

P97-101 - 8870 Fruitridge Road

- REQUEST: A. Categorical Exemption (Section 15315)
- B. Tentative Map to subdivide a 10.05± undeveloped parcel into two parcels located at 8870 Fruitridge Road in the Heavy Industrial (M-2S) zone.

·LOCATION: 8870 Fruitridge Road
APN: 062-0080-065
Southeast Planning Area
Council District 6

APPLICANT:	JTS Engineering Consultants 1808 J Street, Sacramento, CA 95814-3010
OWNER:	Marvin L. Oates 8816 Elder Creek Road, Sacramento, CA 95828
APPLICATION FILED:	August 8, 1997
STAFF CONTACT:	Don Smith, 264-8289

SUMMARY: In August, 1996, the Planning Commission approved a Tentative Parcel Map (P96-046) to subdivide a 12.6 ± acre parcel into a 10.1 ± acre parcel and a 2.5 ± acre parcel. A Tentative Parcel Map is now requested to subdivide the 10.1± acre parcel (now 10.05 ± acres) into two more parcels (Parcel 1 = 2.05 ± acres and Parcel 2 = 8 ± acres) in the Heavy Industrial (M2-S) zone.

RECOMMENDATION: Staff recommends approval of the applicant's request for the Tentative Map to create two parcels subject to conditions and findings of fact contained in attached resolutions. This recommendation is based on the project's consistency with the General Plan, South Sacramento Community Plan policies and objectives, and zoning ordinance regulations as they pertain to the site.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Vacant
Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:

North: Industrial - Aggregate Extraction; (M1-SR and M-2S)
South: Industrial - Warehousing; (M-2S)
East: Service Station, Equipment Rental; (M-2S and M-2SR)
West: Warehousing; (M-2S)

Property Area: Parcel 1: 2.05 ± acres
 Parcel 2: 8 ± acres
 Total Site: 10.05 ± 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:

Permit
Final Map

Agency
Public Works

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The site is designated "Heavy Commercial or Warehouse" by the General Plan, and "Industrial" by the South Sacramento Community Plan. It is zoned Heavy Industrial (M-2S) by the Zoning Ordinance. These designations support industrial manufacturing and warehousing activities. A Special Permit would be required for projects with office space in excess of 25% of the gross floor area. The "S" zoning suffix indicates that a minimum of 25 feet of landscaping is required along all street frontages. Any outdoor storage would also need to be screened from surrounding properties. Future development projects will be required to provide the required landscaping and screening prior to issuance of a final building permit. The proposed project is compatible with the policies of the General Plan which promote:

- Strengthening Sacramento's role as a major West Coast warehousing/ distribution center (GP, Goal A, page 4-18), and
- Providing opportunities for new warehousing/ distribution centers (GP, Policy 1, page 4-19).

Several policies of the South Sacramento Community Plan support the development such as:

- Ensure that industrial uses are designated for areas where they will have minimal adverse impacts on other types of land uses, and
- Ensure that industrial uses will have a minimal adverse impact on the environment (SSCP, Goals, page 45).

The City's Subdivision Ordinance requires that parcels resulting from a subdivision will be of adequate size, shape and orientation to provide for the off-street service and parking facilities required for industrial development. In the case of a division of land of four or fewer parcels, the ordinance limits dedications and improvements required in connection with the approval of the Tentative Map to dedications of right-of-way, easements and the construction of off-site and on-site improvements for the parcels being created.

B. Tentative Map Design

The resulting industrial lots created by the approval of this application will match the overall shape and size of the existing industrial parcels abutting the subject site and in the project vicinity. Each new parcel will be capable of accommodating one or more industrial uses. Each use will have direct access to a public street and be serviced by separate utilities.

Because of the planned size and capacity of South Watt Avenue, driveways are prohibited along South Watt Avenue. This condition is recorded on the existing parcel map and will be carried over to the proposed map as a condition of approval. Staff has included a condition of approval which requires a note on the Parcel Map be placed to require reciprocal access easements at the time of the sale of either parcel. This will work to ensure that adequate access is provided to these parcels in light of the restricted access off South Watt Avenue.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed Tentative Parcel Map qualifies for a categorical exemption from further environmental review pursuant to Section 15315 of the California Environmental Quality Act Guidelines. This exemption is applicable to minor land divisions of four or fewer parcels.

B. Neighborhood Response

The project application was routed to the South Sacramento Chamber of Commerce and the South Sacramento Neighborhood Coalition. Staff has received no comments from these organizations or other property owners regarding this project.

