

P98-126 - BLT Transfer Station - Tentative Map

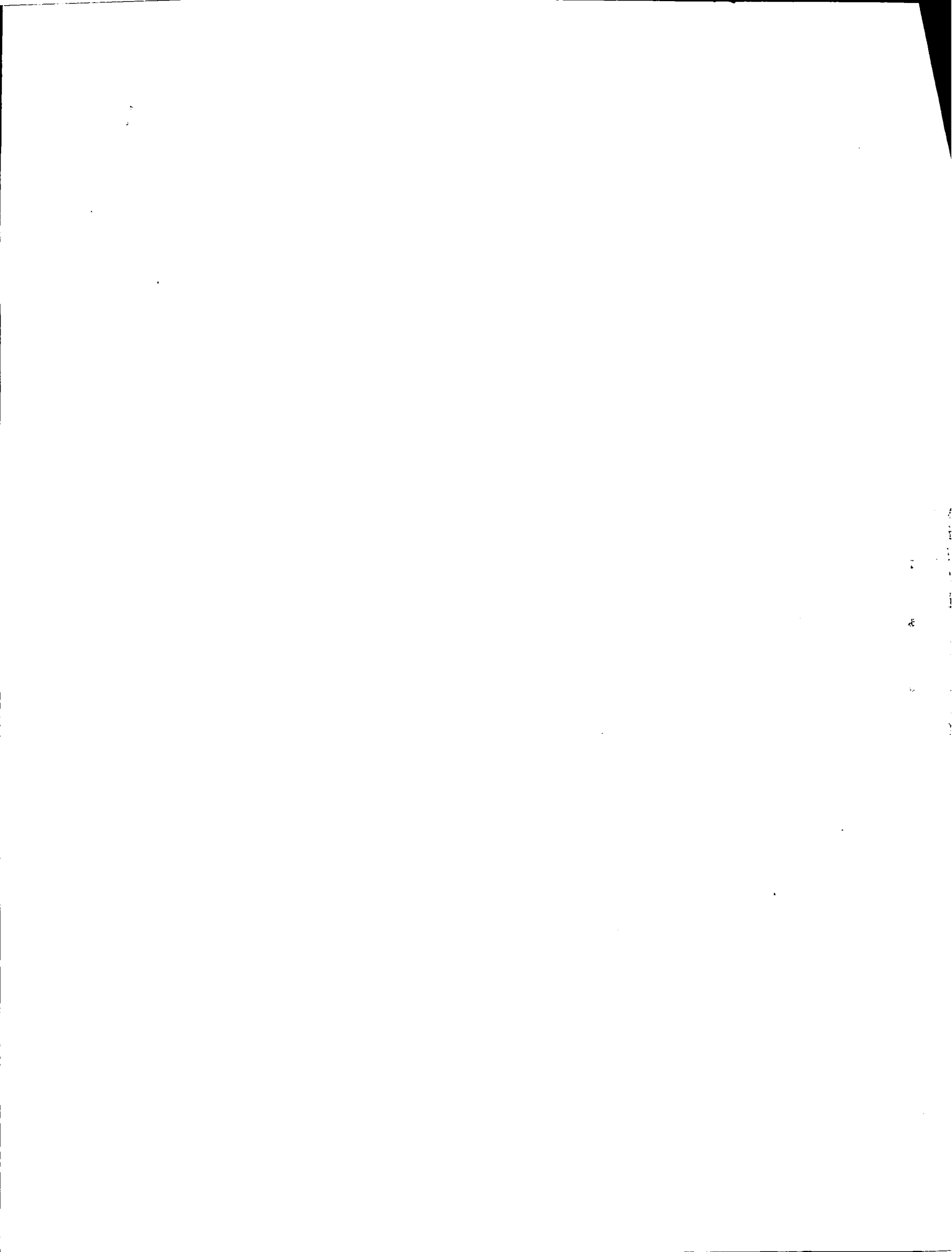
- REQUEST:
- A. Environmental Determination: Exemption 15061(b-3)
 - B. Tentative Map to subdivide 19.4± vacant acres from 1 lot to 2 lots for future industrial development in the Heavy Industrial (M-2{S}) zone.

