

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions the Tentative Parcel Map, and the Design Director approve with conditions the Site Plan and Design Review of the Tentative Parcel Map for the project known as **Z23-099**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide one 3-acre industrial lot into four industrial lots within the Heavy Industrial (M-2S) Zone.
2. **Site Plan and Design Review of the Tentative Parcel Map** to review the development standards of existing buildings and onsite parking lot to remain on each of the proposed lots. No new construction is proposed with this application.

PROJECT INFORMATION

Location: 5801 Alder Avenue
 Parcel Number(s): 062-0080-010-0000
 Council District: 6
 Applicant/Owner: Task Engineering, Inc. c/o Terry Rose
 187 Snowy Egret Way
 Henderson, NC 28792
 Project Planner: Danny Abbes, Associate Planner, (916) 808-5873
 Hearing Date: May 2, 2024

Land Use Information

General Plan Designation: Industrial Mixed-Use
 Zoning: Heavy Industrial (M-2S)
 SPD: N/A
 Design Review Area: Citywide
 Parking District: AB 2097
 Existing Land Use of Site: Four industrial buildings

Surrounding Zoning and Land Uses

North:	M-2(S)	Industrial
South:	M-2(S)	Industrial
East:	M-2(S)	Industrial
West:	M-2(S)	Industrial

Site Characteristics

Existing Property Area: 1 lot, ±130,680 square feet / ±3 net acres
 Proposed Property Areas: 4 lots (sizes detailed in Table 1)
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Previous File: Z19-086

ATTACHMENTS

Attachment 1: Proposed Tentative Parcel Map

PROPOSED PROJECT AND ANALYSIS

Background

The project site is a ±3-acre industrial lot located at 5801 Alder Avenue. Current development includes four commercial-industrial warehouse buildings. The buildings were constructed circa 2004 and are each 16,000 square feet. Vehicle circulation and parking are shared among the individual buildings. The site is surrounded at all sides by industrial development. The applicant is proposing to subdivide the lot into four lots with one building on each lot and create individual ownership opportunities for the buildings. There is no proposed development as part of this current request.

On October 24th of 2019, the Zoning Administrator approved the same Tentative Parcel Map proposal. (Z19-086) The applicant states that due to Covid-19 and the economy, the final map was never recorded and therefore the entitlement expired. The applicant is proposing the same map for current approval.

Project Details

The proposed division of the subject site into four commercial lots requires entitlements for a Tentative Parcel Map and Site Plan and Design Review to analyze site access and lot size, width, and depth. This request requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Parcel Map (TPM)

The applicant is proposing to subdivide the existing ±3-acre industrial lot into four separate industrial lots. Project Conditions of Approval #2 and #3 require that the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easements shall be conveyed to and reserved from all appropriate parcels. Table 1 below shows proposed parcel sizes and dimensions.

Table 1: M-2(S) zone—Lot size, width, and depth.						
Lot	Lot Size No Requirement		Lot Width No Requirement		Lot Depth No Requirement	
	Proposed	Deviation	Proposed	Deviation	Proposed	Deviation
1	34,172 sq. ft.	N	± 180 feet	N	± 190 feet	N
2	31,168 sq. ft.	N	± 180 feet	N	± 173 feet	N
3	31,168 sq. ft.	N	± 180 feet	N	± 173 feet	N
4	34,172 sq. ft.	N	± 180 feet	N	± 190 feet	N

The M-2(S) zone has no requirement for interior side-yard or rear-yard building setbacks for properties that abut other industrially zoned parcels. The existing buildings meet the 25-foot front-yard setback requirement.

There is no vehicle parking requirement for this site. The site is developed with 68 parking spaces (17 spaces per proposed parcel). Parking is shared among the buildings with reciprocal agreements.

Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on March 20, 2024. During the meeting, the proposed conditions of approval for the Tentative Subdivision Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, and the Power Inn Alliance. All property owners and residents within 500 feet of the subject site were sent hearing notices for this public hearing. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions. At the time of the writing of this report, staff has not received any comments from any community group or individual member of the public.

ENVIRONMENTAL DETERMINATION

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315 - Minor Land Divisions.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

Draft Conditions of Approval – Tentative Parcel Map

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

General

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate

existing assessments.

