

P97-009 - HEDGE AVENUE INDUSTRIAL PARK

- REQUEST:
- A. Environmental Determination: Exemption 15061(b-3)
 - B. Tentative Map Time Extension for three years to subdivide four partially developed parcels into 41 lots for industrial development on 40.4± acres in the M-1(S)R zone.

LOCATION: 6100 Hedge Avenue
062-060-024,030,031,032
South Sacramento Community Plan
Council District 3

APPLICANT:	Murray Smith & Associates, Mike Hammelmann; 635-1511; 3110 Gold Canal Dr #A, Rancho Cordova, CA 95670
OWNER:	Arthur & Thomas Spinella 6108 Hedge Avenue, Sacto. CA 95829
PLANS BY:	Murray Smith & Assoc., 3110 Gold Canal Dr. #A
APPLICATION FILED:	2/4/97
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY: The applicant is requesting a three year time extension for an approved Tentative Map prior to its expiration date (August 11, 1997). The subject site is on 40.4± acres in the Light Industrial - Review M-1(S)R zone. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are lot sizes and configuration for the future industrial development.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on the project's consistency with General Plan and South Sacramento Community Plan land use designations, policies and the project's compatibility with surrounding industrial zoning, uses and lot configurations in the immediate area. The three year time extension for the Tentative Map will expire August 11, 2000.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
South Sacramento	
Community Plan Designation:	Industrial
Existing Land Use of Site:	Storage Shed & Two Residential Dwellings
Existing Zoning of Site:	M-1(S)R

Surrounding Land Use and Zoning:

North: Residential; I-R(County Zone)
 South: Residential/Heavy Commercial; M-1
 East: Pasture/Surface Mining; IR(f)&IR(sm) (County Zone)
 West: Industrial; M-2S

Property Dimensions:	Irregular
Property Area:	40.4 \pm 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>
Driveway Permit	Public Works, Development Services
Building Permit	Development Services Division

BACKGROUND INFORMATION:

On August 11, 1992, the City Council approved a Tentative Map to subdivide the subject site into 41 parcels in the M-1(S)R zone. The 40.4 \pm acre site was also annexed to the City, concurrently with the tentative map (M90-015). The Tentative Map approved is effective for a two year period from the date of original approval (August 11, 1994). The Subdivision Map Act allows Tentative Maps for a term of five years (2 with original map approval\3 with extension requested).

On September 13, 1993, legislation was passed allowing an automatic two year extension for all tentative maps that were approved prior to that date (September 13, 1993) and which were valid and/or in process on or prior to that date. On May 14, 1996, an additional one year map extension was approved by Governor Wilson. Both legislation actions also provided that the two and one year extensions are in addition to any other extensions allowed by the Subdivision Map Act. With the new legislation, a Tentative Map is valid for a term of up to eight years (5 with approval and extension\3 with legislation), provided the applicant requests an extension of the map. Based on legislation

(3 years) and the Subdivision Map Act term (5 years) for a tentative map, the approved tentative map will expire **August 11, 2000**, provided an extension of the map is approved by the City Planning Commission. The applicant is, therefore, requesting a three year time extension for the tentative map. No other map extension could be granted since the three year extension ends the term of the map.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project is consistent with both the General Plan and South Sacramento Community Plan land use designations. In addition General Plan policy states that development should be encouraged to actively promote vitality in the local economy and to expand employment opportunities for City residents. General Plan policy also stresses the importance to approve development in the City's new growth areas in a manner which promotes efficient growth patterns and public service extensions, and is compatible with adjacent development. The subject site is also in the Florin Perkins Enterprise Zone, which is targeted for economic development as a new growth area. The proposed subdivision for future industrial development is consistent with City policies. The proposed industrial map is consistent with policies of the Commerce and Industry Land Use Element, because it shall contribute to Sacramento's role as a west coast warehousing distribution center, providing land for future expansion of the industrial base.

B. Tentative Map Design

The overall map design is consistent with the previously approved map (P90-352). Presently 40.4 ± acre site has four parcels with two residential structures, a small business operation and a vehicle storage shed. These structures will be removed once development begins. The applicant has indicated that the infrastructure improvements on the subject site will be completed in three phases. Access into the proposed industrial development will be from Hedge Avenue and South Watt Avenue.

