

COY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95608
OWNER U. S. Machinery, P.O. Box 15099, Sacramento, CA 95851
PLANS BY James Kaufman & Associates, 5493-A Carlson Drive, Sacramento, CA 95819
FILING DATE 4/18/86 **ENVIR. DET.** 4/29/86 **REPORT BY** DH:bw
ASSESSOR'S-PCL. NO. 215-0241-08

- APPLICATION:**
- A. Negative Declaration
 - B. Variance to waive standard surfacing requirement for outdoor storage area for 3.7+ vacant areas.
 - C. Plan Review of a 42,000 square foot heavy equipment assembly building on 10+ vacant acres in the Light Industrial (M-1(S)-R) zone.

LOCATION: Northeast corner Raley Boulevard and Vinci Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a metal, heavy equipment assembly plant and waive the surfacing requirement for outdoor storage area.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1(S)-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; M-1(S)-R	Front:	25'	65'
South: Vacant; M-1(S)-R	Side(Int):	0'	500'
East: Vacant; M-1(S)-R	Side(St):	25'	130'
West: Vacant; M-1(S)-R	Rear:	0'	80'

Parking Required:	1 space/400 sq. ft. office of 5,277 sq. ft. for 13 spaces
	1 space/1,000 sq. ft. warehouse of 36,600 sq. ft. for 37 spaces; a total of 50 spaces
Parking Provided:	50 spaces
Property Dimensions:	660' x 660'
Property Area:	10+ acres
Square Footage of Building:	42,000
Height of Building:	Two stories; 38 ft. for manufacturing plant
Topography:	Flat
Street Improvements:	To be upgraded
Utilities:	To be provided
Exterior Building Materials:	Metal prefabricated warehouse, stucco and wood office
Roof Material:	Metal roof
Maximum Number of Employees:	50
Number of Employees per shift:	50
Hours of Operation:	8 a.m. to 5 p.m., Monday thru Friday

APPLC.NO. P86-160 **MEETING DATE** June 12, 1986 **ITEM NO.** 6

PROJECT BACKGROUND:

U.S. Machinery manufactures large machines used in conveying rock and ore products and the crushing and processing of ore and rock. Staff toured the existing facility located at 2320 Auburn Boulevard in Sacramento County and observed the activities associated with metal fabrication of conveyors, portable asphalt and concrete batch plants. The plant employes 50 people with increases occurring when work orders increase. The applicant also repairs and remanufactures older and worn out equipment.

The applicant is requesting deferment of portions of on-site and off-site road improvements, sewer, water and storm drainage improvements. The City Public Works Department outlined options for the applicant to pursue relative to future assurances to construct the necessary on-site and off-site improvements. (Refer to Exhibit K.)

PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use and Zoning: The subject site contains 10± acres and is currently zoned Light Industrial-Review, M-1(S)-R. The 1984 North Sacramento Community Plan designates the site as industrial. Current land use is vacant, with vacant lands surrounding the site. The proposed project consists of the construction of a 37,000± square foot steel warehouse structure which will be 38 feet high, 100 feet wide and 352 feet long. A two-story office will be attached containing 5,277 square feet to the front of the warehouse. The area surrounding the warehouse will be surfaced with concrete. The 3.7± acre parcel located north of the warehouse concrete is proposed for outdoor vehicle and equipment storage. It is proposed to be surfaced with two inches of crushed gravel. A variance is being requested to waive the all weather surfacing requirement of the City for the 3.7 acre parcel.

The proposed use has been determined to be compatible with the Industrial Land Use Designation and Light Industrial Zone. The site is located within the 65 CNEL noise line of McClellan Air Force Base as depicted on Exhibit M. Due to the noise of the operation, i.e. heavy metal being moved and assembled and testing of equipment, staff has determined that this site is appropriate for the use.

SITE DESIGN AND LAYOUT

The applicant proposes intensive berming and landscaping along the Raley Boulevard and Vinci Avenue frontages. The parking lot for employees and visitors contains 50 spaces as required by the City Code. Staff recommends the following modifications to the site plan.

A. Parking Lot Layout:

1. Mark handicap, compact and visitor only stalls on the lot surface and designate employee parking areas.
2. Provide handicap spaces according to Building Code requirements since the site plan deleted them.

3. Increase the planter separating the two rows of parking by two feet in north and south directions and reduce the stall length by two feet to 16 feet for regular size spaces so that the vehicle overhang area into the planter decreases the amount of asphalt and increases the landscape area.
4. Increase all backout maneuvering aisles from 25 feet to 26 feet for all 90 degree parking stalls in compliance with City Code.
5. The project employs 50 people. It is classified as a minor project under the City's Transportation Management Plan. The applicant will be required to comply with the requirements of a T.M.P for a minor project.
6. Bicycle facilities are required for every 25 parking spaces required. Two spaces are required, one of which must be a Class I facility.
7. The carport shown on the plan should be designed of materials similar to the office and not the warehouse. Wood and plaster construction is recommended.
8. The parking lot shall comply with the City's tree shading ordinance. The outdoor vehicle storage area does not require shading.

B. Landscape Plan:

1. All trees to be planted along the public right-of-way shall be approved by the City Arborist.
2. All berming and landscaping shall maintain a minimum clear vision zone for all driveways onto the site. The City Traffic Engineer shall verify that clear vision areas are established. The landscape plan will require review by the City Traffic Engineer.
3. Staff recommends the addition of trees along Raley Boulevard at the ratio of one tree per 20 feet of street frontage to screen the vehicle storage area. A 25-foot landscaped setback is shown which provides sufficient area to group and cluster trees as indicated on the landscape plan. Addition of shrubbery is also recommended adjacent to the fence to further screen the outdoor storage area.
4. Landscaping along Vinci Avenue is adequate as shown.
5. The north property line extends 660 feet to the east from Raley Boulevard. Since major traffic will be traveling on Raley Boulevard in the future, staff recommends a landscape border on the north property line to screen the outdoor storage area. Large, fast growing, vertical trees are recommended for the first 330 feet from Raley Boulevard into the site at a density of one tree every 20 feet. Minimum size should be five-gallon and irrigation plans shall include automatic irrigation for the tree wells. The species selected shall be approved by the City Arborist.

6. In the parking lot landscape area, all curbs shall be continuous six-inch concrete curb. No pre-cast wheel stops are to be used. Landscaping shall be so designed to allow the front two feet of vehicle overhang to clear sprinklers and plants.
7. As a suggestion, the site plan could indicate an employee lunch or break area in the extensive landscape area. A trellis or overhead canopy with vines could enhance the outdoor lunch area.

C. Fencing:

1. A six-foot high chainlink fence is proposed around the site. City Code requires a screen fence when materials are stored outside a building. Staff recommends redwood or metal slats along the north and east property line fence as shown on Exhibit D.
2. The Raley Boulevard frontage is recommended for vinyl-coated chainlink fencing from the northern parking lot entryway to the fence located south of the warehouse to Vinci Avenue as shown on Exhibit C. The purpose of a decorative fence is to enhance the entryway to the center and yet maintain security. Other decorative materials are available, however, staff observes vinyl-coated fencing to be more compatible with the use. All gates should be so designed to reflect the material and decorative design of the fence. The applicant has indicated he prefers vines along the fence to provide screening.
3. All utility meters, valves and services which project above ground shall be protected with bollards and landscaped with shrubbery if visible from a public right-of-way.
4. Gates on Vinci Avenue need to be a minimum of 20 feet set back from the public right-of-way as per the City Traffic Engineer.

BUILDING DESIGN

A. Roof Mounted Equipment:

The office portion of the building will be heated and cooled by central heat and air. The warehouse will have 16 roof-mounted swamp coolers located 20 feet from the edge of the eaves. Heating will be from radiant heat lamps installed on the interior of the roof. Staff recommends that the swamp coolers be painted the same color as the building.

B. Warehouse Design:

The applicant's architect met with staff relative to the design of the warehouse building and discussed suggestions to provide relief and variety on the long 352 foot, 34-foot high south and north elevations. The applicant has made revisions to the west elevation and to the doors on the north and south elevations as suggested by staff.

LIGHTING

- A. The applicant's plans show parking lot lighting as shown on Exhibit E. Lamps will be 16 feet above the ground and designed to direct light on site. The outdoor storage area will have 30-foot high poles along the north and east property lines with lights focused onto the storage area. No glare should reflect off site.
- B. The corporate sign and flagpoles will be illuminated from a ground well (see Exhibit N).

SIGNS

- A. The only sign included as part of the application is presented in Exhibit N. The sign complies with the requirements of the City Sign Ordinance relative to area and dimensions. The applicant proposes three flagpoles not to exceed 40 feet in height as measured from the ground. No corporate flag is allowed under the City Sign Ordinance.
- B. The location of the sign is approximately 15 feet back from the Raley Boulevard right-of-way. Signs and flagpoles cannot be located within the 25-foot front setback. The sign will be required to be relocated behind the 25 setback or to the corner of the parcel behind the landscape setback area.

INFRASTRUCTURE

Exhibits J, K and P discuss the requirements of the City Engineer and assurances by the applicant relative to on-site and off-site improvements and future participation in an assessment district. Among the issues which will require resolve prior to building permit issuance are:

1. Dedication of right-of-way for Raley Boulevard and Vinci Avenue and subsequent improvements.
2. Off-site water supply extension.
3. On-site sewer disposal system.
4. On-site drainage improvements.
5. Off-site drainage improvements.

