

P98-119: Diesel Drive Tentative Map

- REQUEST: A. **Environmental Determination:** Categorical Exemption Section 15315 (minor land divisions) California Environmental Quality Act.
- B. **Tentative Map** to subdivide one parcel consisting of 14.18± vacant acres into one parcel consisting of 6.0± acres and one parcel consisting of 8.18± acres in the Light Industrial- Review (M-1-SR) zone.

LOCATION: North side of Diesel Drive at the end of Straus Drive

APN: 238-0220-012
North Sacramento Community Plan Area
North Sacramento and Grant Joint Union High School Districts
Council District 2

APPLICANT:	Tower Development Corp., Contact: Tim Lee; Phone: 448-2885 1326 J Street, Sacramento, CA 95814
OWNER:	Benvenuti Kassis Properties II 1325 J Street Sacramento, CA 95814
Engineer:	JTS Engineering 1808 J Street Sacramento, CA 95814
APPLICATION FILED:	November 11, 1998
STAFF CONTACT:	Doug Holmen, 264-8267

SUMMARY The applicant is requesting a Tentative Map to subdivide one parcel consisting of 14.18± vacant acres into one parcel consisting of 6.0± acres and one parcel consisting of 8.18± acres in the Light Industrial- Review (M-1-SR) zone. Warehouses will eventually be built on the sites.

The need for traffic studies in this area for warehouses that exceed 135,000 square feet is an issue.

RECOMMENDATION: The area in which the tentative map is proposed has been identified as an area for upscale warehouse facilities with 25 foot landscaped frontages and other amenities not normally found in an industrial zone. The General Plan and North Sacramento Community Plan designates this area as an industrial area. Staff recommends approval of the project subject to conditions.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North:	Warehouse; M-1SR
South:	Warehouse; M-1SR
East:	Vacant; M-1SR
West:	Vacant; M-1SR

Property Dimensions:	Irregular
Property Area:	14.18± gross acres
Topography:	Flat
Street Improvements:	Existing
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
Plan Review	Planning Commission

BACKGROUND INFORMATION: The area in which the tentative map is being requested, is made up predominately of warehouse structures. The area is zoned light industrial with the intent of creating a warehouse and light industrial area which has more stringent design and landscape standards than other warehouse and industrial areas in the City. The parcels which would be created by this tentative map would be compatible for the type of warehousing and industrial uses that are being developed in the area.

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations

The proposed Tentative Map is in conformance with the General Plan and Community Plan land use designations. It is a policy in the General Plan to: "Allow industrial development only in those areas where potential impacts can be expected to be minimized." The area to the west and south of McClellan Air Force Base is a good location for industrial and warehouse development.

The North Sacramento Community Plan states in the section related to industrial development (page 27) that: "the West-of-McClellan area needs to be developed with recognition of the significant environment influence of McClellan Air Force Base. The McClellan Air Installation Compatible Use Zone Guidelines indicate industrial use in the area west of the base would be compatible."

A goal for the proposed project area is: "Provide the opportunity to develop a large portion of the West-of-McClellan area as a regional warehousing and distribution facility area." The objective for this goal is: "Develop the full potential of the West-of-McClellan area by establishing its suitability for regional warehousing and distribution facilities. These uses are not employee intense and, as such, are consistent with land use suggestions of McClellan Air Force Base guidelines."

The proposed project would be in conformance with the above goal and objectives of the North Sacramento Community Plan.

B. Tentative Map Design

The proposed Tentative Map would be the division of one vacant parcel containing 14.18± acres into two parcels containing 8.18± acres and 6.00± acres. Ingress and egress to the two parcels would be off of Diesel Drive. It is recommended that the Tentative Map be approved with conditions as noted in the Notice of Decision.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315- minor land divisions).

B. Public/Neighborhood/Business Association Comments

The proposed project was submitted to the following Community Organizations:

- Robla Community Association

- Parker Homes Neighborhood Association
- Gary Collier (member of Parker Homes Neighborhood Association)
- Pell/ Main Industrial Park Association
- Village Green Mobile Home Park
- Youngs Heights Neighborhood Association

There were no negative comments received from these groups.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Fire Department

- In regards to the easement, it is unclear if it is mandatory for split to take place- if so, the Fire Department requires a 20' wide easement for fire use on the west and south sides of Parcel 1.