LOCATION: Northwest segment of 84th Street & Fruitridge Road
061-0173-023
Council District 6

APPLICANT:	John Pitalo, (916) 927-2400 1788 Tribute Road, Ste.200 Sacto.CA 95815
OWNER:	BLT,1717 Tribute Road, Sacto. CA 95814
PLANS BY:	Morton & Pitalo, 1788 Tribute Road Ste.200 Sacto.CA 95815
APPLICATION FILED:	11\16\98
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY: The applicant proposes to subdivide one parcel totaling 19.4± vacant acres into two parcels (parcels A & B) for future industrial development. The applicant plans to sell Parcel A (0.5 ± acres) to Yancey Roofing for future expansion of their existing operation on 84th Street and locate a 126,000 sqft transfer station, currently under construction, on Parcel B (18.9 ± acres). In order to meet the applicant's objectives, the project requires the discretionary planning entitlement described above. In evaluating the project, the basic issues are lot sizes and access to the proposed lots.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on: 1) the projects consistency with the General Plan land use designation and policies; 2) the project's compatibility with surrounding industrially zoned lots, lot configurations and sizes; and 3) industrial development existing and planned in the immediate area.



PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse designation:
 Existing Land Use of Site: Transfer Station under construction
 Existing Zoning of Site: M-2-S
 Surrounding Land Use and Zoning:

North: Industrial; M-2-S
 South: Packard Bell; M-2-S
 East: PG&E Offices; M-2-S
 West: Industrial; M-2-S

Property Dimensions: Irregular
 Property Area: 19.4 ± acres
 Topography: Flat
 Street Improvements: Existing & To Be Provided
 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

BACKGROUND INFORMATION:

On April 9, 1998, the City Planning Commission approved a Tentative Map to subdivide 34.2 ± acres into 10 industrial lots for future industrial development (P97-134). On August 13, 1998, the City Planning Commission recommended approval of a Special Permit to allow a 126,000 sqft Mass Transfer Station/Large Volume Material Recovery Facility on 19.4 ± acres (P97-072). On September 9, 1998, the 10 established lots were recorded at the County Records Office. One of the ten lots established was a 19.4 ± acre lot which is now being considered as part of the above application request.

STAFF EVALUATION: Staff has the following comments:

The project proposal is consistent with the General Plan land use designation for Heavy Commercial or Warehouse. The proposed subdivision promotes the goal of the General Plan, in that, adequate land for expansion and newly established industrial development is proposed (SGP, 4-19). The two proposed lots range in size to adequately accommodate the transfer station under construction and future industrial development. These lot sizes are consistent with surrounding lot sizes in the area.

B. Tentative Map Design

The proposed Tentative Map reflects two (2) parcels for future industrial and/or heavy commercial development. Parcel A will be 0.5 ± acres and Parcel B will be 18.9 ± acres. As previously noted above, the applicant intends to subdivide the site and sell the smaller 0.5 ± acre parcel (Parcel A) to the adjacent Yancy Roofing business and locate a transfer station/material recovery facility on the 18.9 ± acre parcel (Parcel B). Access to parcel A will be off of 84th Street and from both 84th Street and Fruitridge Road to Parcel B. The City's Traffic Division has indicated that additional right-of-way will be needed along 84th Street. Each newly established lot will be required to provide adequate parking and maneuvering and satisfy the 50 percent shading requirement for all paved surfaces. The newly established lots will not impact the overall surrounding properties in the area nor will they be in conflict with existing lot sizes in the immediate area along Fruitridge Road.

