



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 439-5604

MARTY VAN DUYN
PLANNING DIRECTOR

By the City Council
Office of the City Clerk

March 17, 1981

City Council
Sacramento, California

*Cont to 4-28-21
staff to prepare ord.
allowing placing of
conditio... CPC to review
MAR 24 1981*

Denial

Honorable Members in Session:

SUBJECT: Appeal of City Planning Commission's denial to rezone
7+ vacant acres from A to M-1 to develop a truck
terminal (P-8943)

LOCATION: Northeast corner of Raley Boulevard and Main Avenue

SUMMARY

The subject property is in an area that presently lacks municipal sanitary and drainage systems. These municipal services are being planned to be extended to this area; however, it is difficult to determine when these services will be available at the subject property. The applicant (appellant) proposes to utilize a septic tank and ditch drainage until municipal services are available. However, there are no procedures that can ensure that the proposed facility will connect to municipal services when provided. If a septic tank is allowed, other area land owners will probably request the same interim and eventual connection scheme which could reduce the establishment of a municipal sewer improvement district. Consequently, this area may never have municipal sewer service. City policy states that development, including industrial uses, should proceed in an orderly manner and within the capacity of municipal services. The Planning Commission denied the rezoning because the area presently lacks sewers, drainage, and roadways for industrial uses. Staff recommends denial of the appeal.

BACKGROUND INFORMATION

The Robla area of the City is generally in agricultural land uses and has not experienced any development activity because the area does not have municipal drainage or sewers. The General and Community Plans designate the area bordering west of McClellan Air Force Base as industrial land uses. Sewer service will be available in this area when Regional Sanitation completes an interceptor in early 1982 along the Sacramento Northern Railroad alignment which is approximately one mile west of the subject property (see map).

Sewer assessment districts would have to be formed to construct trunk lines from the interceptor to the subject area. At this time there are no designs on the size or location of these trunk lines.

The area's streets are narrow, two-lane roadways without curbs and open ditches for drainage to Magpie Creek. There are no plans to improve these streets to a major roadway which is necessary for industrial uses. Consequently, the existing streets are substandard for industrial uses. Magpie Creek drains Robla, Del Paso, and a portion of North Norwood areas. The City Engineer has prepared a drainage plan for Magpie Creek to correct some existing downstream drainage problems and provide for the future urbanization of this entire area. An EIR evaluating the drainage plan is presently being processed and should be ready for the Council's consideration in a few months. Once approved, the City will have a Master Plan for Magpie Creek drainage basin and improvements can be implemented downstream (south of Bell Avenue). No upstream improvements are anticipated at this time because no development is proposed in the area.

Initially, the applicant proposed interim services of a septic tank and ditch drainage. There is a water line near the site which can probably provide the minimum water service. Staff recommended denial of the rezone and the Planning Commission denied the request. The applicant appealed the Commission's action. The appeal was scheduled to be heard May 13, 1980; however, the applicant requested a continuance to prepare interim sewer and drainage information. The applicant submitted the additional information in December 1980. In a letter supplementing the appeal (Exhibit A), the applicant provides technical information that interim sewer and drainage are feasible and proposes this approval require connection to municipal services. The connections legally cannot be a condition of the rezoning. While a subdivision map could be conditioned, it may not be enforceable because there is no sewer line design for the area for which a performance bond could specifically address.

Staff has the following concerns against the applicant's proposed interim and final sewer solution:

1. The M-1 zone would allow a variety of uses such as food processing plants or other industrial uses where a septic tank would not be appropriate even for a short time period.
2. If approved, there probably will be other requests for industrial zoning proposing to utilize the same interim and final solutions. This could result in many industrial uses utilizing septic systems that may not function properly and possibly create health problems.
3. A sewer assessment district will be difficult to establish if a substantial portion of the area is allowed to use septic tanks because there would be no incentive to install municipal sewer systems.

4. The County Health Department approves the design of a septic tank for a specific type of use but does not control a facility's changing use or flow discharge.
5. The City has no procedures that will ensure that development will connect to a municipal sewer service when provided.