As previously mentioned above, the Tentative Map will expire on August 11, 2000. If a final map has not been recorded on the expiration date (8/11/2000) of the map, a new tentative map will be required. The tentative map shall also be subject to the original conditions of the tentative map (P90-352) and new conditions required by the Subdivision Review Committee (P97-009).

C. Site Plan Design/Zoning Requirements

The future industrial development will be required to meet the 25 landscape setback along Hedge Avenue and South Watt Avenue. Building setbacks and other specific site plan requirements must be in compliance with the City's Zoning

Ordinance.

PROJECT REVIEW PROCESS:

A. Environmental Determination

A ratified Negative Declaration has been prepared for the original approved subdivision (P90-352) kept on file in the Planning Division Office. The Environmental Services Manager has determined the Tentative Map Time Extension, as proposed, will not have a significant impact to the environment; therefore, the proposal to extend the Tentative Map is exempted from further environmental review pursuant to State EIR Guidelines (Section 15061(b-3)).

B. Public/Neighborhood/Business Association Comments

No neighborhood associations are located in this area.

C. Summary of Agency Comments

The attached Notice of Decision identifies conditions from various agencies.

D. Subdivision Review Committee Recommendation

On April 2, 1997, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed tentative map time extension subject to the conditions in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Three Year Time Extensions for 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 action:

Adopt the attached Notice of Decision approving the Three Year Time Extension for the Tentative Map to subdivide four lots into 41 parcels for future industrial development on 40.4+ vacant acres subject to conditions.

Report Prepared By,

Report Reviewed By,

Bridgette Williams
Bridgette Williams, Associate Planner

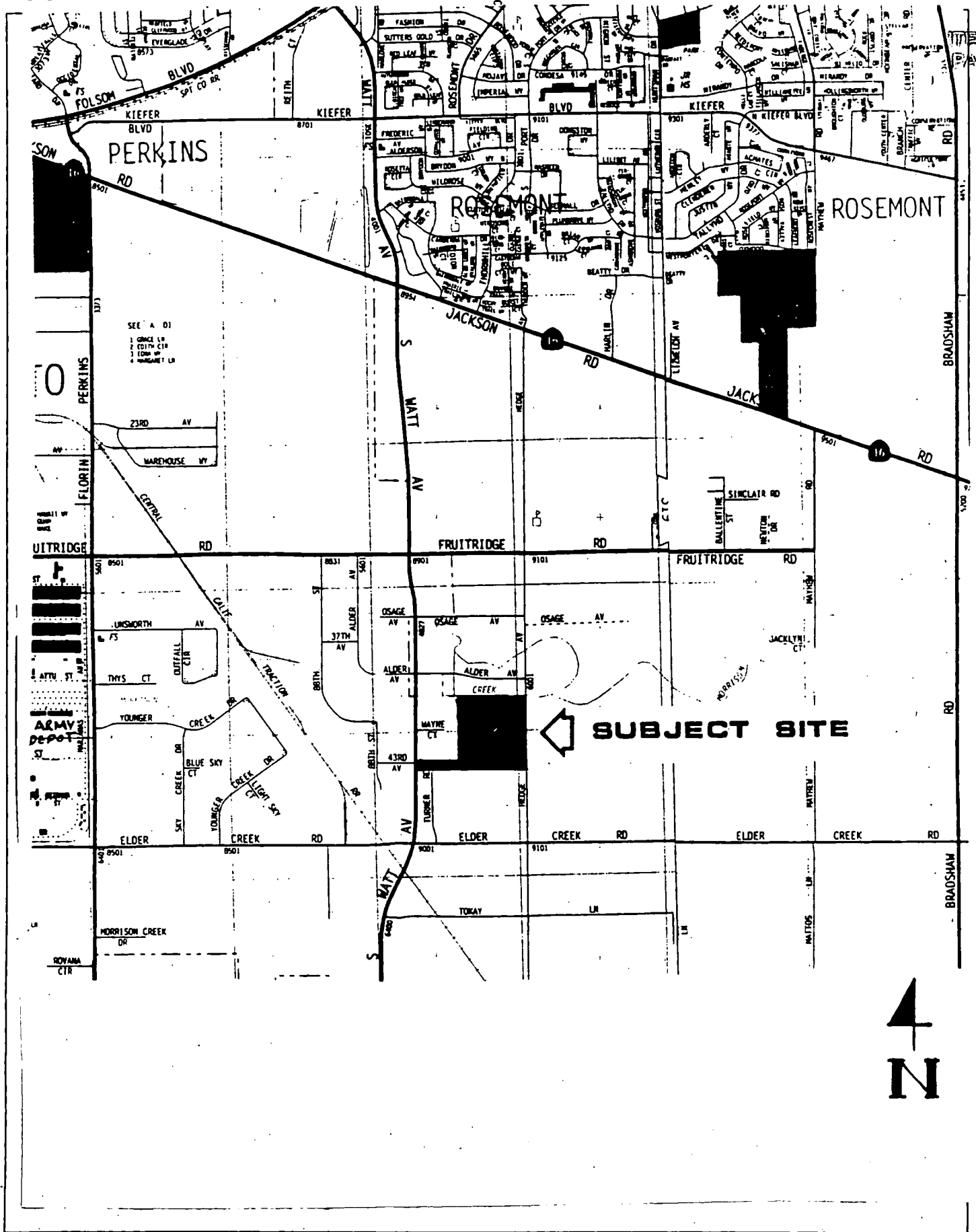
David M. Melko
David Melko, Senior Planner