2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels at no cost, at the time of sale or other conveyance of either parcel.
3. Show all continuing and proposed/required easements on the Parcel Map.

Public Works

4. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
5. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

SMUD

6. SMUD has existing overhead 12kV facilities on the east side of the PROJECT SITE that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
7. SMUD has existing underground 12kV facilities along Alder Avenue and within the Project Site boundary that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
8. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
9. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
10. SMUD reserves the right to use any portion of its easements on or adjacent to the subject

property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

11. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
12. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
13. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
14. The Applicant shall dedicate any private drive and/or ingress and egress easement and 10-foot adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
15. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-foot wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Sacramento Area Sewer District

16. Prior to the RECORDATION OF THE PARCEL SPLIT: The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the instillation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."
17. Prior to the RECORDATION OF FINAL MAP: The proposed parcel 2 is currently being serviced by a lateral which crosses the proposed parcel 1. Therefore, a private sewer easement must be granted from parcel 1 to parcel 2. A note stating the following must be placed on the Final Map: "PRIVATE SEWER EASEMENT WILL BE GRANTED TO PARCEL 2".
18. Prior to the RECORDATION OF FINAL MAP: The proposed parcel 3 is currently being serviced by a lateral which crosses the proposed parcel 4. Therefore, a private sewer easement must be granted from parcel 4 to parcel 3. A note stating the following must be placed on the Final Map: "PRIVATE SEWER EASEMENT WILL BE GRANTED TO PARCEL 3".
19. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.
20. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed onsite sewer crossing parcel boundaries is prohibited.
21. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer

line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.

22. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.

Department of Utilities (DOU)

23. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
24. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Private or reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map. A private maintenance agreement specifying future maintenance requirements and cost sharing for any common private utilities shall be recorded prior to the sale of any parcel shown on this map."
25. Current records indicate that an existing water service is shared among Parcels 1-4. Per City Code Section, 13.04.060, each lot or parcel shall have a separate water service connection, except for fire service connections serving more than one lot or parcel. Prior to recordation of the parcel map, the project shall provide a separation of water services to the satisfaction of the DOU.

Fire Department

26. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be recorded with the Public Records Office having jurisdiction and shall provide for the following:
- a. Provisions for the necessary repair and maintenance of the roadway surface
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
 - e. Unrestricted use of and access to the roadways covered by the agreements.
 - f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
 - g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Miscellaneous

27. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

Advisory Notes:

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

1. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
2. The proposed project is in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
3. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.
4. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
5. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.
6. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.
7. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.
8. ONGOING: If the proposed trash enclosure contains a drain to the sewer, it must be covered.
9. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at
10. (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
11. SacSewer will provide additional Conditions of Approval when it is requested at a later date.
12. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the city collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).
13. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
14. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to

maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

15. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

Draft Conditions of Approval – Site Plan and Design Review
Planning and Design Review

1. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
2. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
3. This approval shall expire in three (3) years from the approval date.

Flood Finding

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Draft Findings of Fact – Tentative Parcel Map:

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
 - c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of development;
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

- f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
 5. The Zoning Administrator has considered the effect of the approval of this Tentative Parcel Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Draft Findings of Fact – Site Plan and Design Review:

1. The design, layout, and physical characteristics of the proposed subdivision are consistent with the General Plan which designates the site as Industrial Mixed-Use. There is no transit village plan or specific plan applicable to this project.
2. The design, layout, and physical characteristics of the proposed subdivision are consistent with all applicable design guidelines and with all applicable development standards in that there are no proposed deviations to lot size, lot width, or lot depth development standards. The project also meets development standards for vehicle parking and building setbacks.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed subdivision are visually and functionally compatible with the surrounding area in that there are no proposed physical changes to the site and reciprocal access among the parcels will provide for vehicle circulation and parking for the individual lots and buildings.
5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.
6. The design, layout, and physical characteristics of the proposed subdivision are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a

nuisance in that there are no proposed physical changes to the site and each lot will have adequate access to vehicle parking and circulation.

Danny Abbes

Danny Abbes
Associate Planner

MA

Marcus Adams (Apr 26, 2024 13:23 PDT)

Marcus Adams
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