In addition, the applicant should be aware of McClellan Air Force Base plans to install a four million dollar water distribution system to 400 residents located west of McClellan as a result of groundwater contamination. Vinci Avenue west of Raley and Raley Boulevard are planned for water extensions.

GROUNDWATER AND SEEPAGE PITS

The project site lies in an area affected by toxic waste generated by McClellan Air Force Base. The groundwater in local residential wells has been affected. A recent lawsuit has been filed by area residents against the Air Force.

The proposed use may generate diesel or oil spills onto the land which may run off onto drainage channels. The applicant proposes an underground waste oil trap and tank which will collect oils and chemicals used at the site. It will be pumped regularly. Since machinery will be stored on the 3.7 acre gravel area, no leakage is expected on that area. All running and fueling of equipment is to occur on the concrete slab portion of the site which will drain into catch basins.

The County Health Department will be required to issue permits for the installation of three 50-foot deep, three foot wide diameter seepage pits to accommodate liquid waste disposal from the office area. All industrial waste will be collected and transported to an appropriate disposal facility. Although the use of seepage pits is temporary, the concern over groundwater contamination is mitigated in the proposed project to a satisfactory level.

VARIANCE

The applicant is requesting a waiver of the City requirement for an all-weather surface for outdoor storage areas in the M-1 zone. The applicant proposes over five acres of concrete, including the building foundation, which will be used for assembly and testing of all machinery. The 3.7 acres proposed for gravel will be used for storage of equipment either awaiting shipment or repair.

The City Engineer requires an all weather surface for outdoor storage areas so that vehicles entering a public road do not deteriorate the edge of the road. No access to Raley Boulevard is provided from the storage area. The City Engineer also is concerned over dust from the surface. The applicant has indicated when the lime and crushed gravel mix with water, a reaction occurs setting up like concrete so that no dust results. All drainage from the area will be collected in two catch basins so that any dust will not travel off site.

Staff discussed the alternative of paving only the driveway aisles which provide access to the storage aisles. The applicant was opposed due to the unplanned space needs of various types of equipment. The machinery is not of a uniform dimension as are automobiles so that variable spaces are required. All equipment is either moved in by a truck-tractor or is lifted into position by a crane.

The use of crushed gravel compacted to a two-inch base will satisfy the level of activity for the 3.7 acre storage area according to the applicant. Not a great amount of activity is planned for the area, so wear and tear of the gravel surface should not be a major problem according to the applicant.

Should the activity level increase for the storage area so that considerable deterioration of the gravel area occurs, the area should be improved to City standards.

In light of the design and improvements, staff supports the waiver of an all-weather surface based upon the aforementioned findings.

TIMING

Staff is concerned that in five years from approval by the Commission, the assessment district for the area West of McClellan may not be established. Since this project involves entering into agreements with the Public Works Department and formation of an assessment district, staff recommends that this project be reviewed within five years for compliance with conditions of approval and terms of the agreements between the City Engineer and the applicant. In reviewing the project, the City would be able to re-evaluate its options relative to infrastructure and development west of McClellan.

AGENCY COMMENTS

The proposed project was reviewed by the City Engineer, Traffic Engineer, Building Inspections Divisions, Community Services Department and McClellan Air Force Base. Following are their comments:

City Engineer: Comments and alternatives are included in the attached letter of February 18, 1986. (Exhibit K). Detailed improvements or deferred improvements are listed in Exhibit P.

City Traffic Engineer:

1. All gates are required to be set back 20 feet from right-of-way.
2. Street improvements are required.
3. Right-of-way dedication is required.
4. Vinci Avenue shall be terminated at a cul-de-sac 500 feet maximum length or continued to another outlet.

City Building Inspections:

1. Need a revocable permit for curb in public right-of-way (Vinci Avenue adjacent to non-descript area).
2. No trash enclosure or treatment.
3. No bicycle parking.
4. No handicap parking is shown.
5. Add screening shrubs in front as noted.

Community Services:

1. More landscaping, trees and shrubbery should be required.
2. Provide a complete irrigation plan.

McClellan Air Force Base:

Refer to Exhibit O.

City Attorney

The City Attorney's office has informed the applicant that if a lien is to be used, the lien should be in the form of a first deed of trust. The reason for requiring a first deed of trust is to assure the City that in the event of a foreclosure on the property, the off-site public improvements would be constructed.

The applicant has requested the use of a second deed of trust as the form of a lien. The City Attorney advised staff that a first deed of trust is preferred.

The applicant met with the City Public Works Department on June 9 and 10 to discuss the level of improvements required for the proposed project. Discussion focused on immediate improvements on site and temporary off-site facilities. For the long term, formation of an assessment district to address storm drainage and sewer collection will be spearheaded by the applicant. The City Engineer indicated an assessment district could be formed within 18 months or as early as one year. The applicant has agreed to work with his engineer in the formation of the district as he pursues building permits.

ENVIRONMENTAL DETERMINATION: The Environmental coordinator has determined that a Negative Declaration is the appropriate level of environmental review.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Variance, subject to conditions and based upon Findings of Fact which follow;
- C. Approval of the Plan Review, subject to conditions and based upon Findings of Fact which follow.

Conditions - Variance:

1. The variance shall be reviewed in five years from the date of action by the Commission. If significant deterioration of the surface occurs, the applicant shall bring the 3.7 acre storage area up to City standards.
2. A minimum of a 100 foot radius of surfaced area (asphalt or concrete) is required around any entrance to a public street.

Findings of-Fact - Variance:

1. Granting the variance will not be injurious to the public welfare nor to property in the vicinity, in that there will be no access off the 3.7 acre storage area onto Raley Boulevard.
2. Granting the variance does not constitute a use variance, in that storage areas are allowed in the industrial zones of the City if used in conjunction with an industrial use.

3. The project, as conditioned, does not constitute a special privilege to one individual property owner, in that under similar circumstances, the waiver of full all-weather surface for outdoor storage would also be warranted when over five acres are to be covered with concrete.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for industrial by the 1984 North Sacramento Community Plan, and the industrial use conforms with the plan designation.

Conditions - Plan Review:

1. The applicant shall revise the site plan, landscaping and irrigation plans to reflect items listed under Site Design and Layout for the following categories for review and approval by the Planning Director.
 - a. Parking Lot layout;
 - b. Landscaping and irrigation plan;
 - c. Fencing location;
 - d. Building Design.
2. All lighting shall be directed on site.
3. Sign and flag poles shall be relocated to be a minimum of 25 feet from road right-of-way.
4. All infrastructure and road improvements, both on site and off site which are deemed necessary by the City Public Works Director, shall be constructed or assured to the satisfaction of the City Public Works Director prior to issuance of building permits. A preliminary list is provided in Exhibit P.
5. The project shall be reviewed in five years from the date of Commission action, or June 12, 1991.
6. Applicant shall dedicate right-of-way for Raley Boulevard and Vinci Avenue to the satisfaction of the City Public Works Department.

Findings of Fact - Plan Review:

1. The project, as conditioned, is based upon sound principles of land use in that, the proposed industrial use is compatible with surrounding planned industrial land uses.
2. The proposed project will not be injurious to the public health, safety or welfare nor to surrounding properties, in that adequate landscaping, on-site parking and infrastructure will be provided.

3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for industrial use by the 1984 North Sacramento Plan, and the proposed industrial use conforms with the plan designation.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

CITY:
CITY OF SACRAMENTO,
a municipal corporation

By: _____
CITY MANAGER

DEVELOPER:

By: _____
Its: _____

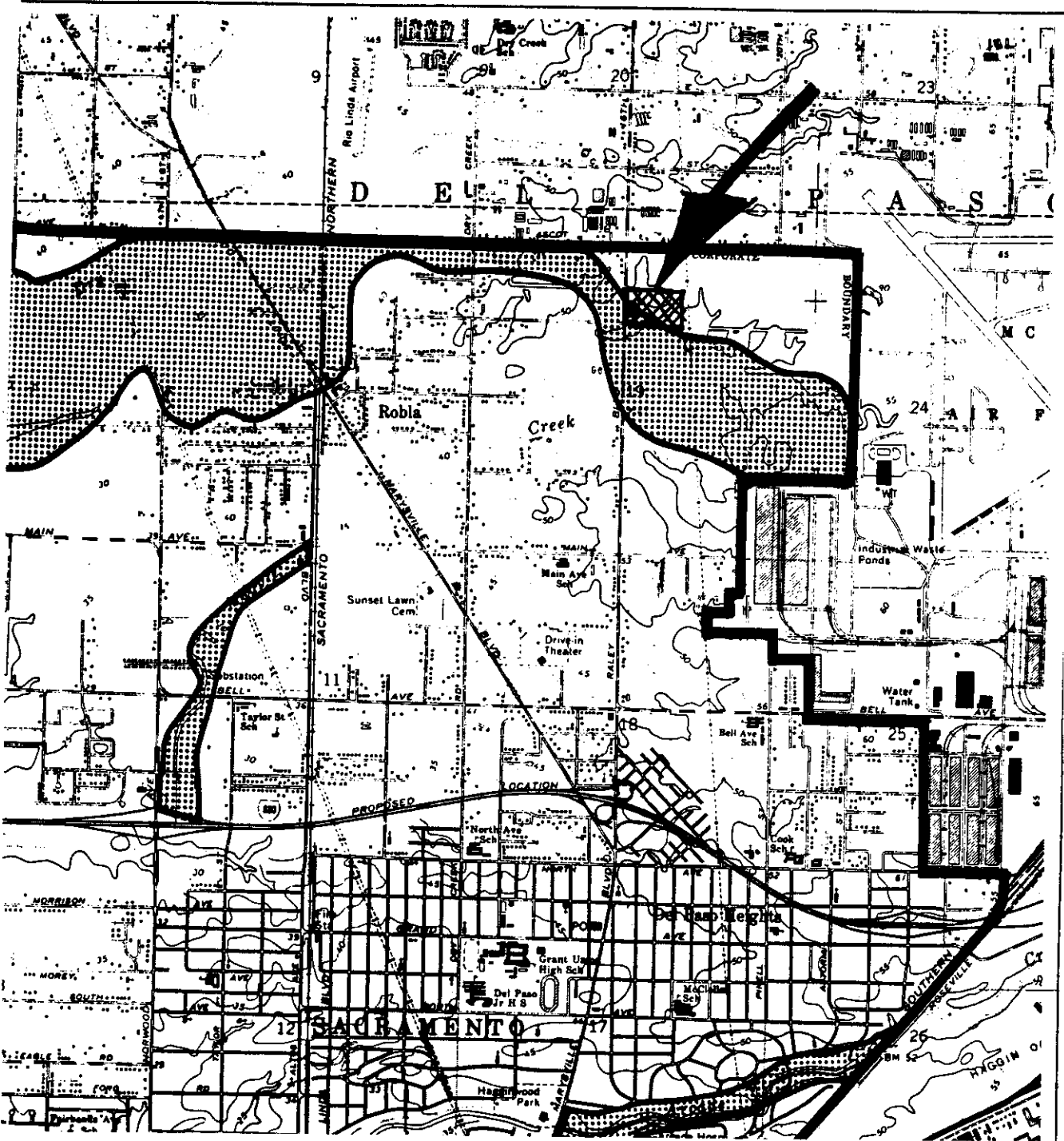
ATTEST:

CITY CLERK

APPROVED AS TO FORM:

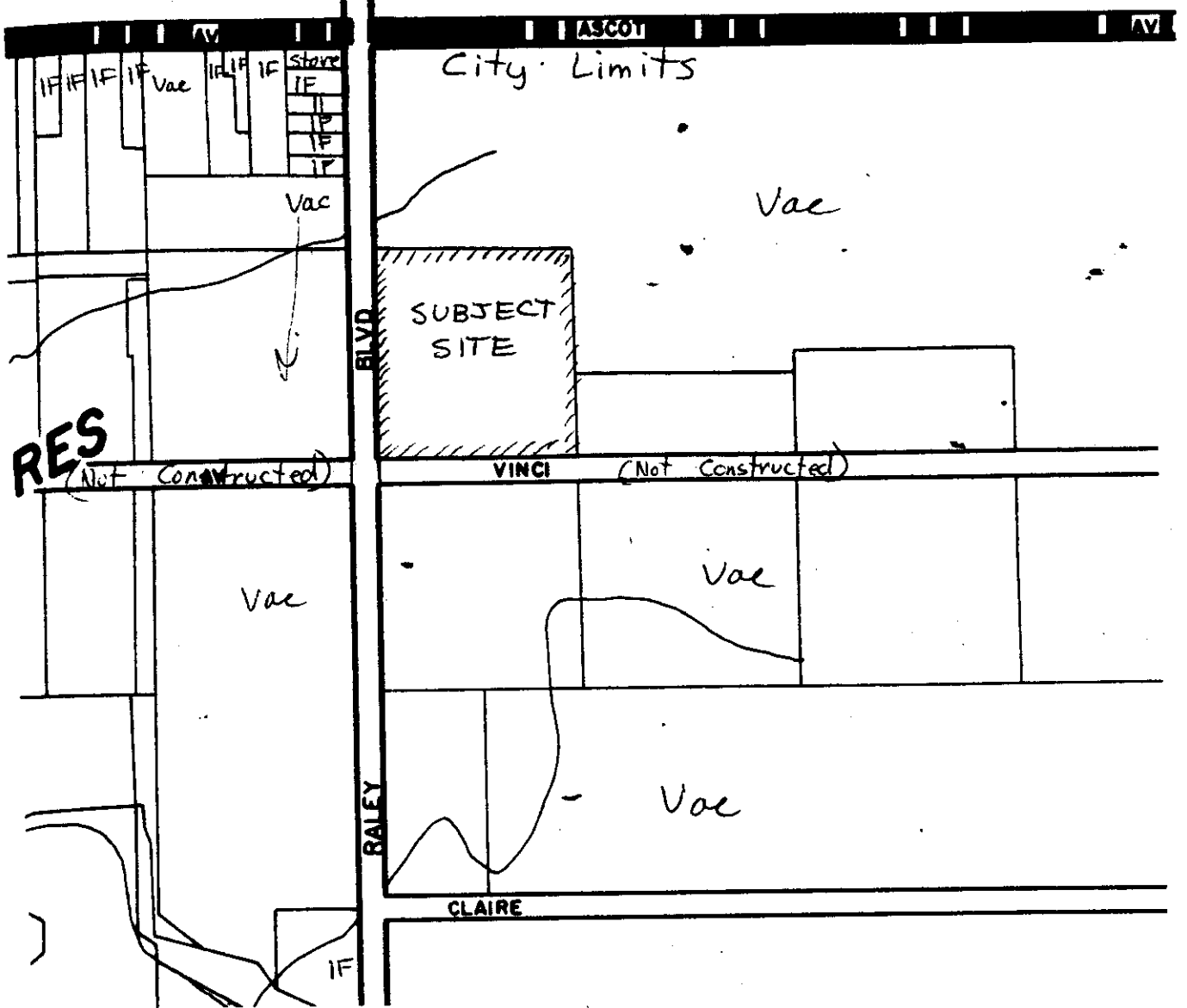
CITY ATTORNEY

(attach appropriate acknowledgement)



Source: 1984 North Sacramento Community Plan

FLOOD PLAIN AREAS



Zoning - Entire Area M-1(S)R

Land Use - Vacant unless otherwise noted

N
↑
Scale: 1" = 500'