The Planning Commission's report is included for the Council's information.


VOTE OF COMMISSION

At their regular meeting of April 10, 1980, the City Planning Commission denied the requested rezoning by a vote of seven ayes, two noes.

RECOMMENDATION

Staff recommends that the Council uphold the action of the Planning Commission and deny the appeal.

Respectfully submitted,



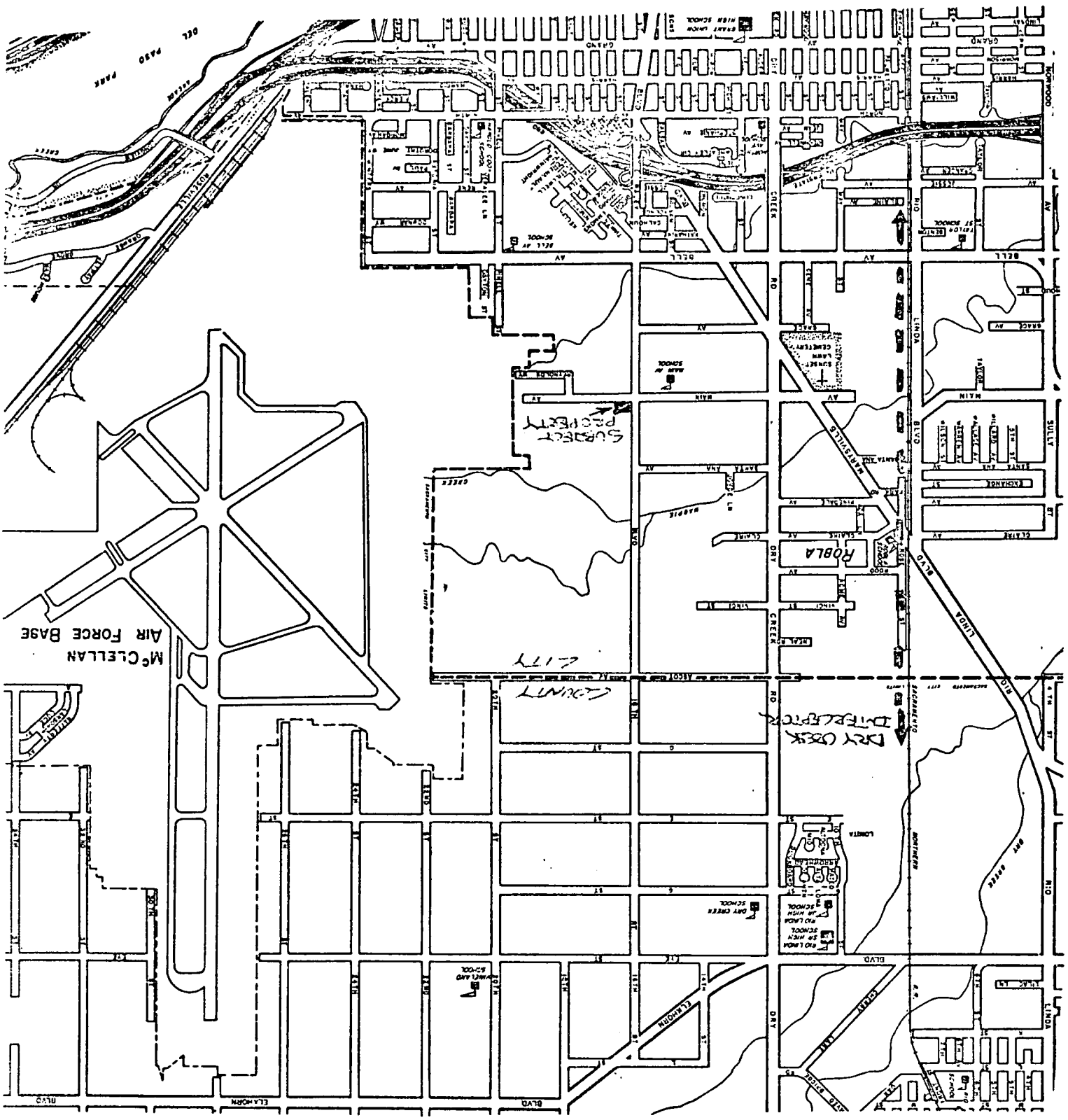
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:CC:bw
Attachments
P-8943

