

P97-133 - Beloit Drive Warehouse Buildings - Lot# 22

- REQUEST: A. **Negative Declaration**
- B. **Mitigation Monitoring Plan**
- C. **Plan Review** to develop two one story warehouse buildings on 7.814+ vacant acres in the Light Industrial (M-1SR) zone.

LOCATION: ⁴⁶⁰¹ 3452 Beloit Drive
APN: 238-0220-022
North Sacramento Community Plan Area
Grant Joint Union School District & Robla Elementary
Council District 2

APPLICANT:	Massie & Company Attention: Ron Van Noy 8372 Carbide Ct., #2, Sacramento, CA 95828 (916) 737-2700
OWNER:	Massie & Company 8372 Carbide Ct. #2, Sacramento, CA 95828 (916) 737-2700
APPLICATION FILED:	December 12, 1997
STAFF CONTACT:	Taiwo Jariyoba 264-8287

SUMMARY:

The applicant is requesting the necessary entitlements to develop two one story buildings on a 7.814+ acre parcel. It is the intent of the property owner to build two structures with a total square feet of 133,200 sqft. Building A is 61,200 sqft. and Building B is 72,000 sqft. The project is consistent with the land use designations in the General Plan and the 1984 North Sacramento Community Plan of Heavy Commercial or Warehouse, and Industrial, respectively.

RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on the fact that the project is consistent with the Zoning Ordinance and General Plan and North Sacramento Community Plan land use designation.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Light Industrial (Citizens Utilities); M-1SR
 South: Vacant; M-1SR
 East: Vacant; M-1SR
 West: Light Industrial; M-1SR

Property Dimensions: 500' x 660'
 Property Area: 7.814± 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>
Building Permit	Planning and Development Services

BACKGROUND INFORMATION:

On January **25, 1990**, a request was made to the City Planning Commission for a Lot Line Adjustment to relocate the common property line between this parcel and an adjacent one fronting on Raley Blvd. (P90-096). The Planning Commission approved this request on March **8, 1990**.

On **December 12, 1997**, the applicant submitted a site plan with 2 industrial buildings totaling 144,000 square feet on the 7.814± acres of land. Each building measured 72,000 square feet. Public Works Staff review, however, indicated that applicant's proposal will require a traffic study due to the amount of trips the proposed use, based on the proposed square footage, would generate.

On **March 3, 1998**, applicant submitted a revised site plan with the same number of warehouse buildings but with reduced square footage. The revised site plan proposes a total of 133,200 square feet (Building A is 61,200 sqft.; Building B is 72,000sqft.). This proposal is expected to generate 98.5 trips which is below the number of trips (100 trips) sufficient to trigger a traffic study.

There is no existing development on the subject site presently and it is the intention of the owner to develop the parcel with speculative buildings at this time. No signage request is submitted at

this time.

STAFF EVALUATION:

A. Policy Considerations

The General Plan designates the subject site as Heavy Commercial or Warehouse and the North Sacramento Community Plan designates the site as Industrial. The proposed development is consistent with the General Plan and North Sacramento Community Plan land use designations.

B. Site Plan Design/Zoning Requirements

1. Setbacks

The M-1SR zoning requires a 25 foot building setback along Beloit Drive. Adequate building and landscape setbacks are proposed. The site plan shows the parking areas located north of Building A and south of Building B, respectively.

As proposed on the site plan, both buildings are sited parallel to each other with the loading docks positioned between the two buildings. The buildings' setback along the eastern property line exceeds 25 feet. Along the western property line, Building A is setback 130 feet and Building B is setback 100 feet and 116 feet on the northwestern and southwestern edges respectively. The requirements from Building Division and the Fire Department are summarized below under Summary of Agency Comments.

The submitted plan also indicates two dumpster enclosures located northwest and southwest of property. The trash enclosures must meet all requirements of the zoning ordinance, including perimeter gate, masonry walls, and a solid metal gate. The location of the enclosures do not encroach into the designated parking areas.