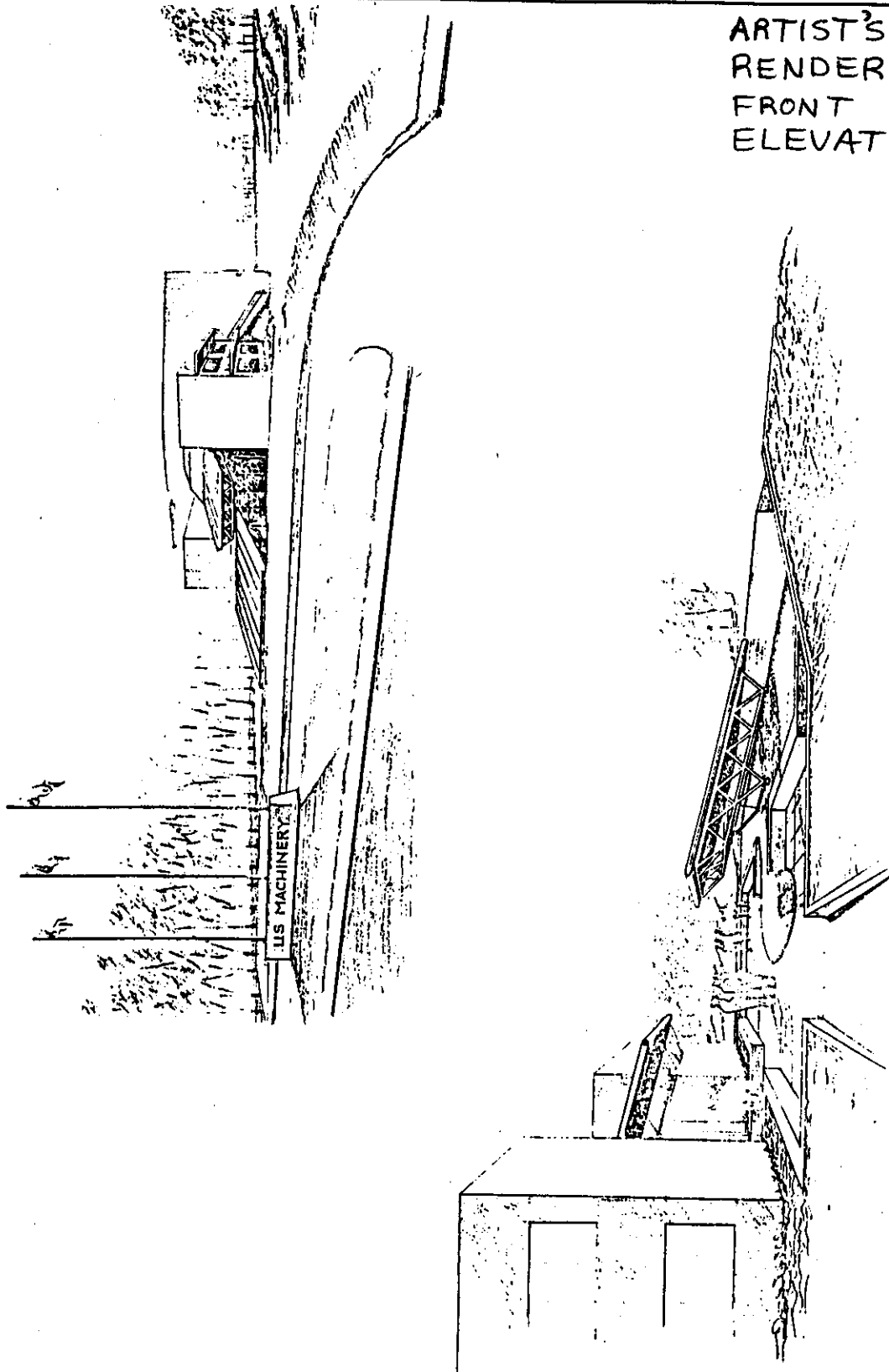
VICINITY - LAND USE - ZONING



ARCHITECTS
SMITH HUNTER ARCHITECTS

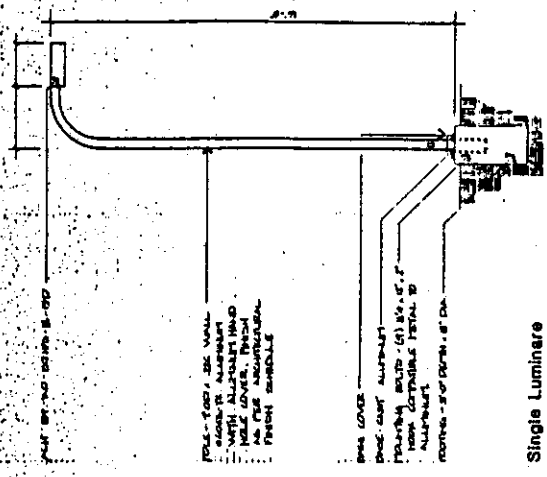
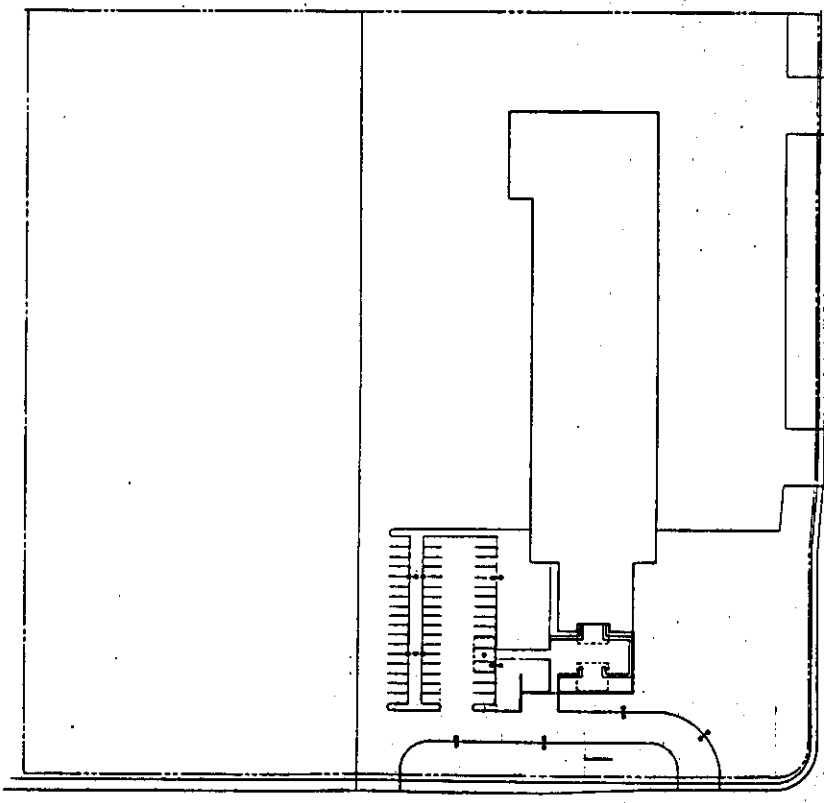
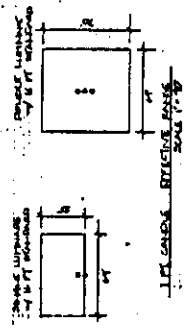
EXHIBIT A

ARTIST'S
RENDERING
FRONT
ELEVATION

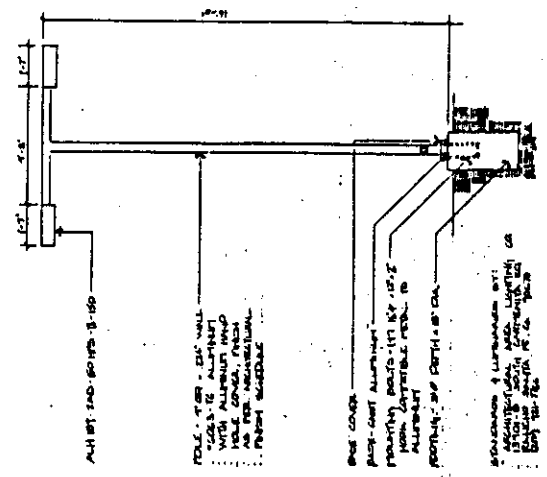


Note:

- 1. ALL INSTALLATIONS SHALL BE BY A LICENSED ELECTRICAL CONTRACTOR.
- 2. VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION.
- 3. THESE ARE THE LIGHT FIXTURE LOCATIONS.



Single Luminaire



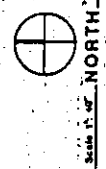
Double Luminaire

DESIGNS
The Office Design Group

LIGHTING PLAN

EXHIBIT E

LIGHTING PLAN
Scale 1/8" = 1'-0"
1.1.2



Lighting Plan & Details



ARCHITECTS

KEYNOTES

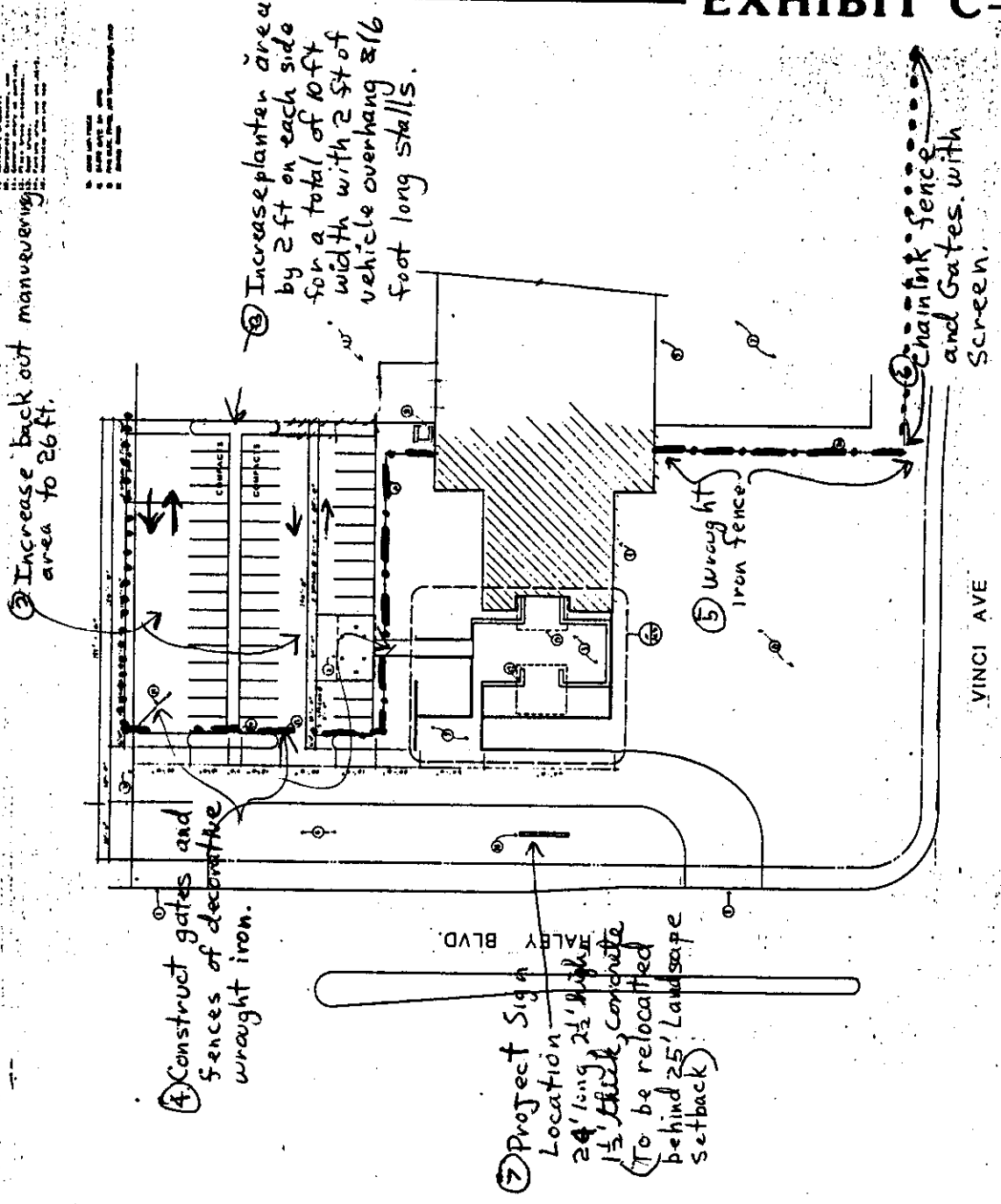
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
5. ALL WORK SHALL BE SUBJECT TO THE CITY'S LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.