Attachments

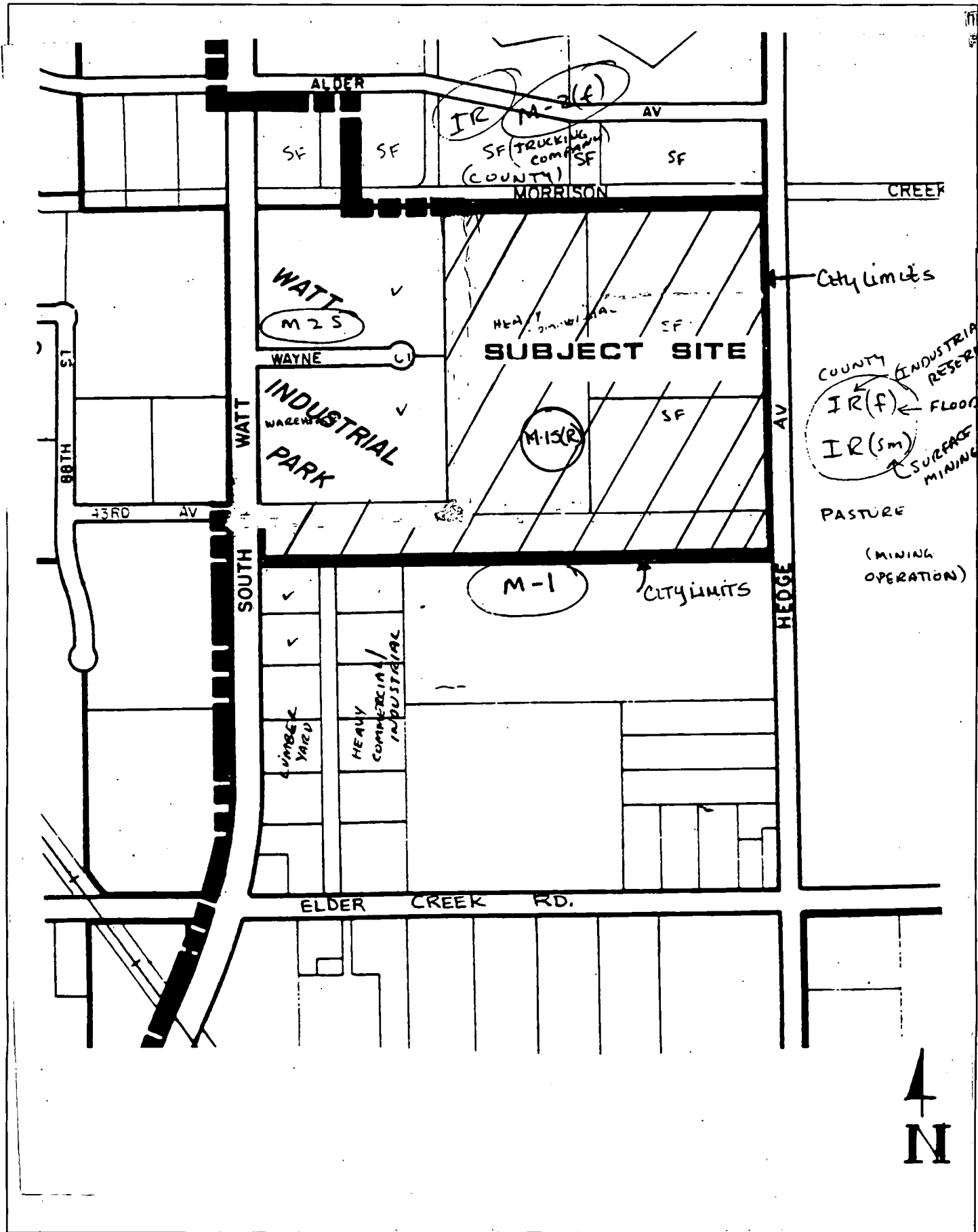
- Attachment A Vicinity Map
- Attachment B Land Use and Zoning Map
- Attachment C Notice of Decision approving The Tentative Map Time Extension
- Exhibit C-1 Tentative Map Exhibit
- Attachment D Original Staff Report (P90-352)