March 24, 1981
District No. 1

INTERCEPTOR LOCATION MAP



NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: 4/16/80

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning
Commission of 4/10/80 when:
(Date)

~~xx~~ Rezoning Application _____ Variance Application _____
_____ Special Permit Application _____

was: _____ Granted, XXX Denied by the Commission

GROUND'S FOR APPEAL: WE MEET THE REQUIREMENTS FOR A ZONE CHANGE
TO MI .

PROPERTY LOCATION: NORTHEAST CORNER OF RALEY BLVD AND MAIN ST .

PROPERTY DESCRIPTION: SOUTH 528' of lot 336 as shown on the Plat
of ACME acres, recorded in the county of Sacramento on May 24, 1913
in book 14 of maps .Map number 27.

ASSESSOR'S PARCEL NO. 215 - 275 - 20

PROPERTY OWNER: MADELINE HATEFIELD

ADDRESS: 1829 BONNIE WAY SACRAMENTO, CALIF. 95825

APPLICANT: MADELINE HATFIELD

CITY PLANNING COMMISSION:

ADDRESS: 1829 BONNIE WAY SACRAMENTO, CALIF. 95825

APPELLANT: *Madelaine Hatfield*
(SIGNATURE)

APR 17 1980
RECEIVED

ADDRESS: 1829 BONNIE WAY SACRAMENTO CALIF. 95825

FILING FEE: \$50.00. Receipt No. 5150 RL.

FORWARDED TO CITY COUNCIL ON DATE OF: _____

P- 8943

DEC 30 1980

GARDNER LAND PLANNERS, INC. RECEIVED

2532 GARFIELD AVENUE / CARMICHAEL, CA 95608 / (916) 482-5177

LAND SURVEYING - CIVIL ENGINEERING

December 17, 1980

City of Sacramento
Planning Department
725 J Street
Sacramento, CA 95814

Attention: Mr. Carstens

Subject: Northeast Corner of Raley Blvd. and Main Ave.
Hatfield Trucking Company

Dear Mr. Carstens:

At the City Planning Commission meeting of April 10, 1980 a request was made to rezone seven acres, more or less, from A to M-1 to develop a truck terminal on the subject property. This was Item No. P-8943 on the Planning Commission agenda.

The City Planning Commission recommended further studies be made in regard to individual waste water disposal system and to prepare a study of the drainage requirements for this site as it would affect the overall drainage system in the adjacent areas. A percolation test report and recommendation have been submitted to the County of Sacramento Health Department. This report and recommendation have been approved as per letter addressed to Sacramento City Planning Department from County of Sacramento Health Department dated November 26, 1980, a copy of which is attached hereto.

The owner understands that the proper disposal of the waste from the wash area will be necessary, and will be constructed so that no pollutants are washed directly into the septic system. All toxic material will be placed in a storage tank, with a regular schedule of disposal to an approved site. The drainage system, grading plan and improvement plans have been submitted to City Engineer's department and have been tentatively approved for construction.

City of Sacramento
Planning Department
Attn: Mr. Carstens

12-17-80

Page 2


These plans have been carefully engineered to assure that this development will conform to future construction of drainage facilities.

As has already been noted in the original staff report, water service is available at the present time. The development plan to be submitted for final approval will provide for future connection to municipal sewer service. Only that portion of the property shown on the development plan will be submitted for approval at this time. The cumulative effect of this development would be negligible since all other properties would be approved on a case by case basis.

We, therefore, respectfully request that you forward this request for rezoning to the City Council with a favorable recommendation for approval at your earliest convenience.

Yours very truly

GARDNER LAND PLANNERS, INC.