PARKING PLAN

EXHIBIT C

PARKING PLAN

A-12





ARCHITECTS

LEWIS, LAMB, AND PARTNERS, ARCHITECTS
1000 MARKET STREET, PHILADELPHIA, PA. 19102

FLOOR PLAN

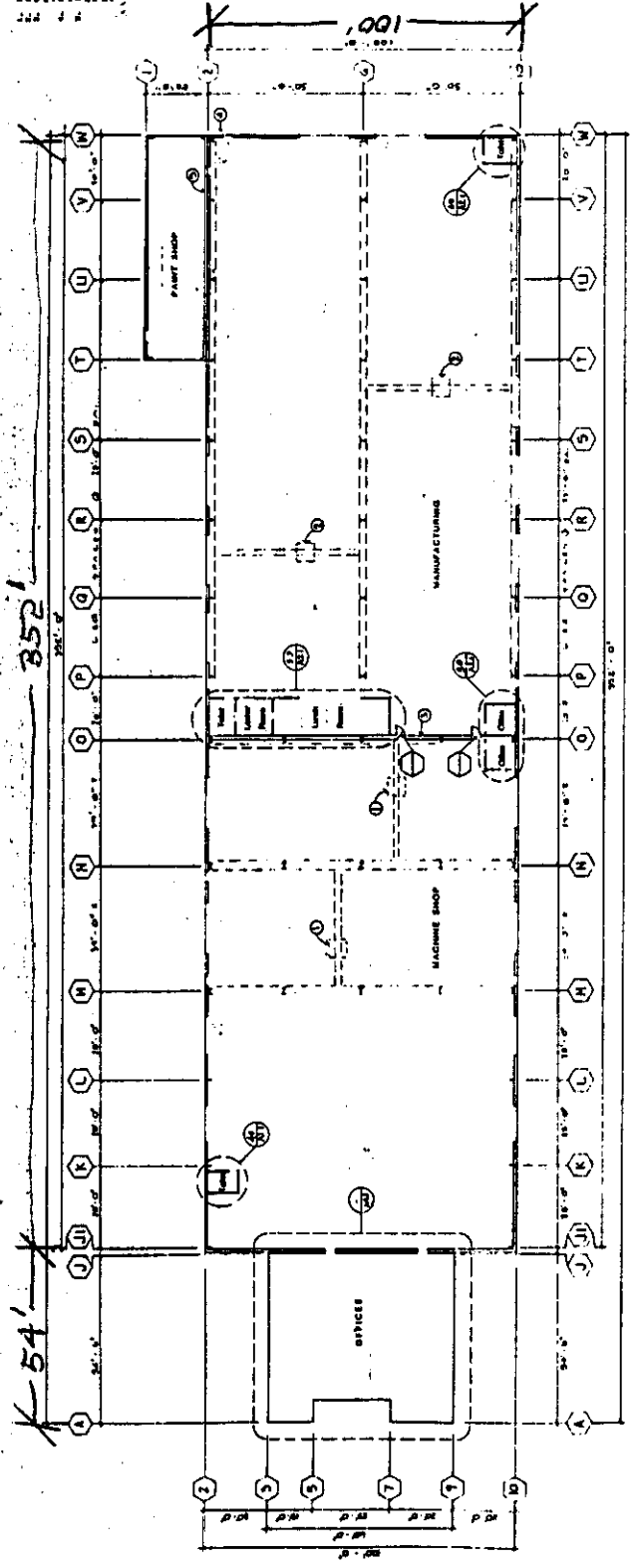
EXHIBIT F

FLOOR PLAN

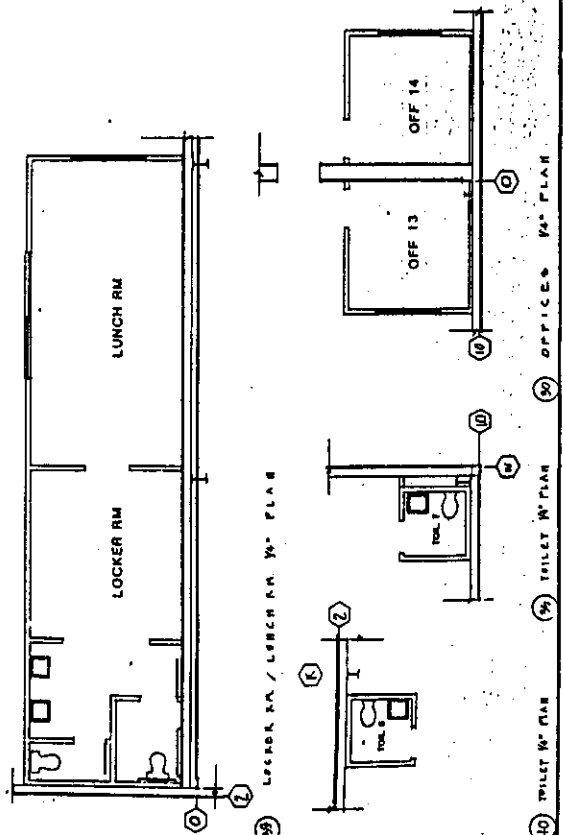
A2.1

KEYNOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
- 3. ALL DOORS ARE 3'0" WIDE UNLESS OTHERWISE NOTED.
- 4. ALL WINDOWS ARE 6'0" WIDE UNLESS OTHERWISE NOTED.
- 5. ALL CEILING HEIGHTS ARE 10'0" UNLESS OTHERWISE NOTED.
- 6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 7. ALL WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 8. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 9. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.
- 10. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.