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VICINITY MAP



LAND USE & ZONING MAP

APPLICANT Murray Smith and Assoc. 3110 Gold Canal Drive, Rancho Cordova, CA 95670
OWNER Arthur and Thomas Spinella, 6100 Hedge Avenue, Sacramento, CA 95826
PLANS BY Murray Smith and Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95815
FILING DATE 8/10/90 ENVIR DET Neg. Dec. REPORT BY Don Smith and Don Lockhart
ASSESSOR'S PCL. NO. 062-0060-024, 030, 031 and 032

APPLICATION:

- A. Negative Declaration.
- B. General Plan Amendment for 40.4± partially developed acres from Industrial-Employee Intensive to Heavy Commercial or Warehouse.
- C. South Sacramento Community Plan Amendment for 40.4± partially developed acres to be designated Industrial.
- D. Pre-zoning of 40.4± partially developed acres to Light- Review (M-1SR) zone.
- E. Tentative Map to subdivide four parcels totaling 40.4± partially developed acres into 41 parcels in the proposed Light Industrial- Review (M-1SR).
- F. Hedge Avenue Reorganization - Annexation to the City of Sacramento and detachment from Florin Fire District, Southgate Recreation and Parks District and County Service Area #1. Loc: 6100 Hedge Avenue APN: 062-0060-024, 030, 031 and 032 (M90-015)

LOCATION: 6100 Hedge Avenue- Council District #6

PROPOSAL: The applicant is requesting the necessary entitlements to annex to the City of Sacramento.
No buildings are proposed at this time.

PROJECT INFORMATION:

Existing General Plan Designation: Industrial-Employee Intensive
Proposed General Plan Designation: Heavy Commercial or Warehouse
Proposed South Sacramento
Community Plan Designation: Industrial

APPLC. NO. P90-352
M90-015

MEETING DATE April 23, 1992

ITEM NO. 2

Existing Zoning of Site: Light and Heavy Industrial (County zoning)
 Proposed Zoning of Site: Light Industrial-Review (M-1SR)
 Existing Land Use of Site: Single Family Residence and Heavy Commercial

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Surrounding Land Use and Zoning:

North: Residential; I-R (County Zone)
 South: Residential/ Heavy Commercial; M-1
 East: Pasture/ Surface Mining; IR(f) and IR(sm) (County zone)
 West: Industrial; M-2S

Property Dimensions: Irregular
 Property Area: 40.4 ± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On April 15, 1992, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION/ SUMMARY OF HEDGE AVENUE INDUSTRIAL PARK REORGANIZATION:

An annexation has been proposed to the City of Sacramento. The affected territory consists of approximately 40.4 acres. The site is partially developed with two single family residences on There is also a general engineering contractor operation associated with one of the residences. contractors business includes storage of heavy equipment, an administrative office, repair shop and fueling island. The affected landowner submitted a petition to the Sacramento Local Agency Formation Commission (LAFCo) to initiate this reorganization. It entails annexation to the City of Sacramento, and detachment from the Florin Fire District, County Service Area No. 1 and Southgate Recreation and Park District. The landowner wished to develop all phases pursuant to City development standards. The affected landowner has petitioned for reorganization in order to obtain municipal services, including City water service, to facilitate future development. It is the policy of the City not to provide treated surface water service to individual sites not within the City limits. Without City water service, any future on-site development would need to rely on groundwater sources, which are becoming more costly to develop, and may be subject to overdrafting.

The subject site is within the City's Sphere of Influence, pursuant to the 1984 Industrial Sites Sphere of Influence Amendment. It is contiguous to the existing City boundary and is also within the American River Place of Use, as pertains to surface water rights. Reorganization of this parcel into the affected city is consistent with the existing City Annexation policy. Sacramento Local Agency Formation Commission (SLAFCo) approved this proposal in October, 1990 and forwarded the application, with the LAFCo resolution (Exhibit A), to the City for the final stage of processing and public hearings.

APPLC. NO. P90-352
M90-015

MEETING DATE April 23, 1992

ITEM NO. 2

During the course of the City Conducting Authority process, the City Environmental Services Division requested that the applicant conduct an environmental Preliminary Site Assessment (PSA) for the subject property. The results of the PSA indicated that the affected territory was in violation of the California Health and Safety Code, regarding underground fuel storage tanks, and the storage of hazardous materials. The landowners have cooperated with the appropriate responsible local agencies to resolve these issues. In consideration of the diligent good faith efforts exercised by the landowners to resolve the environmental concerns, the City supported their request that an eighteen month extension of time be granted by LAFCo. The extension of time request was approved by LAFCo. in October, 1991.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 40.4± partially developed acres currently zoned County M-1 (Industrial). The site is partially developed with two single family residences on-site. There is also a general engineering contractor operation associated with one of the houses. The contractor business includes storage of heavy equipment, an administrative office, repair shop and fueling island. The proposed City pre-zoning is Light Industrial-Review (M-1SR). The General Plan designation is Industrial-Employee Intensive. The proposed General Plan Designation is Heavy Commercial or Warehouse. The proposed South Sacramento Community Plan designation is Industrial. Surrounding land uses and zoning are: Residential to the north zoned Industrial-Reserve ((I-R) County zoning); one residence and vacant property zoned Light Industrial (M-1) to the south; pasture/ surface mining zoned Industrial-Reserve (floodway) (I-R(f)) and Industrial-Reserve (surface mining) (I-R(sm)) (County zoning) to the east; and, Heavy Industrial (M-2S) to the west.

B. Applicant's Proposal

The applicant is proposing to annex to the City of Sacramento. Also proposed is detachment from the County Service Area #1, Florin Fire District, and the Southgate Recreation and Park District. Along with the annexation, the applicant is requesting an amendment to the General Plan and South Sacramento Community Plan to designate the site Industrial. The applicant is also requesting a pre-zoning of the 40.4± acres to the Light Industrial - Review (M-1S-R) zone and approval of a tentative map to divide the subject property into 41 parcels. This zoning requires a Plan Review of any future development.

C. General Plan Consistency

This proposal is consistent with General Policy #7 - Annexation of the General Plan. Policy #7 establishes that annexation proposals shall be consistent with State law and LAFCo standards and criteria. Also, the annexation shall ensure the provision of adequate municipal services, and be consistent with General and Community Plan land use policies. Annexation proposals must also constitute fiscally sound additions to the City.

The subject property is presently designated by the General Plan as Industrial- Employee Intensive. The applicant is requesting a General Plan Amendment to the Heavy Commercial or Warehouse designation. General Policy #3 of the General Plan is to actively promote the continued vitality of the local economy and to expand employment opportunities for City residents. General Policy #4 is to approve development in the City's new growth areas in a manner which promotes efficient growth patterns and public service extensions, and is compatible with adjacent development. The subject property is in the Florin Perkins Enterprise Zone, which is targeted for economic development as a new growth area.

