

P97-015 - PARK ROAD SEWAGE PUMPING STATION

REQUEST: A. Section 65402(a) Review for General Plan consistency of conveyance of 10,352 sq.ft. of land to the Sacramento County Public Works Agency - Water Quality Division. The subject parcel will be subdivided from the existing Del Paso Regional Park.

LOCATION: Del Paso Regional Park
APN: 240-0342-009
North Sacramento
San Juan Unified School District
Council District 2

APPLICANT:	City of Sacramento Department of Public Works Rhonda Lake, Real Estate Services Section 1023 J Street, Suite 200 Sacramento CA 95814 (916) 264-7902
OWNER:	City of Sacramento
APPLIC. FILED:	2-14-97
STAFF CONTACT:	Don Lockhart, 264-7584
SUMMARY/RECOMMENDATION:	

The City of Sacramento is in the process of negotiating the conveyance of land to the Sacramento County Public Works Agency - Water Quality Division, to allow for the new construction of a County Water Quality sewage pumping station. **Staff recommends the Planning Commission approve the staff report** and find the public use consistent with the General Plan and forward the attached Notice of Decision to the Public Works Department for City Council action. This recommendation is based on the project's consistency with the policies of the General Plan.

PROJECT INFORMATION:

General Plan Designation:	Parks, Recreation, Open Space
Community Plan Designation:	N/A
Existing Land Use of Site:	Regional Park
Existing Zoning of Site:	Single Family Residential, R-1

Surrounding Land Use and Zoning:

North: Arcade Creek, Equestrian Trail
 South: Auburn Boulevard
 West: Children's Receiving Home of Sacramento, Watt Avenue on-ramp to Capitol City Freeway
 East: Sacramento Science Center (Discovery Children's Museum)

PROPOSED LAND USE:

Total Property:	456 ± gross acres (regional park) .24 ± gross acres, (project site)
Property Dimensions:	To be determined
Topography:	Mild slope, flat @ construction site
Street Improvements:	Existing
Utilities:	To be provided

OTHER APPROVALS REQUIRED: In addition to this Government Code Sec. 65402(a) review, the project will also need the following approvals:

<u>Agency</u>	<u>Requirement</u>
City Council	Approval of the Land Conveyance Agreement

BACKGROUND INFORMATION:

The conveyance of land would allow for the new construction of a sewage pumping station. The pump station will consist of a split (two-chambered) wet well approximately 22 feet long, 16 feet wide, and 28 feet deep; three new maintenance-holes (a 6 foot diameter, 30-inch and a 24-inch); and approximately 50 feet of new piping (24 and 30-inch diameter). Three, 125 horsepower pumps (2 operational, 1 standby), and one 35 horsepower low flow pump will be submersed within the wet well. An odor and corrosion control unit consisting of a 2,100 gallon double-walled tank with 110 percent containment and injection system would be placed adjacent to the pump station. Hydrogen peroxide (50 percent concentration) will be the deodorizing agent.

New electrical service and control panels and a standby generator (400 kW) with a

"critical silencer" (muffler) and enclosure for emergency power would also be installed. The new panels and generator would be installed on concrete pads.

This project is intended to replace an existing pumping station to the north of the project site. The existing facility was constructed in 1963; it is subject to flooding from Arcade Creek and has numerous mechanical and operational deficiencies. The old facility will be removed in the FY 1998 budget cycle, and the land "quit claimed" from the County to the City. This issue will be included in the terms of land conveyance agreement.

The Public Works Department will coordinate the negotiation of the land conveyance agreement with the County. The final agreement will be subject to the approval of the City Council.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

California Government Code, Section 65402(a), requires the City Planning Commission to make a finding of General Plan and applicable community plan consistency with regard to the proposed land use. Staff has reviewed the proposed land conveyance agreement for consistency with the City's General Plan.

The City General Plan establishes policies which deal with Quality of Life, (Policy 1, Sec. 1-30). It is the policy of the City to enhance and maintain the quality of life of its citizens. This proposed land use is consistent with the City Council's commitment to improving the level of public services available for Sacramento's neighborhoods.

It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents, (Policy Sec 1-31). The proposed development will promote economic development by ensuring a soundly operating sanitary sewer system in the area; and may provide City residents with new employment opportunities during the construction phase, and for the long-term maintenance requirements of the facility.

It is the policy of the City to cooperate with the region's various public jurisdictions on matters of mutual interest including social, economic, and environmental issues; land use policies; and private development project review, (Policy 9, Sec. 1-36). The proposal is to replace an out-moded sewage pumping facility with a more effective and efficient facility.

The project is also consistent with the General Plan Goals and Policies for sanitary sewer service, (Goal A, Policies 1-3, Sec. 7-8). The new facility will provide adequate sewer service for the urbanized area.

B. Project Discussion/Zoning Requirements**1. Land Use Compatibility**

The subject site is within the boundaries of the Del Paso Regional Park. The only recreational use in the park which may be impacted is the Arcade Creek Equestrian Trail. The proposed use will be designed to incorporate adequate screening, consistent with the existing recreational use in the area.

2. Parking & Circulation

The newly constructed pump facility will include the development of adequate on-site parking area to serve the use. The provision of adequate on-site parking will be included in the terms and conditions of the conveyance agreement.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

65402(a) reviews by the Planning Commission are not discretionary actions; therefore, the California Environmental Quality Act (CEQA) does not apply.

B. Public/Neighborhood/Business Association Comments

The 65402(a) review has been publicly noticed via publication and posting of the site. Staff has received several inquiries in response to the mailed notices. However staff has received no objections regarding the project.

The Parks & Recreation Citizens Advisory Committee reviewed the proposal at their March 6, 1997 meeting. No objections were raised at that time.

C. Summary of Agency Comments

Staff comments from the Public Works, Police, Fire, Utilities and Planning Department will be recommended to be included by the City Council as terms and conditions of approval of the land conveyance. Items of concern include emergency access for police personnel, and adequate coordination between the County and management of the adjacent uses - the Children's Receiving Home and the Science Center, to insure operation of the facility as a good neighbor.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to find the proposed action as consistent or inconsistent with the General Plan and Community Plan policy.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Staff recommends the Planning Commission approve the staff report and adopt the attached Notice of Decision finding the proposed land conveyance agreement, to allow for the development of the sewage pumping station located on a .24± acre site consistent with the General Plan; and forward the proposed conveyance agreement to Public Works for City Council action.

Report Prepared By,

Report Reviewed By,



Don Lockhart, Associate Planner



Scot Mende, Senior Planner

Attachments

Attachment A

Notice of Decision approving the staff report and finding the proposed ground lease proposal consistent with the General Plan and forwarding the proposal to Public Works for City Council action.

Exhibit A-1

Vicinity Map

Exhibit A-2

Site Plan