C. Site Plan Design/Zoning Requirements

Future development on each parcel will be required to meet land use, setbacks, landscaping, parking and shading per the City's Zoning Ordinance requirements. Any signage placed on the properties shall comply with the City's Sign Ordinance and obtain sign permits prior to placing signage on the site.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the Tentative Map, as proposed, will not have a significant impact to the environment; therefore, the proposal to subdivide the property is exempted from further environmental review pursuant to State EIR Guidelines (Section 15061(b)).

B. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The Notice of Decision (Attachment C) identifies conditions from various agencies.

C. Subdivision Review Committee Recommendation

On January 6, 1999, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions in the attached Notice of Decision.

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 be filed within 10 days of the Planning Commission action.

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

Adopt the attached Notice of Decision approving the Tentative Map to subdivide 19.4+ vacant acres into 2 parcels in the Heavy Industrial (M-2S) zone.

Report Prepared By,

Report Reviewed By,

Bridgette Williams

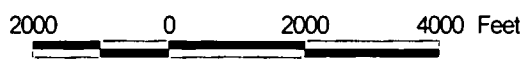
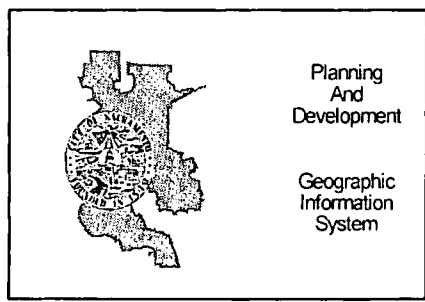
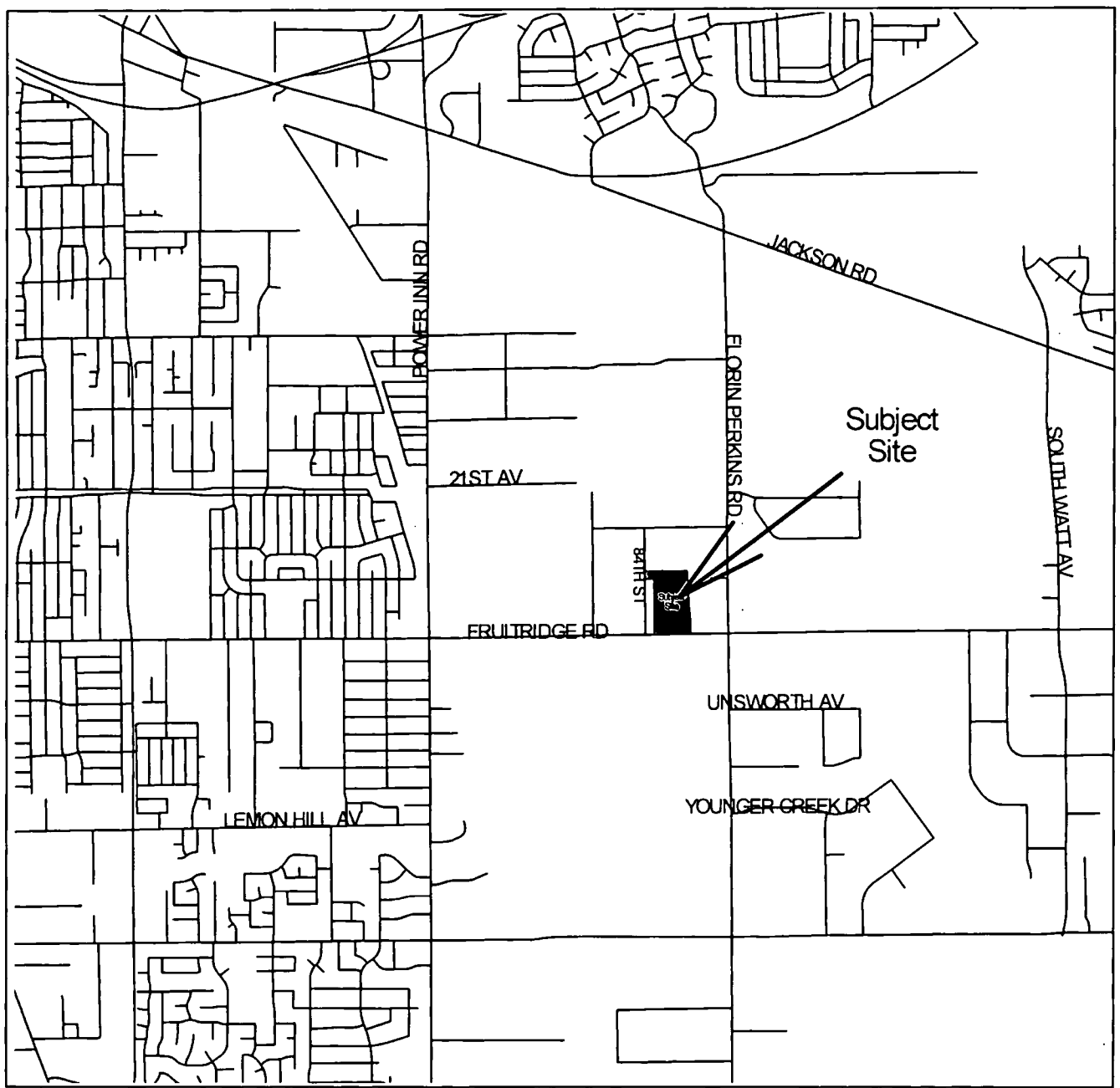
Bridgette Williams
Associate Planner