The subject property is contiguous to existing Heavy Commercial or Warehouse designated lands, and shall create new employment opportunities. The proposal is consistent with policies of the Commerce and Industry Land Use Element, because it shall contribute to Sacramento's role as a west coast warehousing distribution center, by providing lands for future expansion of the industrial base.

D. South Sacramento Community Plan Amendment

The project is consistent with Annexation Policy #2 of the South Sacramento Community Plan which is to encourage the annexation of parcels which are contiguous to the City and within the City's Sphere of Influence. Historically the South Sacramento Community Plan (SSCP) area has been the most active area of the City for reorganization petitions. This is primarily due to the improved level of municipal services which the City is able to provide, particularly water service. The subject property is not presently within the SSCP area. This proposal, if approved, shall amend the Plan area to include this parcel. This portion of the Plan area is subject to flight noise from Mather Air Force Base. Policies of the SSCP thus deem it to be well suited to Industrial - Light Manufacturing / Warehouse land use. This proposal is also consistent with the existing industrial land use mix in the immediate area. Policies of the SSCP stress that future industrial development should be as well designed as possible.

E. Pre-zoning

The subject property is proposed to be pre-zoned to the Light Industrial (M-1SR) zone. This designation requires more attractive setback, landscaping and screening requirements. The proposed zoning designation of Light Industrial -Review (M-1SR) is consistent with policies of the SSCP which require adequate landscaping at the time of on-site development. The proposal is also consistent with the policies of the SSCP which encourage light industrial development resulting in local job opportunities.

There is also an existing heavy equipment use on-site with outdoor storage areas. The use itself would be consistent with the new light industrial zone. There are, however, conditions of the site which the developer should consider bringing up to the standards of the new industrial park being created. Outdoor storage areas should be screened; landscaping should be provided; and, driveways, parking and storage areas should be surfaced to city standards. All new development will be required to conform to City standards and development criteria for the industrial park. The developer will be required to submit landscape, sign and architectural design criteria prior to

approval of the Plan Review of any new structure in the development.

F. Hedge Avenue Industrial Park Reorganization

As cited previously, this reorganization petition is consistent with the City's Annexation Policy. This proposal is consistent with State law and LAFCo standards and criteria. It shall also serve to ensure the provision of adequate municipal services to the subject property. The Hedge Avenue Industrial Park Reorganization (Annexation and Detachments) has been scheduled for processing according to the time frame established by State law (Section 57002 et. Cortese-Knox Local Government Reorganization Act of 1985). The subject property is uninhabited as defined by Section 56046 (twelve or more registered voters), the landowner has initiated this reorganization proposal and no protests have been received to date. The Conducting Authority (i.e. the City Council in this case) must approve the annexation.

It is not anticipated that significant revenues will be generated until this parcel is developed. Property tax revenues will be allocated in accordance with the adopted Property Tax Exchange Agreement with the County of Sacramento. Revenues received by the City would be distributed to various operating departments as determined by City budget practices and policies. Property tax revenues are used to fund the City's general government which includes land use planning, police, fire, park, libraries, etc. After development occurs, the City will receive additional revenue from its 7.5 percent utility user tax. The City has adopted an ordinance to tax electrical, gas, telephone and Cable TV. This revenue is also placed into the City's general fund and allocated during the City's budget hearings.

On August 1, 1989, the City and County agreed upon a new formula for determining property tax shares following annexation of an area by the City. The City will receive 48.5 percent and the County will receive 51.5 percent of the property taxes not designated for school districts and certain special districts (those districts not affected by the reorganization).

G. Agency Comments

The proposed project was reviewed by City Traffic Engineering, City Engineering Development Services, City Building Inspections, City Water and Sewer Division, the South Sacramento Area Chamber of Commerce, and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

1. Engineering Development Services

City utilities will need to be extended when development occurs. This site is located within the County Sanitation District. Storm drainage provided in Morrison Creek Business Park #1 have not provided capacity for areas outside the City limits. A drainage study will have to be performed to verify how the area to be annexed will drain. In order for development to occur, two access points will be required to the site.