2. Parking/Circulation

The zoning ordinance requires one space for every 1000 square feet of building area for a warehouse use. Based on the proposed 133,200 square feet, a total of 133 parking spaces are required on the site. The site plan indicates 182 parking spaces, eight (8) of which are handicap parking spaces. Staff has no objection to the amount of parking spaces provided.

No bicycle parking spaces are shown on the site plan. The zoning ordinance requires one bicycle parking facility for every 25 off-street parking spaces provided for industrial uses. Staff would recommend that a minimum of seven (7) bicycle parking facilities be provided on site.

The zoning ordinance also requires that trees be planted and maintained throughout the

surface parking lot to ensure that, within 15 years after establishment of the parking lot, at least fifty percent of the parking area will be shaded. The Police Department has made comments regarding tree planting viz-a-viz building visibility. The comments are summarized below under the Summary of Agency Comments.

Three (3) driveways for ingress and egress into the parking lots and loading docks are located along the east boundary line fronting on Beloit Drive. The northernmost as well as the southernmost driveways are proposed to be 35 feet wide. The driveway into the loading docks is proposed to be 45 feet wide. Public Works Staff has indicated that these driveways shall be to City Standards.

Should development of the project site not meet City standards as per the Zoning Ordinance or the City Code, additional entitlements will need to be requested by the applicant.

3. Landscaping

No landscape plan was submitted with the application. There are no existing trees on the site presently. The Police department has made comments regarding the landscape plan. These are summarized below. Staff recommends that the applicant submit a detailed landscape and irrigation plan that incorporates the comments for review and approval of Planning staff prior to issuance of building permits. The landscape plan should also indicate compliance with the Water Conservation Ordinance.

C. Building Design

The applicant proposes to construct two 29' high speculative warehouse buildings totaling 133,200sqft. (Bldg. A: 61,200sqft.; Bldg. B: 72,000 sqft.). Concrete block is proposed for building material with hot mop, built-up roof. The exterior building colors are not yet determined. Staff will recommend that the colors used shall conform with the existing colors in the industrial area. These colors shall be reviewed by Staff prior to building permit issuance.

Applicant has not proposed an office component with the submittal. However, if an office element becomes a feature of the building, Staff recommends that it shall be kept at a maximum of 25% of the total building square footage. It shall also retain a design characteristic of an office building.

It is recommended that all mechanical equipment be placed behind the parapet wall to not be visible from Beloit Avenue. Staff finds the building design compatible with the surrounding area and will enhance the area.

PROJECT REVIEW PROCESS:A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

B. Public/Neighborhood/Business Association Comments

The proposed project site is within the Robla Neighborhood. The project application packet was sent to the Robla Community Association and the North Sacramento Congress of Neighborhoods. No comments were received. The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site. No comments were received as of the time of writing the staff report.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Division in the Public Works Department, Police Department, Utility Department, Building Inspection and the City Fire Department. The following summarizes the comments received:

1. Public Works Department
 - a. All driveways shall be to City standards.
 - b. No gates across the driveways shall be allowed without the approval of Public Works Department.
2. Fire Department
 - a. Fire hydrants are required in the front and rear of the site.
 - b. Applicant shall provide looped system for individual building.
 - c. Contact Utilities Dept for the available fire flow for the site.
 - d. If property is gated, a knock box shall be used.
3. Police Department. The comments are as follows:
 - a) Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained

illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.

- b) All landscaping shall be maintained at a maximum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.
- c) Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.

3. Utility Department

The Utility Department comments are summarized in the attached Notice of Decision approving the Plan Review. Their comments are related to drainage, stormwater quality control measures and building pad elevations for the overall site plan and buildings.

PROJECT APPROVAL PROCESS:

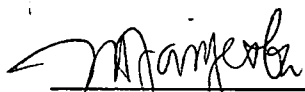
The Planning Commission has the authority to approve or deny the requested Plan Review. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Notice of Decision approving the Plan Review to construct two one story warehouse buildings on 7.814± vacant acres of land in the Light Industrial (M-1SR) Zone.