By 
John S. Habel

Enc.

cc: Hatfield Trucking Co.
1625 N. C St.
Sacramento, CA 95814

COUNTY OF SACRAMENTO DEC - 8 1980

HEALTH DEPARTMENT
RONALD L. USHER, DIRECTOR

RECEIVED



ENVIRONMENTAL HEALTH BRANCH
3701 Branch Center Road
Sacramento, California 95827
(916) 366-2101

November 26, 1980

to Ave

Mr. Cliff Carstens
Sacramento City Planning Department
725 J Street
Sacramento, Ca.

Dear Mr. Carstens:

This letter is a response to your request for Health Department input regarding commercial developments using septic systems for sewage disposal.

The Health Department has found the use of septic system sewage disposal to be undesirable for commercial uses. The Health Department is opposed to the use of septic systems for all but residential use on agriculturally zoned parcels.

The installation of septic systems for commercial use is opposed by the Health Department for the following reasons:

1. The Health Department has no control over the use of the system after the design has been approved.
2. New tenants of the site may have sewage flows exceeding the design capacity.
3. (New tenants may have liquid wastes that are not domestic sewage, that are toxic, and may end up illegally deposited into the septic system and constitute a potential ground water contamination.
4. Almost all commercial uses have at least some liquid wastes which may not be discharged to a septic system. This waste may be illegally discharged to surface disposal and may move off site to pollute water courses.

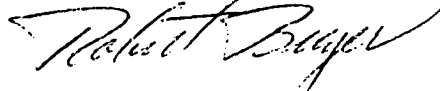
In the particular case of the Hatfield Trucking proposal at Main Avenue and Raley, the design of the septic system for this particular use and number of employees has been approved.

PAGE 2

Mr. Cliff Carstens
Sacramento City Planning Department

The plot plan of the site which you showed me, indicates an equipment wash area connected to a drainage system. Please advise the developer that none of the waste from this wash area may be deposited in a septic system nor may it be permitted to drain off site. I do not know how the waste from the wash area could be legally disposed of and request that the developer of the site be required to show how this waste will be handled and that appropriate governmental bodies approve of the disposal method. (Regional Water Quality, and City Plumbing).

Very truly yours,
Leland C. Quillici, R.S.
Supervising Sanitarian



BY: ROBERT BERGER, R.S.
Senior Sanitarian

RB:bp
112880

cc: L. C. Quillici
Mr. Gilbert Gardner
2532 Garfield Avenue
Carmichael, Ca. 95608

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 10, 1950
 ITEM NO. 8 FILE NO. P-89113
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: Corner of Ruby Blvd. & Main Ave.

PROPOSERS

NAME

ADDRESS

Tred. - 6432 Larry Way, North Highlands, CA

Joe

OPPONENTS

NAME

ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			✓
Goodin	✓			
Hunter		✓		
Larson	✓			
Muraki		✓		
Simpson	✓			
Silva	✓		✓	
Fong	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gardner Land Planners Inc. - 2532 Garfield Ave., Carmichael, CA				
OWNER	Louis & June Selleheit - 388 W Davis Blvd., Montiful, Utah				
PLANS BY	Gardner Land Planners Inc. - 2532 Garfield Ave., Carmichael, CA				
FILING DATE	2-4-80	50 DAY CPC ACTION DATE		REPORT BY:	GZ:sg
NEGATIVE DEC.	3-31-80	EIR		ASSESSOR'S PCL. NO.	215-275-20

APPLICATION: 1. Negative Declaration
2. Rezone 7+ acres from A, Agricultural to M-1, Light Industrial in order to develop a truck terminal

LOCATION: Northeast corner of Raley Boulevard and Main Street

PROPOSAL: The applicant is proposing to rezone the site in order to develop a truck terminal. The facility will consist of a 3,000+ square foot office, 7,800 square foot loading dock, fuel pumps, 3,360 square foot storage/shop area, and parking spaces for trucks and automobiles.