C. Summary of Agency Comments

The project application was routed to several local agencies and utilities. Comments generally pertain to the implementation of City/ County requirements, the showing of

all easements, and prohibitions of driveway access along South Watt Avenue. Specific comments are included as conditions of approval in Attachment A

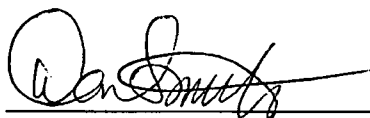
D. Subdivision Review Committee

On November 5, 1997, the Subdivision Review Committee voted unanimously to recommend approval of the proposed tentative parcel map subject to conditions.

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

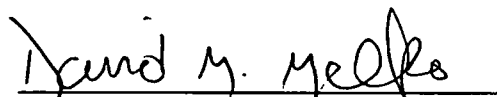
- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) with the Environmental Determination that the project is Exempt from further environmental review pursuant to the California Environmental Quality Act.
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Tentative Map to subdivide one 10.05± acre undeveloped parcel into a 2.05 ± acre parcel and a 8± acres parcel in the Heavy Industrial (M-2S) zone.

Report Prepared By,



Don Smith, Associate Planner

Report Reviewed By,



David M. Melko, Senior Planner

Attachments

Attachment 1
Exhibit 1A
Exhibit 1B
Attachment 2
Attachment 3

Notice of Decision and Findings of Fact
Tentative Map
Government Code
Vicinity Map
Land Use and Zoning Map

ATTACHMENT 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR TENTATIVE PARCEL MAP, LOCATED AT 8870 FRUITRIDGE ROAD, SACRAMENTO, CALIFORNIA IN THE PROPOSED HEAVY INDUSTRIAL (M-2S) ZONE. (P97-101)**

At the regular meeting of November 20, 1997, 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 action:

- A. **Environmental Determination (Categorical Exemption Section 15315)**
- B. **Approved the Tentative Parcel Map to subdivide a 10.05± undeveloped parcel into a 2.05 ± acre parcel and a 8 ± acre parcel located at 8870 Fruitridge Road in the Heavy Industrial (M-2S) zone.**

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

FINDINGS OF FACT

- A. **Tentative Parcel Map:** The Tentative Parcel Map to subdivide a 10.05 ± acre parcel into two parcels is **approved** subject to the following conditions and findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision (See Exhibit 1B);
 - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, South Sacramento Community Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan and South Sacramento Community Plan designates the subject site Heavy Commercial and Warehouse, and Industrial respectively.
 - 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;

CONDITIONS OF APPROVAL

- B. The Tentative Map to subdivide one 10.05 ± acre undeveloped parcel into a 2.05 ± parcel, and a 8± acre parcel in the Heavy Industrial (M-2S) zone is approved subject to the following conditions:
1. The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated.
 2. Show all existing easements.
 3. Place a note on the Parcel Map: "No driveways or access will be allowed on South Watt Avenue".
 4. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
 5. Remove and reconstruct any existing deteriorated curb, gutter and sidewalk per City standards.
 6. Dedicate an additional 5 feet of right-of-way adjacent to Fruitridge Road for future bike lane.
 7. Place a note on the Parcel Map: "Reciprocal access easements shall be provided at the time of sale of either parcel."
 8. Dedicate a standard 12½ foot wide Public Utility Easement (PUE) for underground and overhead public utility facilities and appurtenances adjacent to all public ways per approval of the Public Works Department.

ADVISORY NOTES:

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

9. Gas service is available to this project if desired. The developer should contact PG&E as soon as possible to coordinate construction so as not to delay the project.
10. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded.

11. There are existing City electrical systems on Alder Avenue, Fruitridge Road and South Watt Avenue; These may require relocation or modification due to any proposed changes to the existing street improvements.
12. The applicant may file a Certificate of Compliance in lieu of a Parcel Map to record this lot split if no Subdivision Improvement Agreement is required.
13. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
14. This project is greater than 5 acres(10.06 ± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 433-6318.
15. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P97-101)

Exhibit 1A
Exhibit 1B

Tentative Map
Government Code, Section 66474

TENTATIVE PARCEL MAP

OWNER: MARVIN L OATES
8615 ELDER CREEK ROAD
SACRAMENTO CA 95826
(916)381-3600 FAX 381-1834

ENGINEER: JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CA 95814
(916)441-6708 FAX (916)441-5336

ZONING: M2-S (NO CHANGE PROPOSED)