Barbara Wendt

Barbara Wendt
Senior Planner

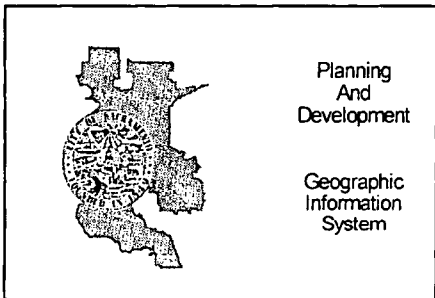
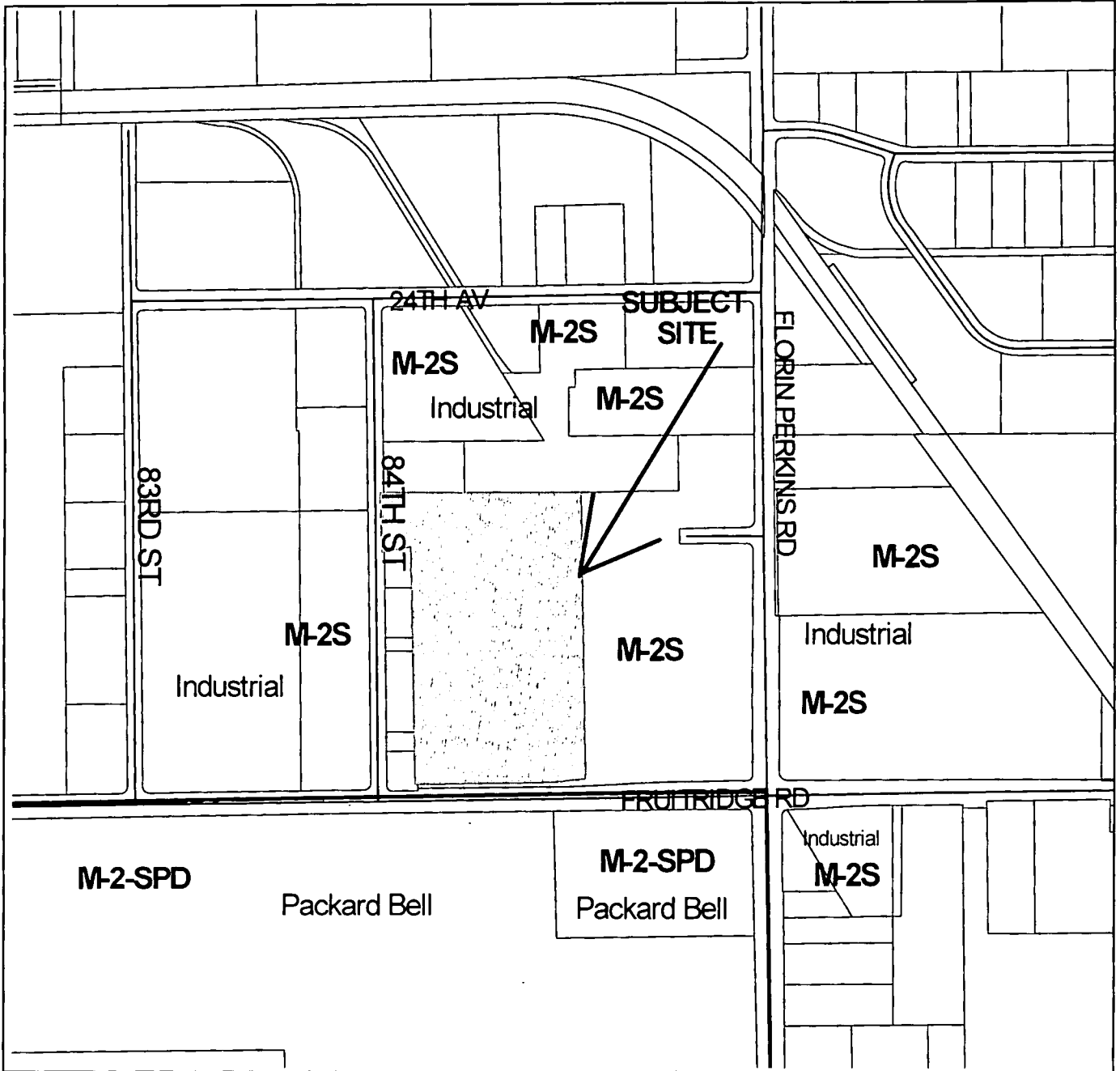
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision approving the Tentative Map
Exhibit C-1	Tentative Map