Report Prepared By,



Taiwo Jaiyeoba
Assistant Planner

Report Reviewed By,

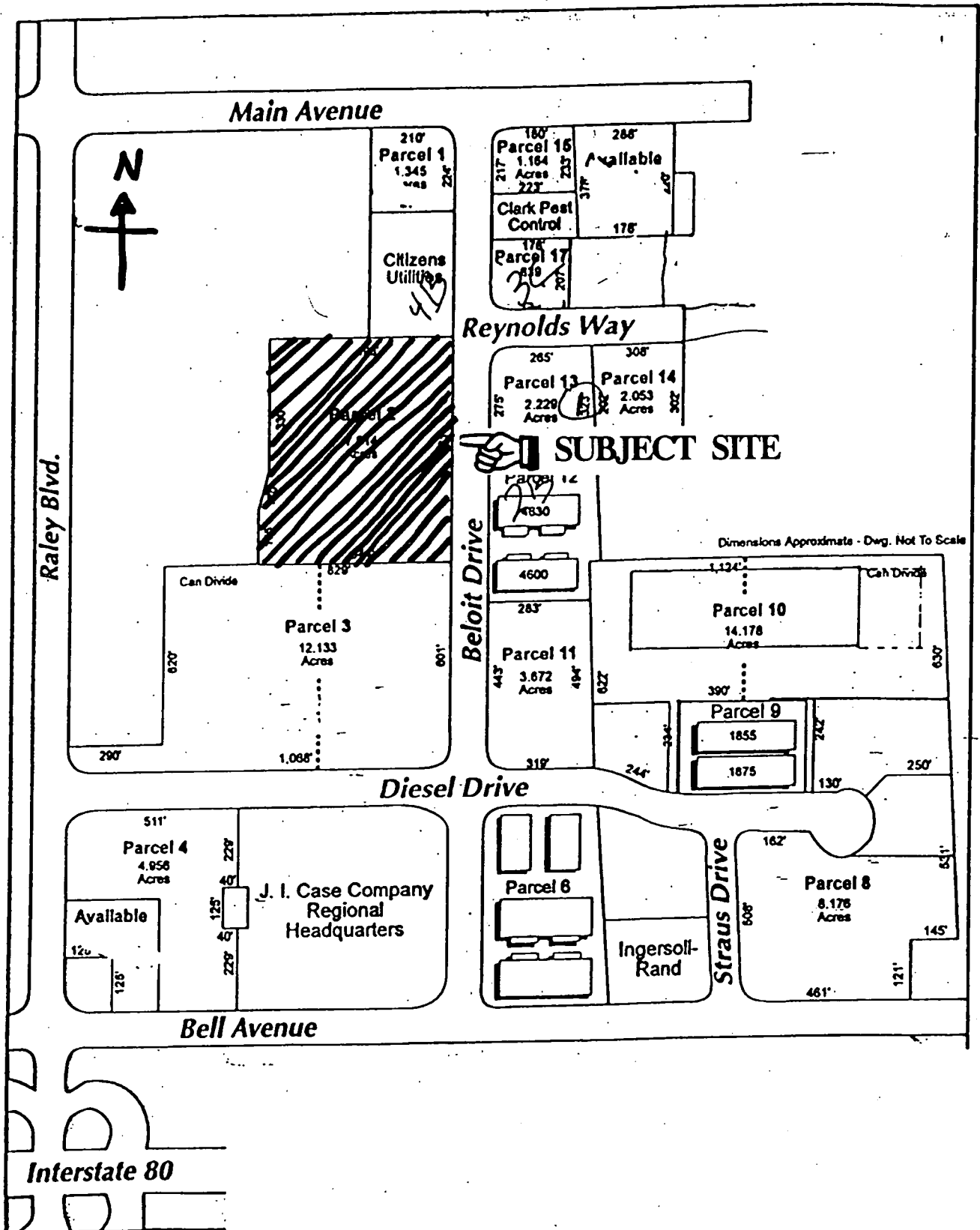


Scot Mende
Senior Planner

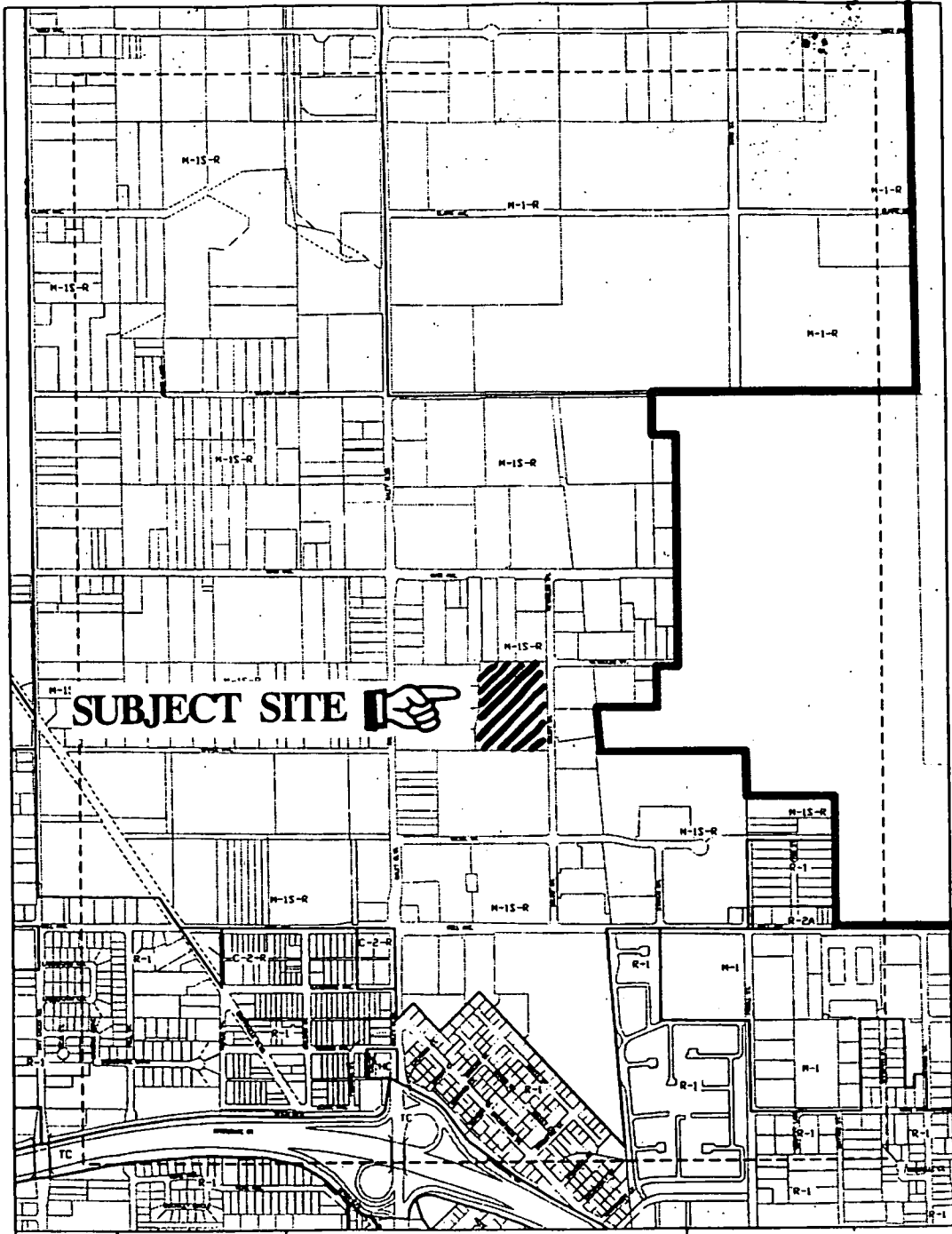
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision and Findings of Fact
Exhibit C-1	Mitigation Monitoring Plan
Exhibit C-2	Site Plan
Exhibit C-3	Elevations (Building A)
Exhibit C-4	Elevations (Building B).