2. Traffic Engineering

Coordinate with County of Sacramento to determine the following:

1. Extension of Wayne Court;
2. Need for additional streets to the south;
3. Continuing 43rd Avenue to Hedge; and,
4. What impacts there will be to Hedge.

3. South Sacramento Community Planning Advisory Council

The South Sacramento Community Planning Advisory Council has no objection to the annexation, but we as a council object to detachment from Southgate Recreation and Park District. These annexations are for acquiring access to water supply or taking advantage of differences in zoning/development standards or both. Area residents are those who will suffer from loss of revenues to the Park District because the City does not have/provide any facilities nearby.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan Amendment for 40.4± partially developed acres Industrial-Employee Intensive to Heavy Commercial or Warehouse and forward to the City Council;
- C. Recommend approval of the South Sacramento Community Plan Amendment for 40.4± partially developed acres to be designated Industrial and forward to the City Council;
- D. Recommend approval of the Pre-zoning of 40.4± partially developed acres to Light- Review (M-1SR) zone and forward to the City Council;
- E. Recommend approval of the Tentative Map to subdivide four parcels totaling 40.4± partially developed acres into 41 parcels in the proposed Light Industrial- Review (M-1SR) subject to conditions and forward to the City; and,
- F. Recommend approval of the Hedge Avenue Reorganization - Annexation to the City of Sacramento and detachment from Florin Fire District, Southgate Recreation and Parks District and County Service Area #1 and forward to the City Council.

Conditions

1. Site shall be annexed to the city prior to recordation of the Final Map;

2. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
3. Prepare a sewer and drainage study for the review and approval of the Department of Public Works and/ or Department of Utilities. The drainage system shall be designed to convey a 10-year storm event and withstand a 100-year storm event without damage to structures;
4. The drainage easement to the County of Sacramento (740114 O.R. 231) shall not be abandoned unless the drainage study required above deems it unnecessary to the satisfaction of the Utilities Department;
5. Submit a soils test prepared by a registered engineer to be used in street design;
6. Meet all County Sanitation District requirements;
7. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P90-352);
8. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
9. Dedicate a standard 12.5-foot public utility easement for underground and overhead public utility facilities and appurtenances adjacent to Hedge Avenue;
10. Show all existing easements;
11. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;
12. Applicant shall comply with all applicable floodplain management ordinances;
13. Permits shall be secured from the Reclamation Board and the Corps of Engineers if required by these agencies;
14. Prepare a water study for review and approval of the Department of Utilities to provide a looped water system;
15. Water meters shall be provided for all new water services required for this project;

16. Abandon any existing water wells and/ or septic tank systems under permit, to City and/ or County Health Department standards;
17. Construct Hedge Avenue to a standard 58 foot half street with a 15 foot travel lane east of the centerline (northbound);
18. Dedicate to the City of Sacramento, the 15 feet adjacent to Morrison Creek (lots 1, 8, 9, 15 and 16) for canal right-of-way. Construct a chain link fence along the canal right-of-way to the satisfaction of the Utilities Department;
19. Dedicate and construct a 58 foot street between lots 23 and 24 to the south boundary of the subdivision, aligned with the street to the north;
20. Dedicate 43rd Avenue to standard 58 foot street section to South Watt Avenue. Construct 43rd Avenue adjacent to APN 062-0060-090 and APN 062-0060-091 south of the centerline to a standard 29 foot half street. Construct standard 29 foot half street improvement on the north half of 43rd Avenue along APN 062-0060-090 and construct a 15 foot travel lane north of the centerline of 43rd Avenue along APN 062-0060-091. A portion of this condition requires off-site dedication and improvements which may require the City to condemn the property required. If the applicant cannot obtain the property required and needs City assistance, the rules of the subdivision map act shall be followed and the applicant shall pay all costs incurred by the City.
21. Applicant shall prepare development criteria (including, but not limited to: landscape, signage, and architectural standards) for any future development of the site per the approval of any Plan Review in the subdivision.
22. Applicant shall deposit with the City the fair share funding for the cost of the traffic signal at the intersection of South Watt Avenue and 43rd Avenue;
23. Any phasing of the final map shall be reviewed and approved by the County Environmental Health Department and The Sacramento Municipal Utility District.