2. Utilities Department

See conditions of approval in Attachment 1

3. Public Works- Development Services Division

See conditions of approval in Attachment 1

D. Subdivision Review Committee Recommendation

On February 17, 1999, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in Notice of Decision and Findings of Fact (Attachment 1)

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

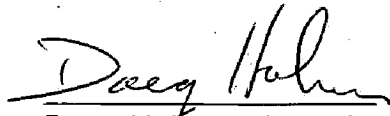
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15315;

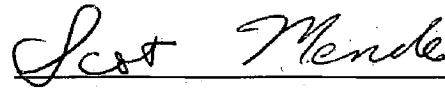
- B. Adopt the attached Notice of Decision and Findings of Fact **approving the Tentative Map.**

Report Prepared By,

Report Reviewed By,



Doug Holmen, Associate Planner



Scot Mende, Senior Planner

Attachments

- | | |
|--------------|---------------------------------------|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1 | Tentative Map |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Land Use & Zoning Map |

Attachment 1

Amended

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
DIESEL DRIVE PARCEL MAP, LOCATED AT DIESEL DRIVE AND STRAUS DRIVE
SACRAMENTO, CALIFORNIA IN THE
LIGHT INDUSTRIAL- REVIEW (M-1-SR) ZONE
(P98-119)**

At the regular meeting of March 11, 1999, 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:** This project is exempt pursuant to CEQA Section 15315.
- B. **Approved the Tentative Map** to subdivide one parcel consisting of 14.18± vacant acres into one parcel consisting of 6.0± acres and one parcel consisting of 8.18± acres in the Light Industrial- Review (M-1-SR) zone.

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

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines (minor land divisions into four or fewer parcels when the division is in conformance with the General Plan and Zoning).
- B. **Tentative Map** The Tentative Map to subdivide one parcel consisting of 14.18± vacant acres into one parcel consisting of 6.0± acres and one parcel consisting of 8.18± acres in the Light Industrial- Review (M-1-SR) zone is **approved** subject to the following findings of fact and conditions of approval:
1. None of the conditions described in Government Code Section 66274, subsections (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's General Plan, The General Plan designate the site as Regional Commercial and Offices.

3. The discharge of waste from a proposed office building on the proposed added parcel into the existing community sewer will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to serve a proposed office for the proposed parcel in the future.

CONDITIONS OF APPROVAL

- B. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:

- B1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code.
- B2. Pay off existing assessments; or file the necessary segregation requests and fees to segregate existing assessments.
- B3. 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.

Easements

- B4. Dedicate a standard 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offers of Dedication.
- B5. Label P. G. & E.'s transmission line easement as a "Restricted Building and Use Area".
- B6. Show all existing easements.
- B7. Dedicate private access easement through Parcel 2 to the adjacent parcels to the east, which includes APNs 238-0036-002, 003, 004, 005 and 006. **(Amended by staff March 11, 1999.)**
- B8. Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.

Streets

- B9. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards. This shall also include modifications to the existing street lighting determined necessary by the Department of Public Works.

Utilities

- B10. Only one domestic water service per parcel is allowed. If more than one Domestic water service exists on either of these parcels then all of the domestic water services but one must be abandoned on that parcel. The domestic water services must be abandoned to the satisfaction of the Department of Utilities.
- B11. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded.

Miscellaneous

ADVISORY NOTES:

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

- B12. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required.
- B13. P. G. & E. operates and maintains a tower line in a 75 foot easement crossing the site. Land use is restricted within the easement. One of P. G. & E.'s concerns is for continued access to the structures with heavy equipment for maintenance and repair of the towers, insulators and wires. Another is for adequate ground clearance from the wires as set forth in California Public Utilities Commission General Order No.95 for the proposed improvements as shown on the plan. Should an infraction occur, the developer will be responsible for costs in raising the lines.
- B14. Multiple fire services are allowed per parcel and may be required.
- B15. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B16. 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. At a minimum, one foot off-site contours within 100' (400') of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

- B17. The on-site drainage system shall be designed for 0.50 cfs/acre with the HGL at or below the crown of the pipe. The pad elevation shall be determined based on the following guidelines:
- a. A minimum of one (1) foot above the highest adjacent crown elevation of the road,
 - b. overland release in the general area, and
 - c. conformity to existing pad elevations. The finished floor elevation shall be 0.50 feet above the pad elevation.
- B18. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- B19. This project is greater than 5 acres (6.0 & 8.18 ± acres), therefore the project is required to comply with the State "NPDES General Permit for Storm water 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 Storm water Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400.
- B20. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- B21. Post construction, Storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is

not served by a regional water quality control facility and is greater than 5 acres, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Storm water Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.