Attachment A VICINITY MAP



Attachment B
LAND USE AND ZONING MAP



Attachment C
NOTICE OF DECISIONS AND FINDINGS OF FACTS

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE BELOIT DRIVE (LOT #22)
WAREHOUSE BUILDINGS PLAN REVIEW, LOCATED AT 3152 BELOIT DRIVE, IN NORTH
SACRAMENTO, CALIFORNIA IN THE LIGHT INDUSTRIAL (M-1SR) ZONE. (P97-133)**

At the meeting of April 23, 1998, 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 actions for the location listed above:

- A. Ratified the Negative Declaration;
- B. Adopted the Mitigation Monitoring Plan;
- C. Approved the Plan Review to construct two one story warehouse buildings on 7.814± vacant acres in the Light Industrial (M-1SR) zone.

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

FINDINGS OF FACT

- A. **Negative Declaration**: The Negative Declaration is approved for the proposed Warehouse buildings based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; and
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. **Mitigation Monitoring Plan**: The Mitigation Monitoring Plan is approved for the proposed Warehouse Buildings based upon the following findings:
 - 1. One or more mitigation measures have been added to the above-identified project;
 - 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy

- of which is attached as Exhibit C-1;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec.21081.6; and
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Plan Review: The Plan Review to construct two one story warehouse buildings on a 7.814 ± acre lot is hereby approved based upon the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - i) the proposed use is compatible with non-residential uses surrounding the site; and
 - ii) adequate landscaping, parking and site design is provided.
 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - i) the site design and building is compatible with the area and adequate landscaping will be provided,
 3. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for Heavy Commercial or Warehouse and Industrial uses, respectively.

CONDITIONS OF APPROVAL

- C. The Plan Review for the proposed two (2) one-story warehouse buildings on a 7.814± acre site is hereby approved subject to the following conditions of approval.

Planning

- C1. Comply with the requirements of the Mitigation Monitoring Plan attached in Exhibit C-1.
- C2. Obtain all necessary building permits prior to construction.
- C3. The project site plan shall conform to Exhibit C-2. Maximum square feet for two (2) buildings combined shall be 133,200 sqft. Maximum of 25% of the square footage may be devoted to office usage.
- C4. The trash enclosure must meet all the requirements of the Zoning Ordinance, including perimeter landscaping, masonry walls, and a solid metal gate.

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- C5. At least, seven (7) bicycle parking facilities shall be provided on site.
- C6. Fifty percent shading shall be provided for the designated parking, maneuvering and driveway areas depicted on the site plan.
- C7. A detailed landscape and irrigation plan for review and approval of Planning staff shall be submitted prior to issuance of building permits. The landscape shall indicate compliance with the Water Conservation Ordinance and shall not block visibility of the building entrance from Beloit Drive.
- C8. The same color treatment used, subject to approval by Staff, shall continue at all elevations and shall be compatible to those of immediate surroundings.
- C9. All mechanical equipment as well as the trash enclosure shall not be visible from the street.
- C10. Any fence proposed along the property lines shall be wrought-iron type and painted black or vinyl coated.
- C11. The edges of the elevation facing Beloit Drive shall be accentuated with flush pilaster features created by using 2-3 inches wide reveal lines and painted with a contrasting color consistent with applicant's corporate colors. This feature shall continue to the northern and southern elevations of Buildings A and B respectively. A multi-color paint scheme highlights the lines and the store front area, if provided, and makes them a prominent design feature. This shall be subject to review and approval by Staff.
- C12. One detached sign is permitted for each parcel and two attached signs for each occupancy. The sign's area and height shall be in accordance with the City's Sign Ordinance, section 3.04.066 (a), sub-section 1 and 2. Detached sign shall be of the monument type. Attached signs could be artistic embellishments on building facades.
- C13. All windows shall be clear or lightly tinted for surveillance purposes.

Public Works Department

- C14. All driveways shall be to City standards.
- C15. No gates across the driveways shall be allowed without the approval of Public Works Department.

Utilities

- C16. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.

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- C17. Multiple fire services are allowed per parcel and may be required.
- C18. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- ~~C19. The water distribution system shall be designed to satisfy the more critical of the two following conditions:~~
- ~~a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.~~
- ~~b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.~~
- C20. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per section 11.12 of the Design and Procedures Manual).
- C21. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C22. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Building pad elevations shall be a minimum of 1 foot above the 100-year HGL and approved by the Department of Utilities.
- C23. A sanitary sewer study described in section 9.9 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities.
- C24. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 7 acres, both source controls and on-site treatment control measures are required. **On site treatment control measures may affect the site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of standards for Design of New Development On-site Storm water Quality Control Measures", dated

January 23, 1995, for appropriate source control measures and recommended on-site control measures.