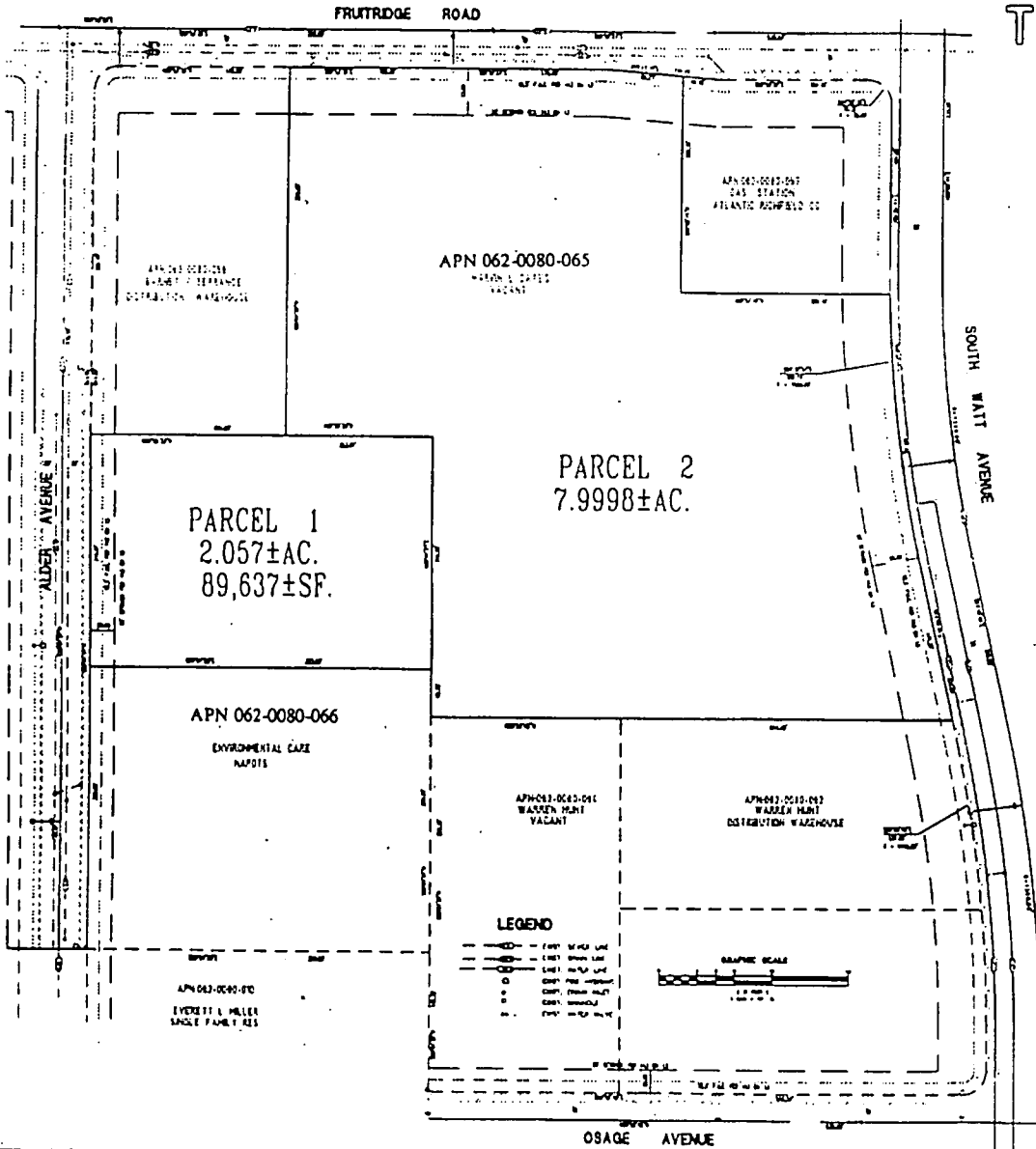
AREA: EXISTING: 10.0568 AC
PROPOSED: PARCEL 1 = 2.057 AC
PARCEL 2 = 7.9998 AC ±

EXISTING USE: VACANT

REQUEST: TO SUBDIVIDE EXISTING 10.0568 ACRE PARCEL INTO TWO PARCELS.

- NOTE:**
1. THIS MAP HAS BEEN PREPARED FROM RECORD DATA.
 2. THE COUNTY OF SACRAMENTO IS A MEMBER OF THE UNDERGROUND SERVICE ALERT(U.S.A) ONE-CALL PROGRAM. THE CONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A TWO (2) WORKING DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK BY CALLING THE TOLL FREE NUMBER 1-800-642-2444.

EXISTING LEGAL DESCRIPTION:
PARCEL 2, AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE IN BOOK 96-12-23 OFFICIAL RECORD PAGE 912, RECORDS OF SAID COUNTY.