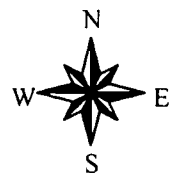
P98-126
Vicinity Map





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Land Use & Zoning Map





ATTACHMENT C

NOTICE OF DECISION AND FINDINGS OF FACT FOR BLT - TENTATIVE MAP, LOCATED AT THE NORTHWEST SEGMENT OF 84TH STREET & FRUITRIDGE ROAD, SACRAMENTO, CALIFORNIA IN THE HEAVY INDUSTRIAL (M-2S) ZONE. (P98-126)

At the regular meeting of February 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: Found the project Exempt pursuant to CEQA Section 15061(b-3)**
- B. **Approved the Tentative Map to subdivide one vacant parcel into two industrial\heavy commercial parcels on 19.4 \pm acres in the Heavy Industrial (M-2S) zone, as shown on Exhibit C-1.**

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

FINDINGS OF FACT

- A. **Exemption:** The City Planning Commission finds and determines that the proposed Tentative Map is exempted from further environmental review pursuant to State EIR Guidelines (Section 15061(b-3)).
- B. **Tentative Map:** The Tentative Map to subdivide one vacant parcel into two industrial\heavy commercial parcels on 19.4 \pm acres in the Heavy Industrial (M-2S) zone is hereby approved subject to the following findings of fact and conditions as approved:
 - 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 provision for its design and improvement, is consistent with the City General Plan.
 - 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 Water 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

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:

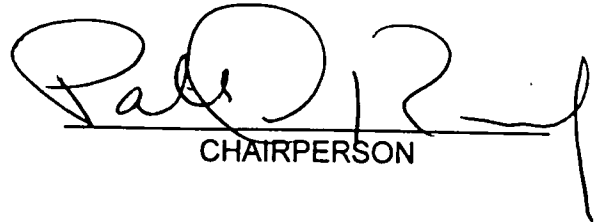
1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Show all existing easements;
3. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for conditions.