PROJECT INFORMATION:

General Plan Designation:	Industrial
1965 Robla Community Plan Designation:	Heavy Commercial-Industrial
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant; A
South:	Vacant & Single Family; A
East:	Vacant; A
West:	Vacant; R-1

Parking Required	15	Parking Provided:	32 on ac. paving
Ratio Required:	1:400 @ 3,000 Sq. Ft.	Ratio Provided:	19 auto + 27
	1:500 @ 3,360 Sq. Ft.		truck spaces
			on gravel
			7+ Ac.

Property Dimensions:	630' x 485'	Area:	
Topography:	Flat		
Existing Utilities:	Only water available		

On January 10, 1980 the City Planning Commission heard and approved a request by the applicant to initiate a rezoning of the property from A to M-1, Light Industrial (P-8880) in order to develop the truck terminal. Staff recommended denial of the request because of concerns relative to the availability of sewer service and drainage for this area.

STAFF EVALUATION: Staff has the same basic concern relative to the availability of sewer service. Before sewer service will be available in this area Regional Sanitation would have to first locate a main line along Sacramento Northern Railroad right-of-way, which is located to the west in the Robla community area. Lines would then have to extend eastward as development occurred. It would be difficult at this point to determine when sewer service would actually reach the subject site.

The applicant proposes to utilize a septic system for sewage disposal. The City-County Health Department has reviewed the proposal and has

(over)

APPLC. NO. P-8943

MEETING DATE April 10, 1980

CPC ITEM NO. 8

recommended against the usage of a septic system for the truck terminal for basically two reasons. First, the M-1 zone would allow a variety of uses such as a food processing plant or other industrial uses where a septic system would not be appropriate and would not be used. Second, they are concerned with the incremental effects of rezoning this area for industrial uses with no municipal sewer service. If approved, there will be other requests for industrial zoning with the usage of septic systems and, at some point, as uses develop septic systems will not function and there will be a health problem.

Staff concurs with the Health Department's observations. If this rezoning is approved it would set a precedent for this area in that additional requests would be submitted to allow development of industrial uses that depend on a septic system for sewage disposal.

The Engineering Department has reviewed the plans for the rezoning and recommended that a drainage study be submitted for approval prior to the rezoning and that the County Health Department approve the septic tank system before the rezoning request is granted. In addition, a 40 foot half-section for Main Avenue and Raley Boulevard should be dedicated and the intersection of these streets be expanded.

The Airport Land Use Commission Has stated that the project is consistent with adopted ALUC policy (June 1975) regarding the compatibility of uses with noise standards. However, ALUC staff recommends that noise attenuation measures be used to attain a maximum interior noise level of 60 dBA for the offices.

Regarding the site plan, the applicant proposes to use gravel for a portion of the parking area for trucks. Staff wishes to point out that the City Zoning Ordinance and City Code require asphalt or concrete paving for parking and outdoor storage areas.

Also, the applicant has shown only a minimal amount of landscaping within the site as well as around the perimeter of the property. If approved staff suggests that additional landscaping be provided along Main Avenue.