FLOOR PLAN No. 100

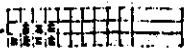


LOCKER RM / LUNCH RM No. 101

P-86-160

June 12, 1986

item 6



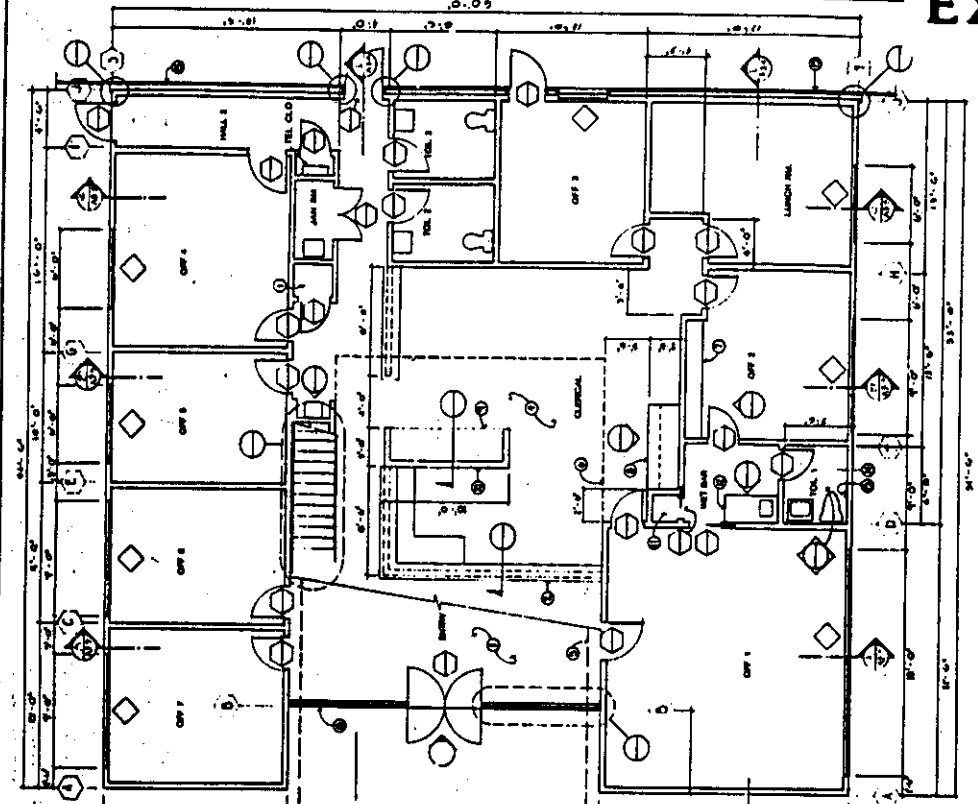


ARCHITECTS

OFFICE FLOOR PLAN

EXHIBIT G

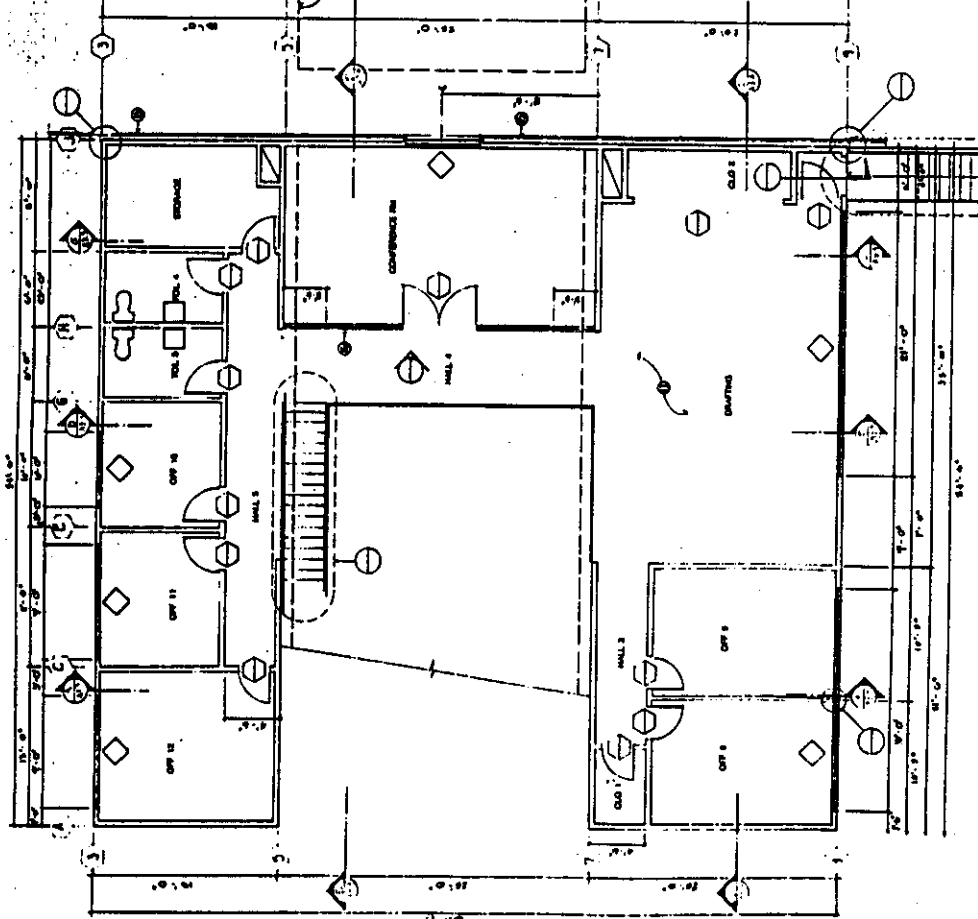
FLOOR PLANS
A 4.1



LEVEL ONE

KEYNOTES

- 1. All work to be done in accordance with the contract documents.
- 2. All work to be done in accordance with the latest approved drawings.
- 3. All work to be done in accordance with the latest approved specifications.
- 4. All work to be done in accordance with the latest approved schedule.
- 5. All work to be done in accordance with the latest approved budget.
- 6. All work to be done in accordance with the latest approved program.
- 7. All work to be done in accordance with the latest approved policy.
- 8. All work to be done in accordance with the latest approved procedure.
- 9. All work to be done in accordance with the latest approved practice.
- 10. All work to be done in accordance with the latest approved standard.



LEVEL TWO



ARCHITECTS

1000 ...

EXHIBIT I

ELEVATIONS

A 3.2

KEYNOTES

- 1. All elevations are shown in perspective.
- 2. All elevations are shown in perspective.
- 3. All elevations are shown in perspective.
- 4. All elevations are shown in perspective.
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- 20. All elevations are shown in perspective.

OFFICE ELEVATIONS

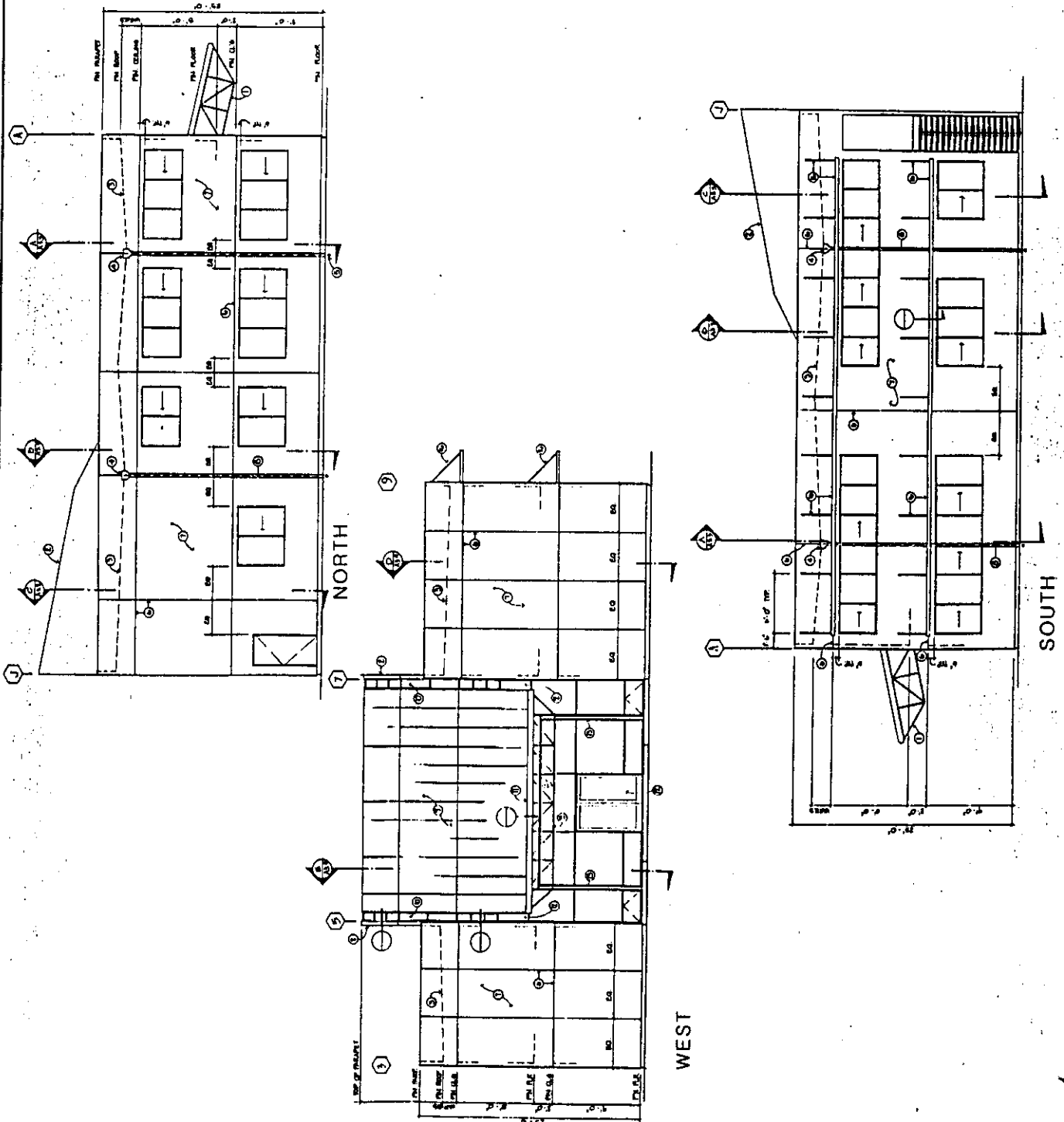


EXHIBIT J

June 9, 1986

City of Sacramento
Dept. of Public Works
915 "I" Street
Sacraemnto, CA 95814-2684

Attn: Mr. Tom Finley

Subj: US Machinery/Raley Blvd. & Vinci Site
Job No. 85-100

Dear Mr. Finley:

With reference to the above mentioned project we propose to provide the following for your approval:

1. US Machinery will pay in advance for sewer and water hook-up fees.
2. US Machinery will sign a letter waving their right to protest an assessment district for the area.
3. US Machinery will sign an agreement indicating that they will pay their assessed portion of any assessment district formed that will serve their site.
4. US Machinery will agree to install the normal frontage improvements in the event that an assessment district is not formed and infrastructure is brought to U.S. Machinery's site boundaries.

If you need further clarification or have any questions, please call our office.

Sincerely,

US MACHINERY


HERB CAPLAN

HC:ds

A DBA OF U.S. CRUSHER SYSTEMS, INC.

P-86-160

June 12, 1986

item 6



CITY OF SACRAMENTO EXHIBIT K

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

February 18, 1986

Gardner Feusi Company
2532 Garfield Avenue
Carmichael, CA 95608
Attn: Bob Feusi

RE: West of McClellan Project

Dear Bob:

Please refer to your letters of January 7 and January 17, 1986, concerning building permits and assessment district planning for the West of McClellan Project.

We have reviewed the issues and believe a workable solution to our mutual concerns is available. The concepts are outlined in this letter. As we proceed, it is important to assure that the major assessment district also continues to make progress. If it appears to be unlikely, staff assumptions may need to be reconsidered.

Concerning the proposal for the approval of a building permit for U.S. Machinery at the northeast intersection of Raley Boulevard and Vinci Avenue, we have examined the material contained in your January 7 letter. It is staff's concern that the development, if it proceeds before City standard infrastructure improvements are installed, may adversely impact surrounding properties. Further, we are concerned that the issuance of such a permit might set a precedent which could be followed by other applications and which might create additional problems regarding access, water, sewer, and drainage. It is therefore vital that the U.S. Machinery project application be developed to avoid any short term problems, yet adequately guarantee the installation of the standard improvements necessary to insure proper long term service.

Concerning the interim infrastructure proposed by your January 7 letter, we have the following comments. Further comments may be appropriate after receipt and review of the building permit application.

1. Provide hydraulic calculations for the temporary drainage to the Magpie Creek Diversion which indicate the interim level of safety (if any) provided by the temporary drainage solution. This should include an evaluation of the drainage from the north as shown on your "Exhibit A."
2. The water lines proposed for your interim solution should be adequate for domestic use; however, your solution may not provide for adequate fire flow. We suggest you contact Mr. Dennis Loheit of the City Fire Marshall's Office (449-5936) and arrange to review the project with him.

3. The use of a drain field wastewater disposal system as an interim measure must be approved by the County Health Department and the City. Since there is considerable interest among the City Council and the citizens in the area concerning possible sources of pollution to the groundwater, it will be necessary for you to prepare a report which will project the type and concentration of pollutants which may be introduced from the effluent into the groundwater supply from this source.
4. While installation of frontage street improvements may not be contemplated by you at this time, your interim plan should show roadside ditches graded to prevent standing water along the frontages of the project and assure that adjacent properties will not be adversely affected.