Advisory Notes for the Tentative Map:

1. 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.
2. A portion of the proposed project is located in the 100-year flood plain, designated as an AR zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the AR zone the following regulations will apply:
 - All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
 - Commercial projects will have the option of flood proofing in lieu of the elevation requirement.

Special Note: The Army Corps of Engineers is currently considering reducing the estimated 100-year flows on the American River. If the estimated flows are reduced, the AR flood zone may be replaced with a less restrictive flood zone thus precluding the requirement to elevate or flood proof this project. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.

3. The applicant may file a certificate of compliance in lieu of a parcel map, if no subdivision improvement agreement is required.
4. 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. Since the project is not served by a regional water quality control facility, and is greater than an acre, 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 Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.


CHAIRPERSON

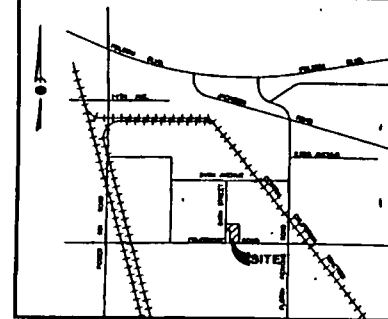
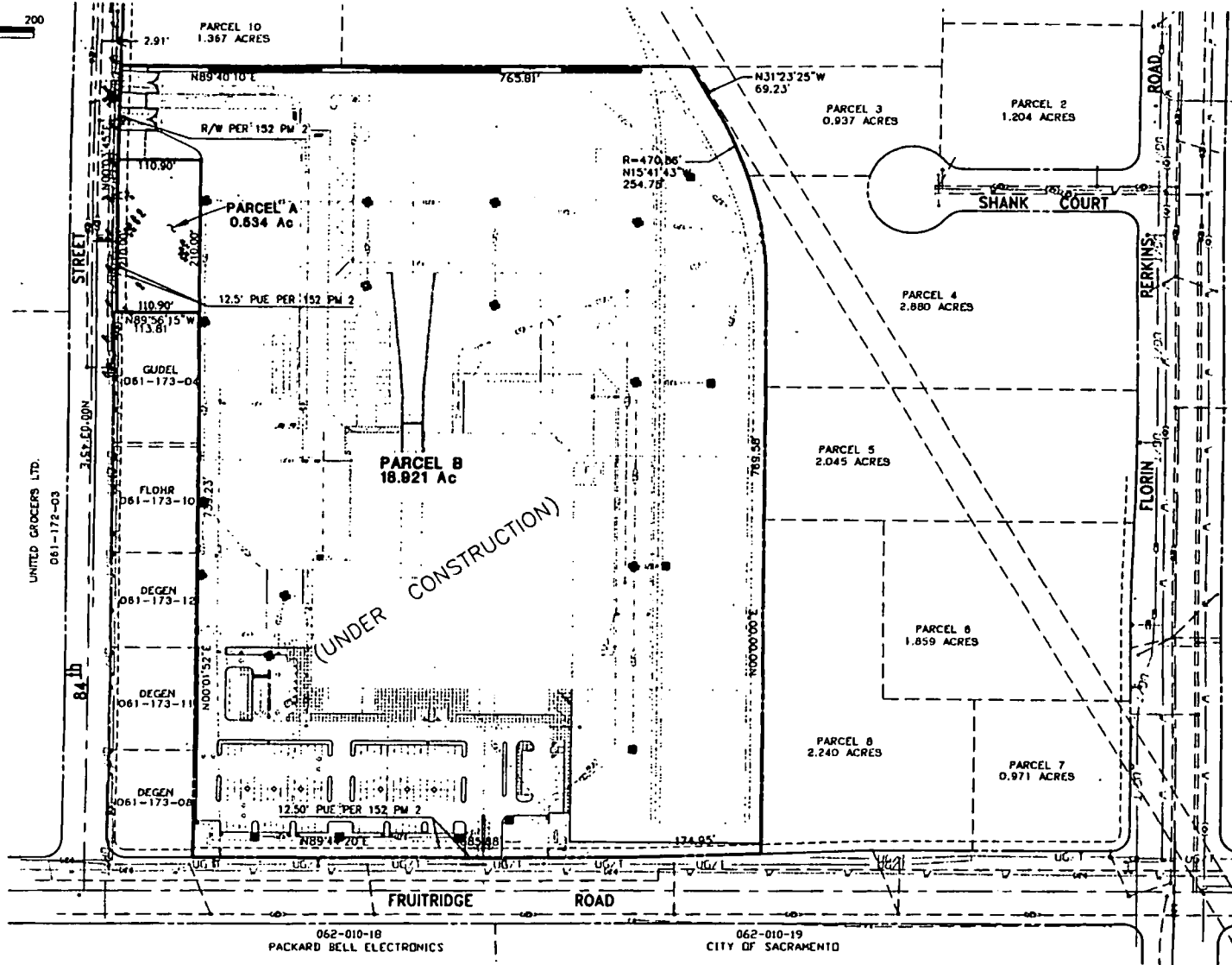
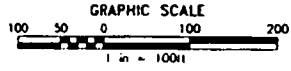
ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