UTILITY BLOCK	
TELEPHONE	SCOPE 800 (CITY RECORD)
GAS	FILE (CITY RECORD)
TELEVISION	FILE (CITY RECORD)
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
CABLE	SACRAMENTO CABLE (CITY RECORD)
POWER	CITY OF SACRAMENTO
FIRE	CITY OF SACRAMENTO (CITY RECORD)
UNDEGROUND	U.S.A UNDERGROUND ALERT

P97-101

TENTATIVE MAP
November 20, 1997

Item # 3

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95814 (916) 441-6708

DESIGNED: _____ SCALE: 1"=60'
DRAWN: _____
CHECKED: _____
SUBMITTED: _____ DATE: _____

NO	DATE	REVISION	APPROVAL	BY

TENTATIVE PARCEL MAP
8870 FRUITRIDGE ROAD
FOR PARCEL 2 (21 PM 10) BEING PARCEL 2 06-1226 OR PG 912
CITY OF SACRAMENTO APN062-0080-065 CALIF

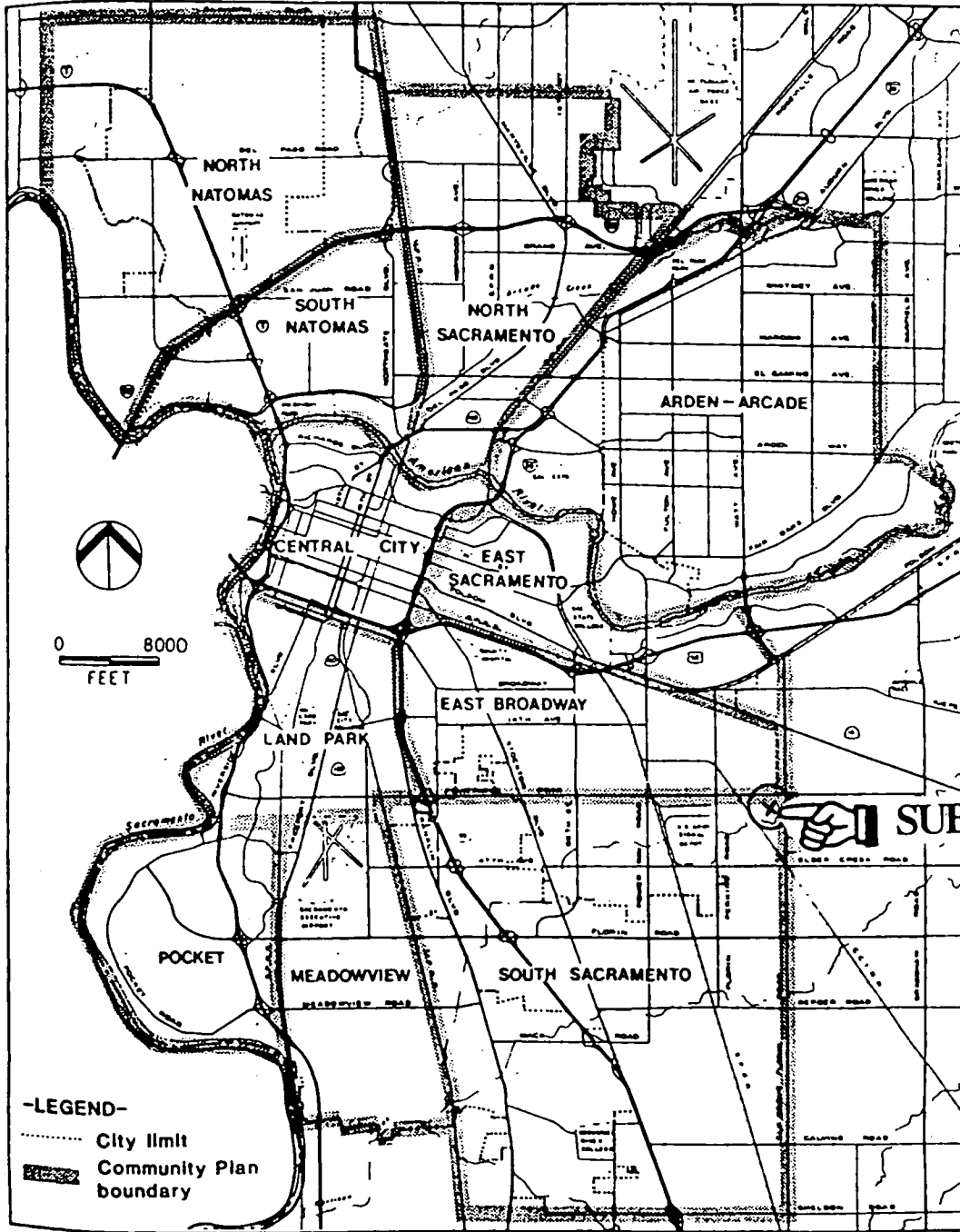
EXHIBIT 1A

Exhibit 1B
Government Code

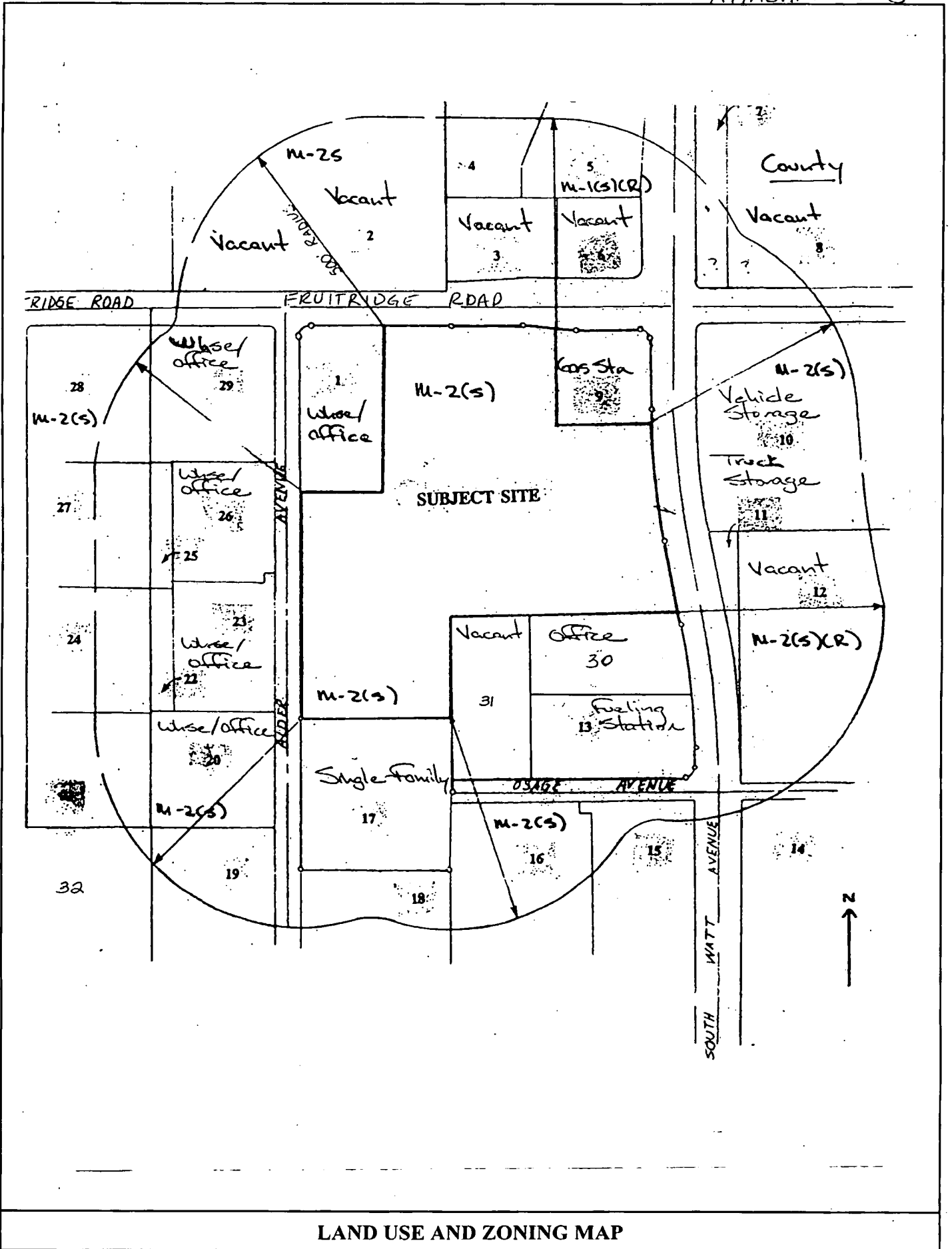
The Subdivision Map Act
(California Government Code)

Section 66474. A legislative body of a city or county shall deny approval of a Tentative Map, or a parcel map for which a Tentative Map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451. (This section of the Government Code establishes the required content of a specific plan.)
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general or specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.



VICINITY MAP



LAND USE AND ZONING MAP