Your Exhibit "A" provides for a 110-foot right-of-way for Raley Boulevard which is City standard for a four-lane divided thoroughfare. The Traffic Engineering Division has advised that they will not recommend a median break on Raley Boulevard other than at Vinci Avenue. Therefore, you should revise the plan to provide access to the site from Vinci. This will allow left turns onto Raley Boulevard from the site via Vinci Avenue.

As previously discussed, the City will accept a four-lane undivided section for Raley Boulevard (90 feet right-of-way). Should your clients prefer the 110 foot right-of-way along the full length of Raley Boulevard as shown on your Exhibit "A", the City staff will not object provided that the City's contribution for the center portion of paving under its Major City Street Policy be limited to that which would be calculated utilizing a four-lane, undivided, 90 foot right-of-way section. This issue needs to be discussed more fully to resolve.

Also, as a condition of building permit issuance, the City will require that the necessary right-of-way dedication on Raley Boulevard and Vinci Avenue along the project site frontage be provided plus a drainage release easement of ten acres on each side of the property (north and south) to mitigate the temporary nature of the interim drainage improvements.

The guarantee for installation of permanent improvements may take the form of a recorded agreement together with an Instrument of Credit or Bond. This option would require a detailed engineering study and a complete set of approved improvement plans. A second option, subject to City Attorney approval, is a recorded covenant or agreement which constitutes a lien on the property. A preliminary rough copy of the latter type agreement was previously provided to you. A more refined draft copy is included with this letter. Please note the following points and provide the information requested if the lien option is desired by your client and is approved by the City:

Gardner Feusi Company
West of McClellan Project
February 18, 1986
Page 3

1. Prepare an exhibit and quantity estimate of the items of permanent infrastructure which would be necessary for a "go-it-alone" project in the event an assessment district cannot be formed within a five year period. This will be incorporated into the subject lien agreement.
2. The lien agreement must be signed by all those with an interest in the property including lenders, etc. The agreement must be recorded at the time of building permit issuance and a recent title report will be required to insure that all necessary entities have executed the agreement. Since the agreement constitutes a potential lien on the property, lenders may be reluctant to participate in lending construction funds. This should be checked out with the lenders.

Under either option, the recorded agreement shall include a condition that no final subdivision or parcel map can be filed until completion of the permanent infrastructure improvements is assured to the satisfaction of the City.

If these proposals are generally satisfactory to you, we will work with you to resolve the issues with our City Attorney. We can also discuss the proposed scope of project engineering services required as referred to in your letter of January 17, 1986.

Please contact Mr. Robert Blaser at 449-5516 in order to coordinate future project activities.

Very truly yours,


N. DEE LEWIS
Supervising Engineer

NDL:lw
AH1061d4

cc: M.H. Johnson, Director of Public Works
Thomas M. Finley, Engineering Division Manager
Harry Behrens, Supervising Engineer
Jim Bloodgood, Supervising Engineer
✓ Bob Blaser, Associate Engineer, Development Section

DRAFT

AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 19____, by and between the CITY OF SACRAMENTO, a municipal corporation, hereinafter called "City", and _____, hereinafter called "Developer."

WHEREAS, the Sacramento City Code and City policy requires certain street and infrastructure improvements (hereinafter collectively referred to as the "required improvements"), be installed as a condition of approval of a building permit in the "West of McClellan" Industrial Area; and,

WHEREAS, Developer applied for a building permit for the following described property:

That certain real property commonly known as _____ Sacramento, California, and more specifically described as follows:

See Exhibit "A" attached.

WHEREAS, the condition of approval of the above-described building permit required the construction and installation of the required improvements ^{as per} the City Code and City policy;

WHEREAS, Developer, due to time constraints, proposes to construct interim improvements satisfactory to the City and makes this agreement with respect to the required improvements.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

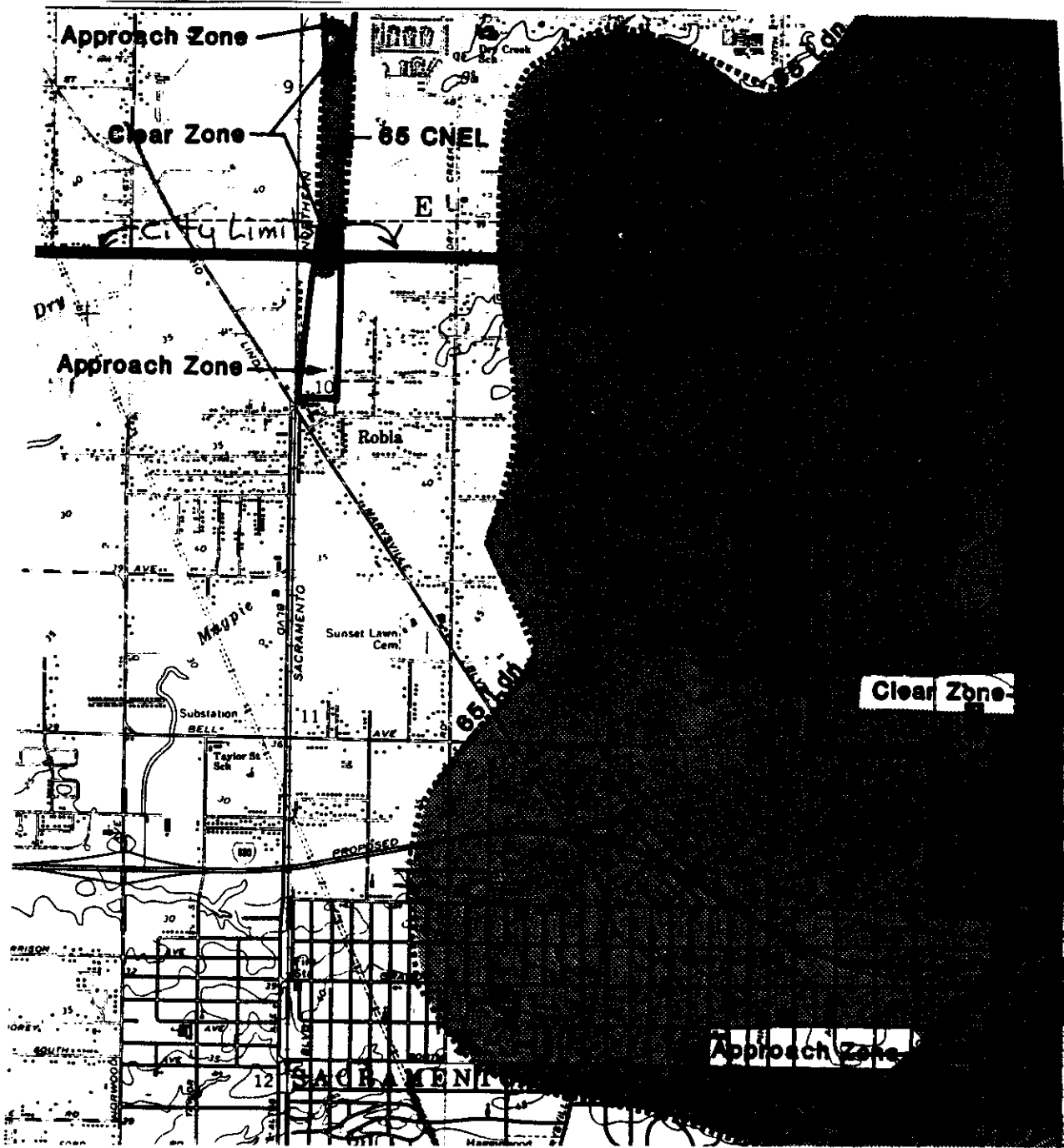
1. That Developer shall construct and install or cause to be constructed and installed at Developer's own cost and expense, the required improvements upon the said property in accordance with standards for such improvements in effect at the time of installation. (See attached Exhibit B.)

2. That said improvements shall be constructed and installed at such time as the Director of Public Works of City shall determine the necessity in accordance with plans prepared by an engineer representing the Developer and approved by the Director of Public Works or by the Department of Public Works at the cost of the Developer.

3. That if Developer or any successors in interest to Developer refuse or neglect to construct or install said improvements upon notification by the Director of Public Works, said improvements may be installed by the City and the cost thereof shall become a lien and charge upon the property described above. For the purpose of this agreement, the successors in interest to Developer shall include the record owners of the property described above or any portion thereof, and their respective liability pursuant to this agreement shall be joint and several. In the event City shall decide to form an assessment district for the purpose of installing the required improvements, Developer, for himself and for his successors in interest, waives any right to protest the formation of any such assessment district and if requested to do so will join in a petition to form such district, and, furthermore, such assessment district may include only the property described above or any other property which may reasonably be included in such district.