- C25. The applicant must determine if they are required to obtain the State "NPDES General Permit for Storm water Discharges Associated with Industrial Activity". Applicant shall submit determination to the Department of Utilities for approval.
- C26. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- C27. This project is greater than 5 acres (7.8±), 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 (SWRCP) 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.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P97-133

MITIGATION AGREEMENT

PROJECT NAME / FILE NUMBER: **Beloit Drive Warehouse Buildings - Lot #22.
(P97-133)**

OWNER/DEVELOPER: **Massie & Company, Attention: Ron Van Noy**
ADDRESS: **8372 Carbide Ct., #2,
Sacramento, CA 95828**

I, _____ (owner, authorized representative), agree to amend the project application P97-133 to incorporate the attached mitigation measures dated April 7, 1998. I understand that by agreeing to these mitigation measures, all identified potentially significant environmental impacts should be reduced to below a level of significance, thereby enabling the Environmental Coordinator to prepare a Negative Declaration of environmental impact for the above referenced project.

I also understand that the City of Sacramento will adopt a Mitigation Monitoring Plan for this project. This Monitoring Plan will be prepared by the Department of Planning and Development pursuant to the California Environmental Quality Act Guidelines Section #21081 and pursuant to Article III of the City's Local Administrative Procedures for the Preparation of Environmental Documents.

I acknowledge that this project, P97-133, would be subject to this plan at the time the plan is adopted. This plan will establish responsibilities for the monitoring of my project by various City Departments and by other public agencies under the terms of the agreed upon mitigation measures. I understand that the mitigation measures adopted for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said mitigation measures.

Signature (Owner/Developer/Applicant)

Title

Date

**Exhibit C-1
MITIGATION MONITORING PLAN**

MITIGATION MONITORING PLAN

FOR

Beloit Drive Warehouse (Lot #22)/P97-133

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Environmental Services Division

Date:
April 7, 1998

Adopted By:
City of Sacramento, Planning Commission

Date:

Attest:

Secretary

CITY OF SACRAMENTO MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Beloit Drive Warehouse (Lot #22)/P97-133

Applicant - Name: Massie & Company. Attention: Ron Van Noy

Address: 8372 Carbide Ct., #2, Sacramento, CA 95828

Project Location / Legal description of Property (if recorded):

Lot #22: Beloit Drive Warehouse Building.

Assessor's Parcel Number: 238-0220-022

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on noise and cultural resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing a Plan Review to develop 7.814± vacant acres for the construction of the Warehouse buildings totaling 133,200 sqft. in the Light Industrial (M-1SR) zone. The site is located along Beloit Drive, west of McClellan Air Force Base (APN #238-0220-022) within the North Sacramento Community Plan (NSCP) area. The Sacramento General Plan designation is Heavy Commercial or Warehouse, and the NSCP designation Industrial. The current zoning is M-1SR.

SECTION 3: PLAN COMPONENTS

6.Noise

A. The following noise reduction measures shall be required for the public portions of the structures on the site:

1. All joints in exterior walls shall be grouted or caulked airtight.
2. Window or through-the-wall ventilation and air conditioning units shall not be permitted.

3. All penetrations of exterior walls shall include a ½ inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
4. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/in. ft. when tested with a .25 mile an hour wind per ASTM standards.
5. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to issuance of any Building Permits the Building Division shall require that the final building plans incorporate the applicable attenuation measures. The Building Division shall also require that the site inspections are included on the Special Conditions Attachment. Prior to finalizing the permit, Certificate of Compliance or Certificate of Occupancy, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