- B22. The applicant must determine if they are required to obtain the State "NPDES General Permit for Storm water Discharges Associated with Industrial Activity". Applicant shall submit determination to the Department of Utilities for approval.
- B23. Prior to design of the subject project, the Department of Utilities recommends that the applicant request a water supply test to determine the available pressure and flow in the public water distribution system. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression Systems.
- B24. Per the July 6, 1998 FIRM (Flood Insurance Rate Map), these parcels are located in Zone X, defined as areas determined to be outside the 500-year flood-plain.
- B25. Development of the site for warehousing/office development is subject to Plan Review by the Planning Commission.

CHAIRPERSON

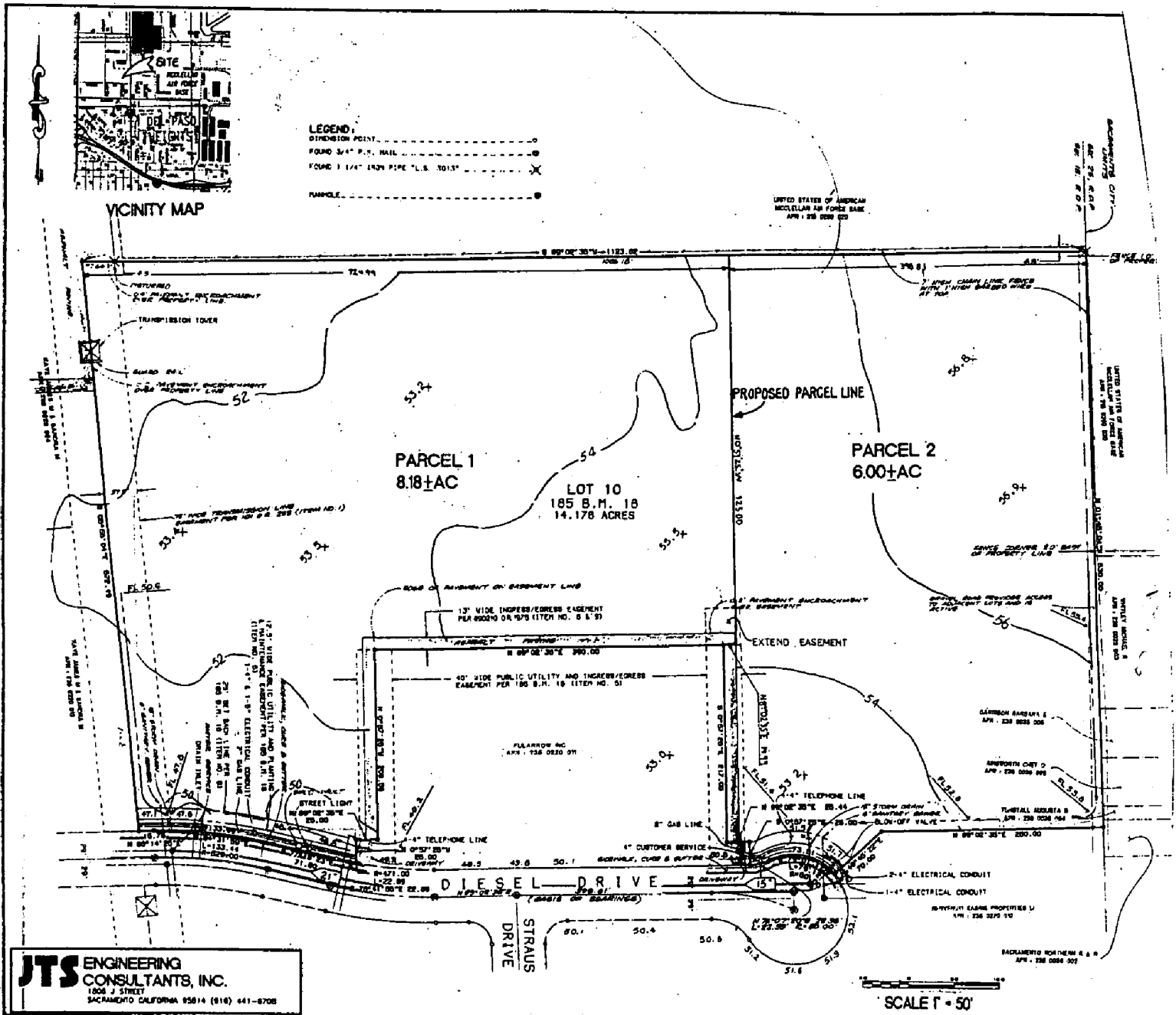
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