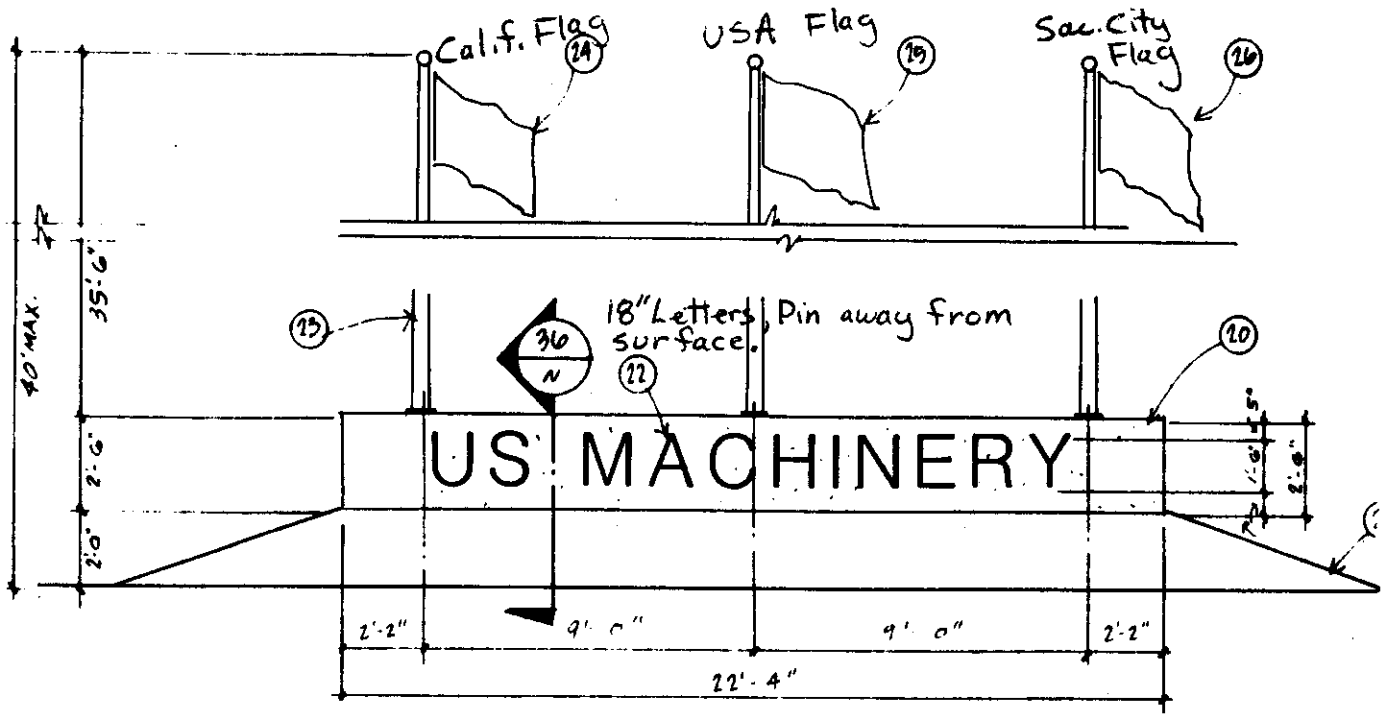
4. No subdivision of the subject property will be permitted until completion of the required improvements is assured to the satisfaction of the City.

5. Each and every one of the provisions of this agreement herein contained shall bind and inure to the benefit of the successors in interest of the parties hereto in the same manner as if they had herein been expressly named and this agreement shall be recorded in the office of the Recorder of Sacramento County.



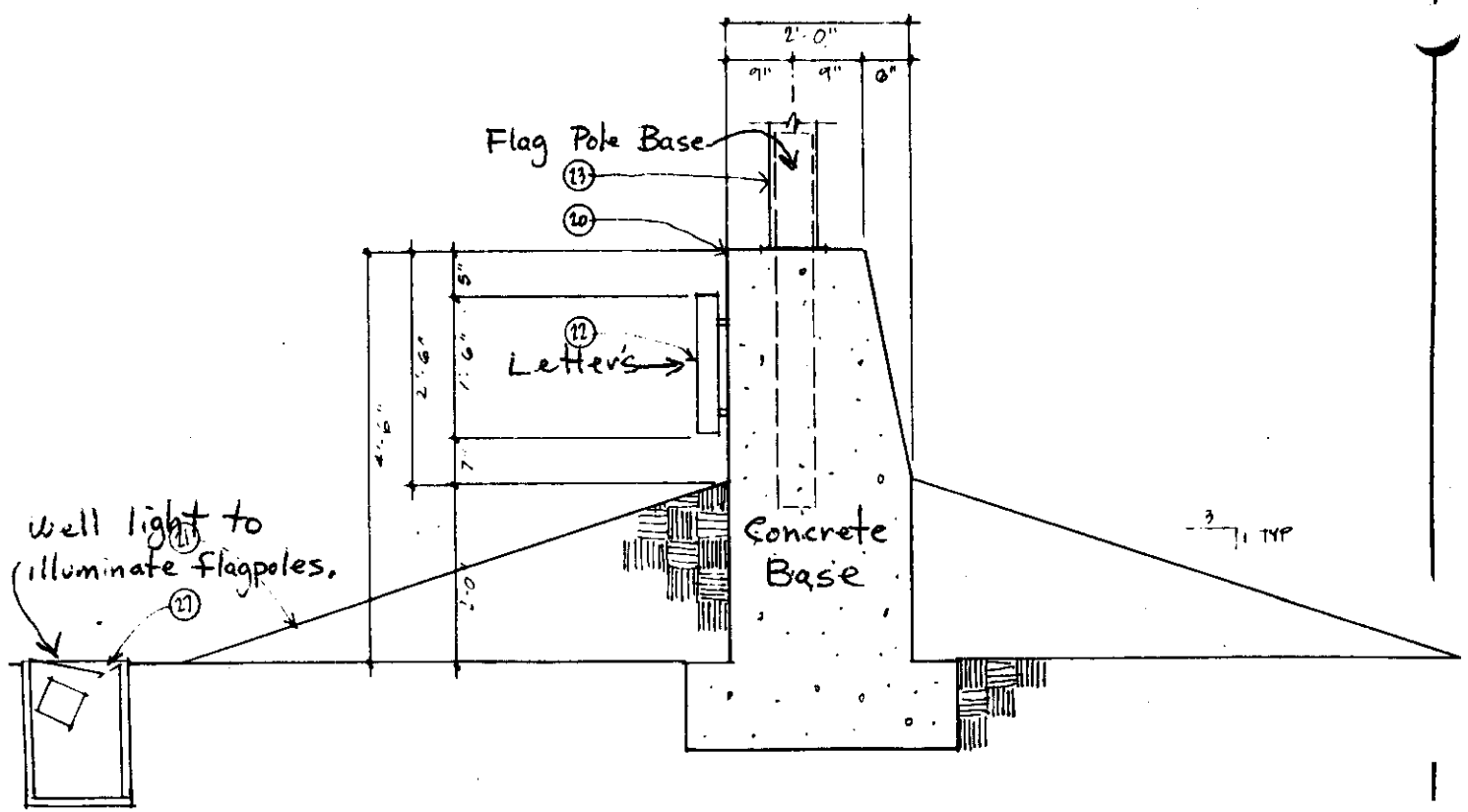
Source: 1984 North Sacramento Community Plan

AIRPORT IMPACT AREAS



CORPORATE SIGN

1/4" = 1'-0"



CORPORATE SIGN & FLAG POLES



DEPARTMENT OF THE AIR FORCE

HEADQUARTERS 2852d AIR BASE GROUP (AFLC)
McCLELLAN AIR FORCE BASE CALIFORNIA 95852-5000

EXHIBIT O

REPLY TO
ATTN OF: **DEE**

5 JUN 1986

SUBJECT: **P86-160, U.S. Machinery, Raley Blvd & Vinci Ave (Your Ltr, 6 May 86)**

TO: **City of Sacramento
Department of Planning and Development
Attn: Dan Hendrycks
1231 I Street Suite 200
Sacramento CA 95814**

1. We appreciate having the opportunity to review the siting for the proposed U.S. Machinery Building.
2. We do not anticipate any problems with electro-magnetic disturbances or with the type of roof based on coordination with various base personnel and discussions with Mr Caplan.
3. If you have any questions, contact Mr Ray Henderson, 2852 ABG/DEEX, 643-3336.


E. F. MYERS, JR
Deputy Base Civil Engineer

CITY PLANNING DEPARTMENT

JUN 6 1986

RECEIVED

AFLC-Lifeline of the Aerospace Team
June 12, 1986

P-86-160

item _____

PRELIMINARY IMPROVEMENTS LIST

IMMEDIATE CONSTRUCTION:

- Water: Extend 12-inch line from Ascot to site; looped system on subject 10-acre parcel only.
- Sewer: On-site leach pits; to include on-site monitoring program.
- Storm Drainage: Improve surface ditches and culverts to Magpie Creek.
- Roads: Raley Boulevard: no improvements other than two driveways to site.
Vinci Avenue: construct 30-foot width asphalt road and curb and gutter, 500 feet east of Raley Boulevard. No sidewalk.
- Street Lighting: Install in Vinci; defer on Raley Boulevard.

FUTURE IMPROVEMENTS:

- Water: Construct looped water system with adjacent property owners. Financed under assessment district.
- Sewer: Formation of an assessment district to finance ultimate sewer down Clair Avenue to Dry Creek Road, estimated cost \$200,000 for subject site only. Includes engineering design costs and construction - abandon on-site septic leach pits and tie into collector system.
- Storm Drainage: Formation of an assessment district to finance construction of Magpie Creek diversion and collection system, includes engineering design costs and construction. Can be combined with sewer assessment district. May require pump station and flood channels.
On-site storm drainage serving the 10-acre site would include 660 feet of 60-inch diameter pipe in Raley Boulevard and 400 feet of 40-inch diameter pipe in Vinci Avenue adjacent to the site.
- Roads: Raley Boulevard: construct 37-foot paved section, including curb, gutter, sidewalk and street lights. Construct off-site improvements as deemed necessary, including participation in road maintenance district if necessary. Can be financed through assessment district or City funding.
Vinci Avenue: to be constructed as part of project under Immediate Construction.

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for property located at NE corner of
Raley Boulevard and Vinci Avenue (P86-160)

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Commission