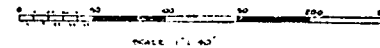
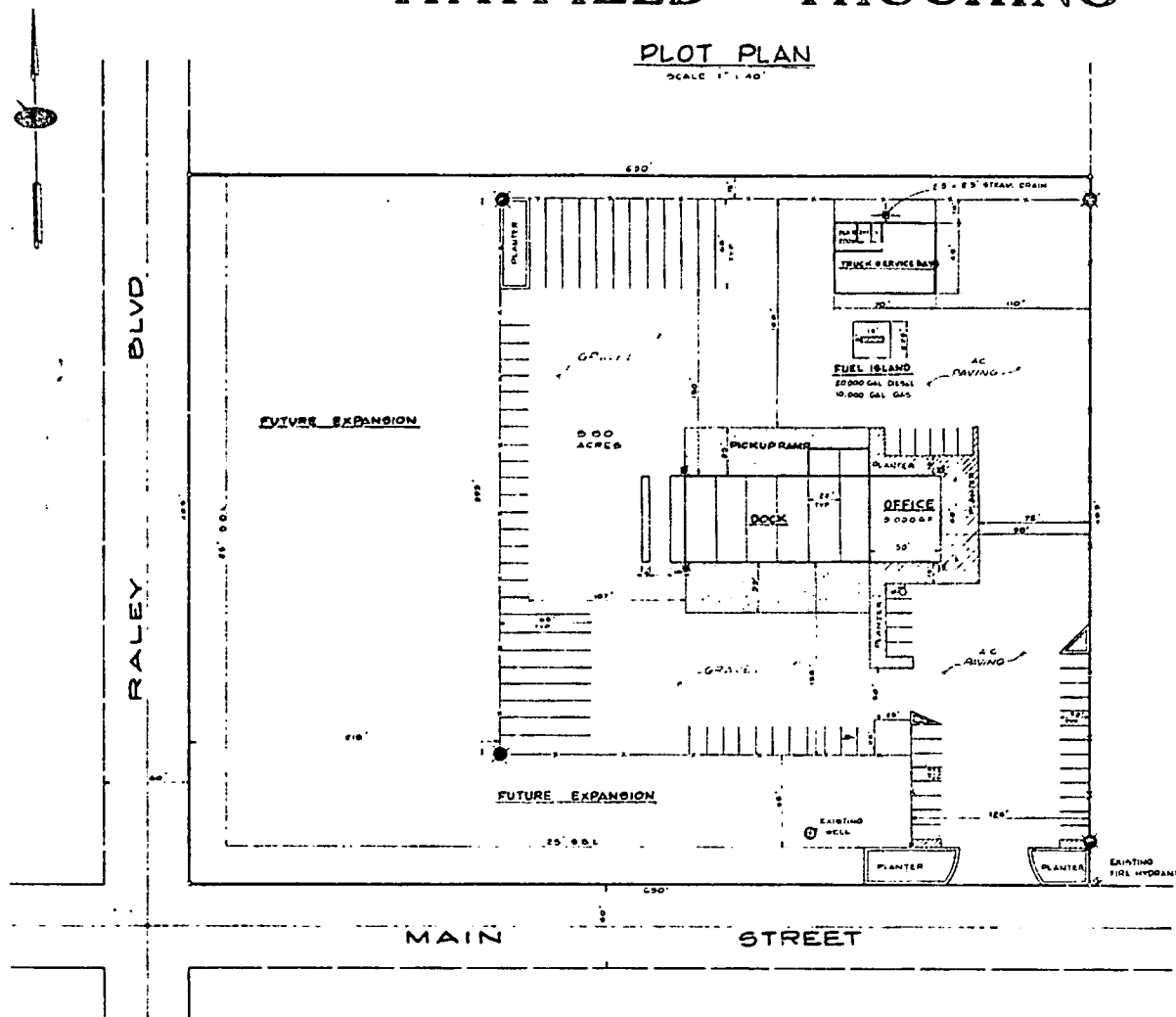
In conclusion, the issue regarding this rezoning request is not whether or not the intended use is appropriate in the M-1 zone, but rather whether the rezoning should occur at a time when municipal facilities are not as yet available. Proper planning as well as stated City policy dictates that development, including industrial uses, should proceed in an orderly manner and within the capacity of sewer and other service systems. As stated in the General Plan, "it is also the policy of the City of Sacramento to support contiguous growth by preserving agricultural lands from urbanization, by placing lands not ready for urbanization into agricultural-open space until time as they are needed, and by encouraging orderly expansion or urban utilities and facilities without their major, unwarranted extension."

STAFF RECOMMENDATION: The rezoning from A to M-1 be denied.

HATFIELD TRUCKING CO.

PLOT PLAN

SCALE 1" = 40'



PLOT PLAN FOR
HATFIELD TRUCKING CO.

1118.00
C.P.

DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

DESIGN MARK
E.L.V.
H.A.T.

E. 317

P. 5745

April 19, 1950

-13-

5.10.21.T