20. Cultural Resources

B) If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

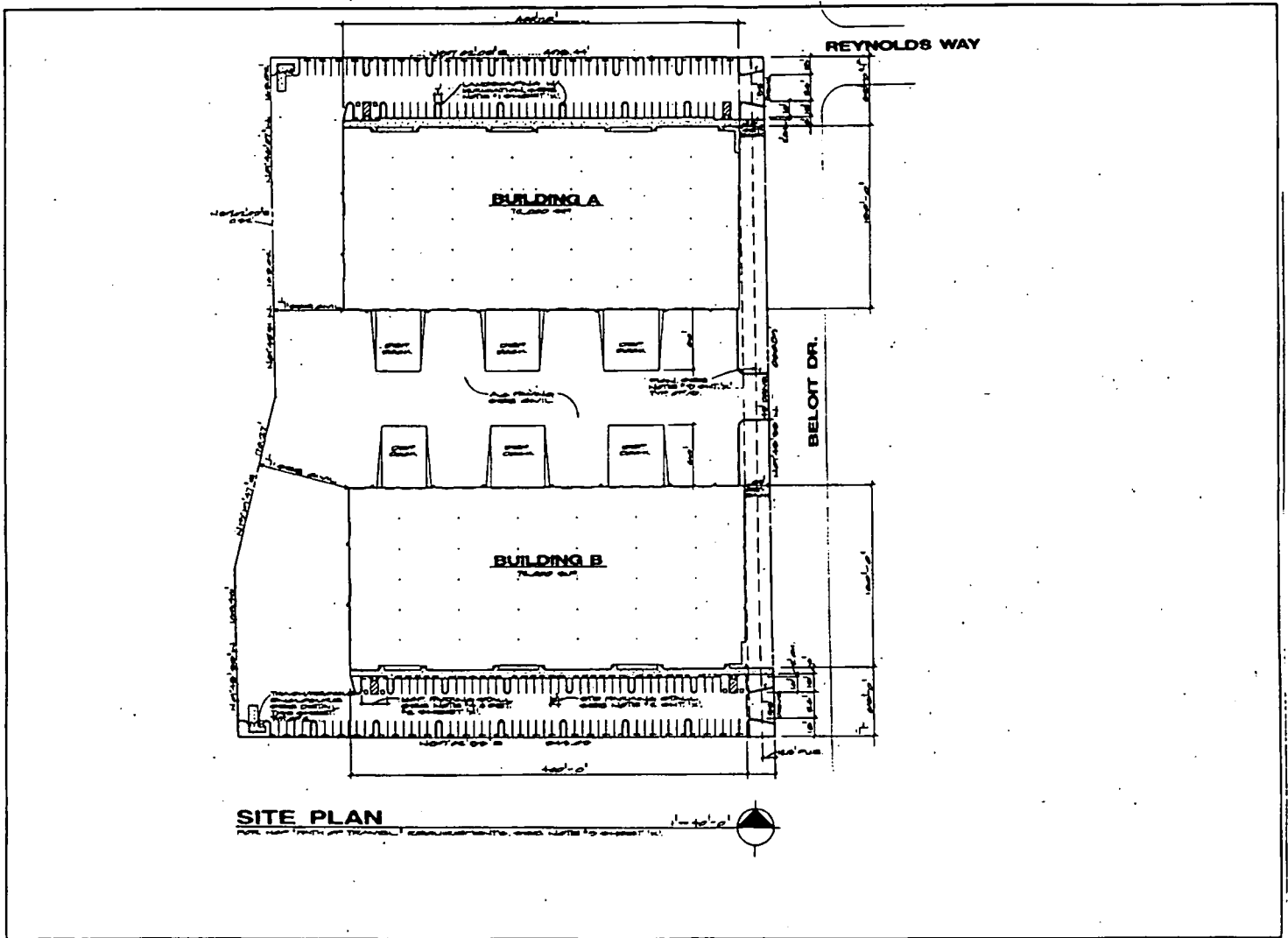
Department of Planning and Development, City of Sacramento

MONITORING PROGRAM:

Both the Public Improvement Plans and the Building Plans shall include notes stating that work shall be stopped and an archaeologist shall be consulted in the event that any archaeological materials are found.

Site inspections by the Building Division shall inspect for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as an inspection item on the Special Conditions Attachment.