2-11-99
DATE (P98-126)

Exhibit C-1 - 84th Street/Fruitridge - Tentative Map

TENTATIVE PARCEL MAP
PARCEL 9 OF THE BLT PARCEL MAP
152 PM 2
CITY OF SACRAMENTO, CALIFORNIA



VICINITY MAP

OWNER/APPLICANT
 BLT
 1717 I STREET
 SACRAMENTO, CA 95814

ENGINEER
 MORTON & PITALO, INC.
 1788 TRIBUTE ROAD, SUITE 200
 SACRAMENTO, CA 95815

ASSESSOR'S PARCEL NO.
 061-0173-023

AREA
 19.456 ACRES

ZONING
 M-2-S

STORM DRAINAGE
SANITARY SEWER
WATER
SCHOOL DISTRICT
PARKS & RECREATION
FIRE PROTECTION — CITY OF SACRAMENTO

ELECTRICITY
 SACRAMENTO MUNICIPAL UTILITY DISTRICT

GAS
 PACIFIC GAS AND ELECTRIC COMPANY

NOTE:
 THE BUILDING AND LANDSCAPE SETBACK DISTANCES FOR PARCEL A ARE TO BE THE SAME AS THE ADJOINING PARCELS ON 84th ST.



062-010-18 PACKARD BELL ELECTRONICS
 062-010-19 CITY OF SACRAMENTO

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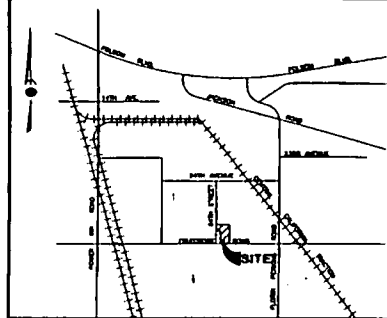
1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
 PHONE: 916/937-3400 • FAX: 916/937-0300
 MS: 916/937-188 • EMAIL: INFO@MPINC.COM

