

P99-108 - Diesel Drive Tentative Map

- REQUEST: A. Environmental Determination: Exempt (Section 15315)
- B. Tentative Map to subdivide one developed parcel consisting of 8.178± acres into one developed parcel consisting of 6.776± developed acres and one vacant parcel consisting of 1.402 ±acres.

LOCATION: 1835 Diesel Drive
APN: 238-0220-012
North Sacramento Community Plan Area
Robla, Grant Joint Union School Districts
Council District 2

APPLICANT:	Tim Lee, Tower Development Corp., 978-0800 4378 Auburn Blvd. Suite 300 Sacramento, CA 95841
OWNER:	Benvenuti Kassis Properties II 4378 Auburn Blvd., STE 300 Sacramento, CA 95841
APPLICATION FILED:	August 30, 1999
STAFF CONTACT:	Doug Holmen, 264- 8267 Email: dholmen@cityofsacramento.org

SUMMARY:

The applicant is requesting a Tentative Map to subdivide one developed parcel containing 8.178± acres into one developed parcel containing 6.776± acres and one vacant parcel containing 1.402± acres. There are no issues related to the proposed project.

RECOMMENDATION:

Staff recommends approval of the Special Permit subject to conditions set forth herein. The proposed project is in conformity with the Sacramento General Plan and South Natomas Community Plan, and the City's Zoning Ordinance.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Property Dimensions:	irregular
Property Area:	8.178± net 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>
Plan Review (with CEQA review)	Planning Division
Certificate of Compliance	Public Works, Development Services
Driveway Permit	Public Works, Development Services

BACKGROUND INFORMATION:

On March 11, 1999 a Tentative Parcel Map was approved by the City Planning Commission to divide 14.18 acres into two parcels (P98-119). The westerly parcel is the subject of this request. On June 10, 1999 the City Planning Commission approved the building of a 108,000 square foot warehouse on the westerly parcel (P99-040).

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 developed parcel containing 8.178± acres into one developed parcel containing 6.776± acres and one vacant parcel containing 1.402± 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, including but not limited to Neighborhood Services, Public Works, Utilities, Police, and SMUD. The comments received have been incorporated as conditions of the Tentative Map.

D. Subdivision Review Committee Recommendation

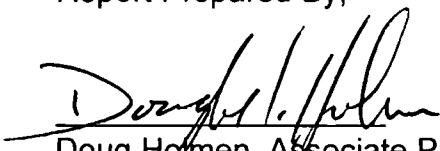
On January 5, 2000, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in Notice of Decision and Findings of Fact (Attachment 1)

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,


Doug Holmen, Associate Planner

Report Reviewed By,


Scot Mende, Senior Planner

Attachments

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

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P99-108)

Exhibit 1A Tentative Parcel Map

UNITED STATES OF AMERICA
WHEELER AIR FORCE BASE
APN: 215-0210-020