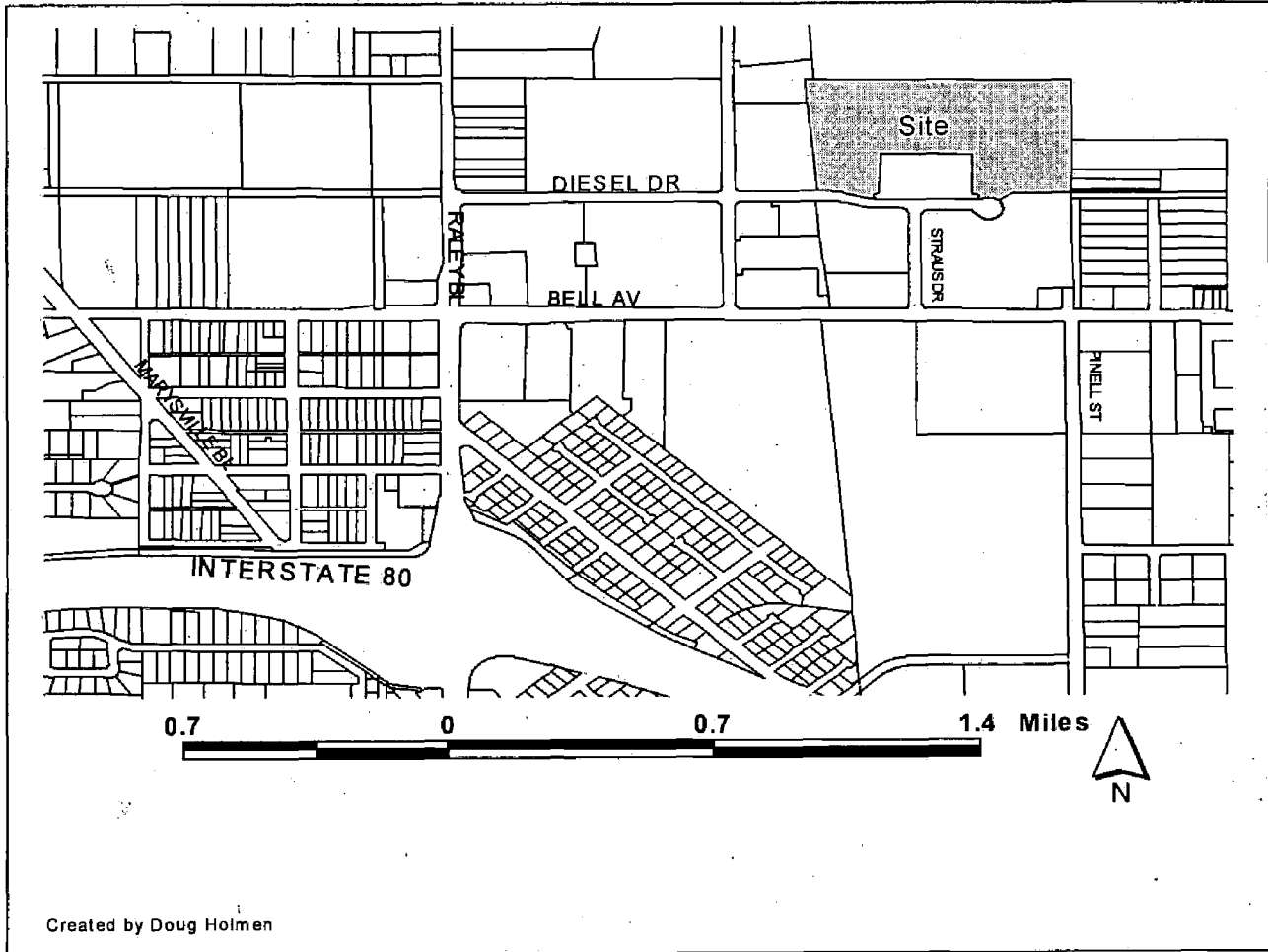
DATE (P98-119)

Exhibit A Tentative Map

Exhibit A
Tentative Map



Attachment 2
Vicinity Map



Attachment 2
Land Use and Zoning