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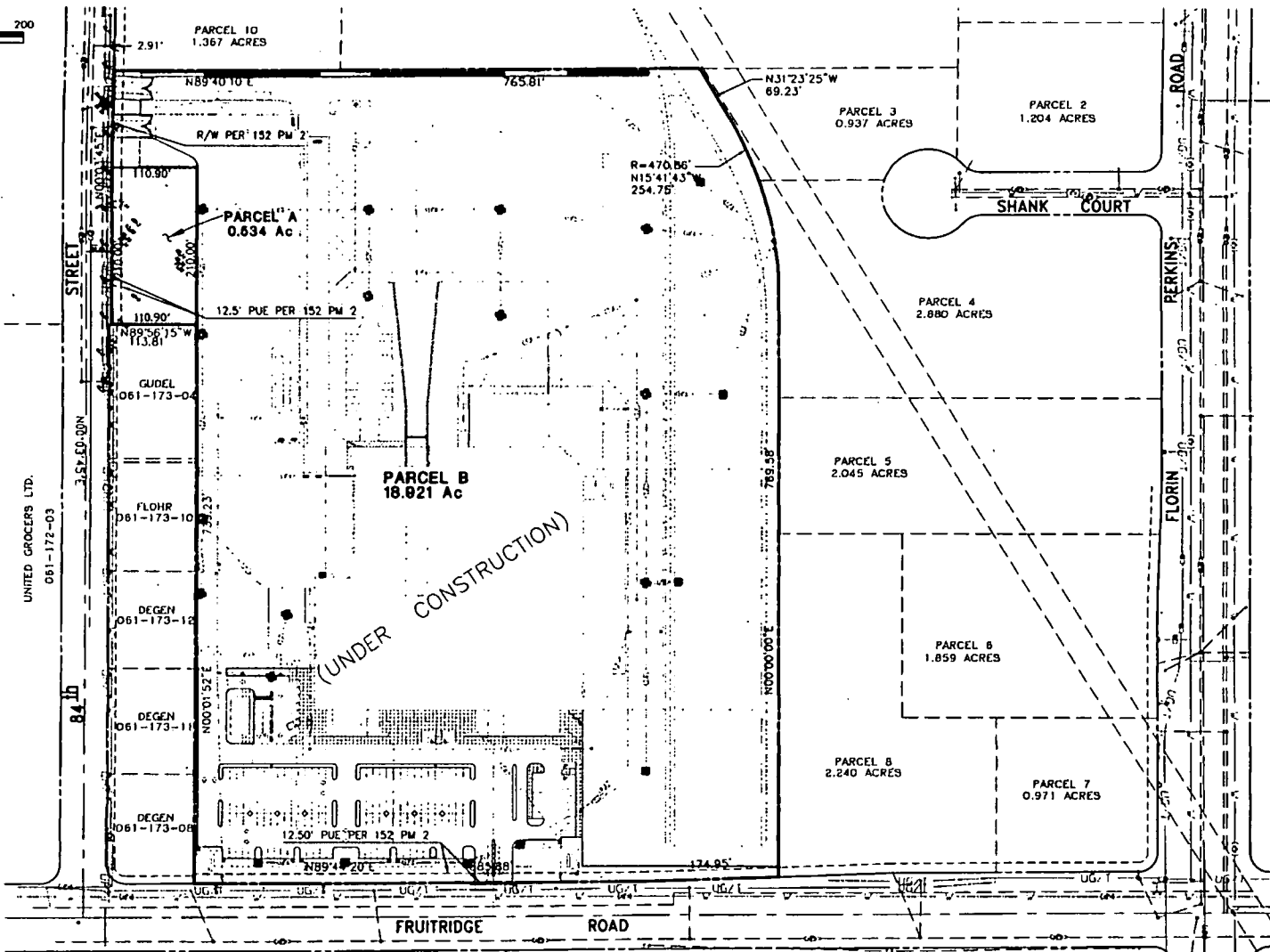
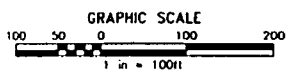
TENTATIVE PARCEL MAP

PARCEL 9 OF THE BLT PARCEL MAP
152 PM 2

CITY OF SACRAMENTO, CALIFORNIA



VICINITY MAP



OWNER/APPLICANT
BLT
1717 I STREET
SACRAMENTO, CA. 95814

ENGINEER
MORTON & PITALO, INC.
1788 TRIBUTE ROAD, SUITE 200
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ASSESSOR'S PARCEL NO.
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AREA
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