**Exhibit C-2
SITE PLAN**



**Exhibit C-3
ELEVATIONS - BLDG. A**

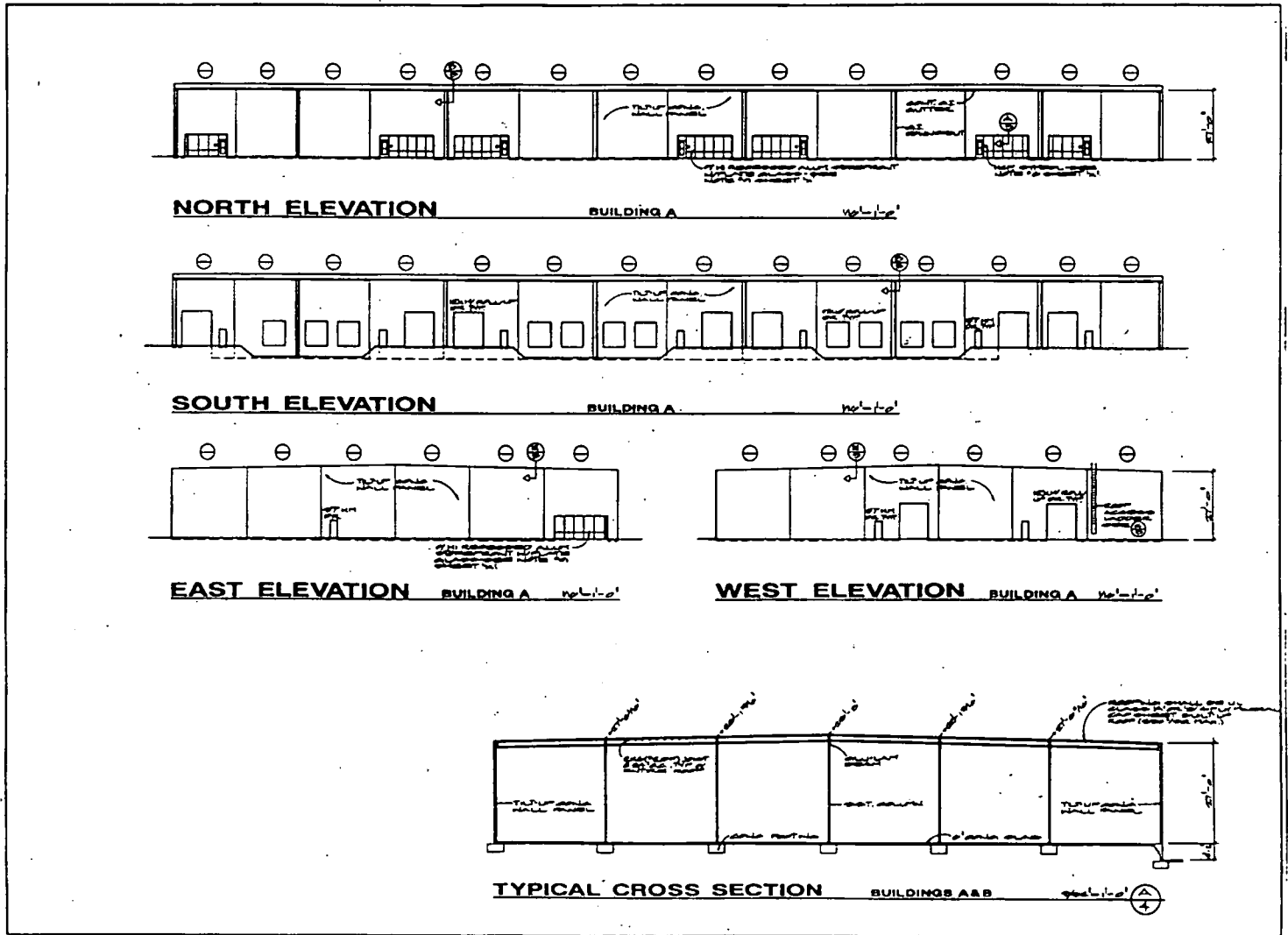


Exhibit C-4 ELEVATIONS - BLDG. B

