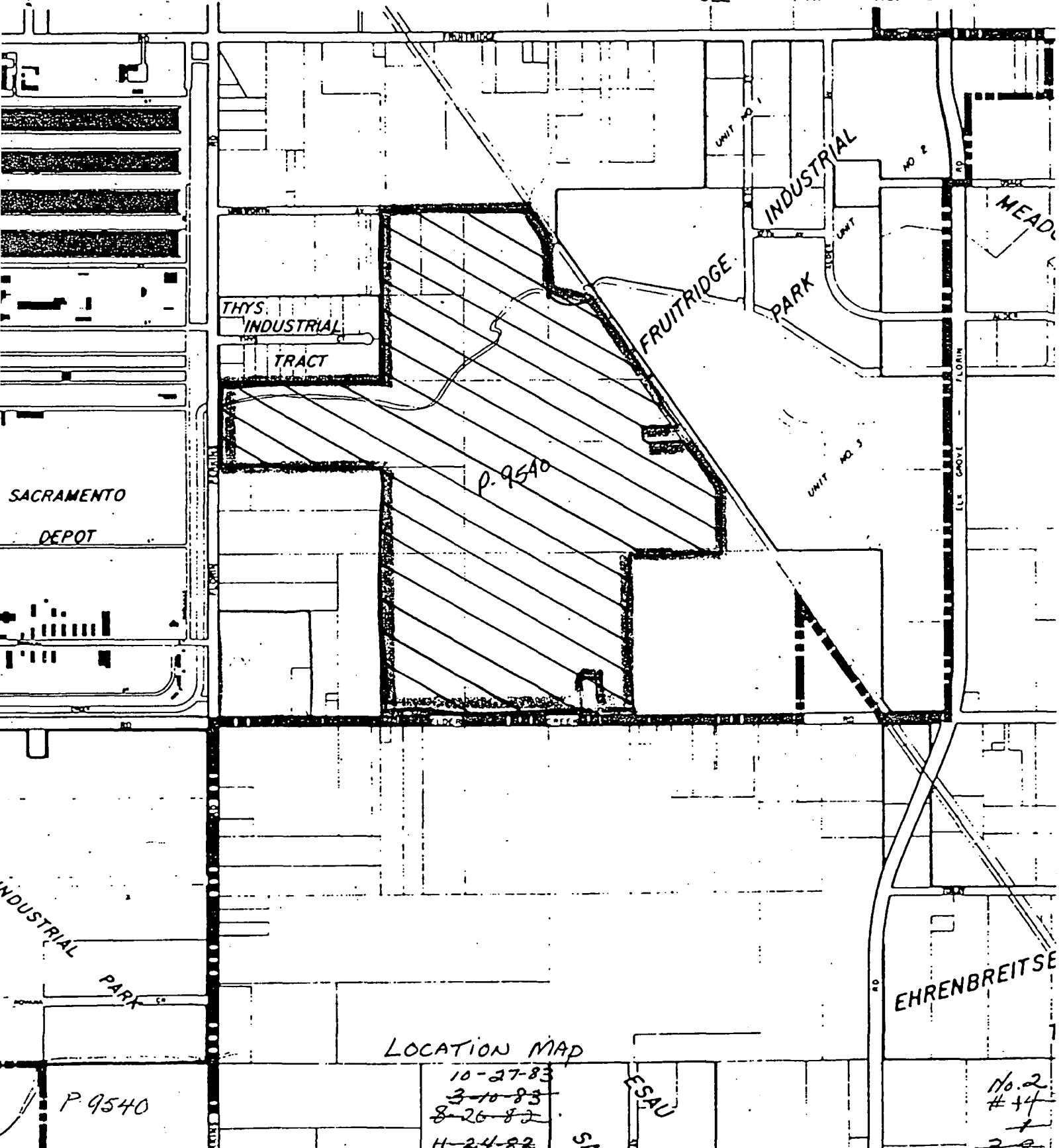
1. The subject tentative map has a somewhat convoluted history in that it was considered twice by the Subdivision Review Committee, approved once and denied once. The major issue concerning the map was the timing of storm drainage facilities sufficient in capacity to service the site. Staff supports the requested subdivision now that the tentative map conditioning required drainage improvements as well as other standard subdivision improvements.
2. Staff notes that the proposed subdivision will result in the creation of 83 lots which consist primarily of 2+ acre parcels. Although the parcel sizes exceed minimum standards, staff is concerned that the creation of so many small parcels may very well eliminate the potential of major users being attracted to this location.

STAFF RECOMMENDATIONS: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map subject to the following conditions:
 - 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; study should be submitted to County Sanitation District concurrently;
 - c. Annexation proceedings to Regional Sanitation District and County Sanitation District No. 1 must be initiated prior to filing the final map;
 - d. Applicant shall improve Morrison Creek and raise levees. (may require off-site improvements) construct drainage and sewer lift stations and trunk lines as indicated by the sewer and drainage study. These improvements shall be completed and in operation prior to the filing of the final map.
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 - f. Off-site right-of-way and dedication, as well as improvement of 15 feet of pavement required for north side of Unsworth Avenue along lots 11, 12, and 19;
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Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

SEE MAP NO. 5



THYS INDUSTRIAL TRACT

FRUITRIDGE INDUSTRIAL PARK

MEAD

P. 9540

UNIT NO. 3

LE GROYE

SACRAMENTO DEPOT

INDUSTRIAL PARK

EHRENBREITSE

LOCATION MAP

10-27-83

~~3-10-83~~

~~8-26-82~~

11-24-82

ESAU

SAR

No. 2 #44

38

P. 9540