

CITY PLANNING COMMISSION

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

APPLICANT CLARK CALIFORNIA PROPERTIES LTD. 405 West Pine, Lodi, CA 95240
OWNER I-80 Industrial Associates, 1455 Response Road #290, Sacramento, CA 95815
PLANS BY Ernst & Lloyd, 2132 N. El Dorado, Stockton, CA 95202
FILING DATE 6/13/88 ENVIR. DET. Neg. Dec. 7/11/88 REPORT BY DH:vf
ASSESSOR'S PCL. NO. 238-0012-001,002,013

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to exceed the maximum 25 percent office use to 55 percent office for a 3,833 sq. ft. office/warehouse building for Clark Pest Control on a proposed lot of 0.75+ vacant acres in the Light Industrial-Review (M-1(S)(R) zone.
 - C. Plan Review of a 3,833 sq. ft. office/warehouse and storage yard on 0.75+ acres.

LOCATION: East side Reynolds Way, 250 feet south of Main Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to establish an office and warehouse for a pest control company.

PROJECT INFORMATION:

General Plan Designation: Heavy commercial or warehouse
1984 North Sacramento Community
Plan Designation: Industrial - within McClellan AFB - CLUP area
Existing Zoning of Site: M-1 (S) (R)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; M-1(S) (R)	Front:	25'	25'
South: Single family; vacant; (R)	Side(Int):	-0-	10'
East : Vacant & single family; (R)	Side(Int):	-0-	24-1/2'
West : Vacant & single family; (R)	Rear:	-0-	157'

Parking Required: 8 spaces
Parking Provided: 15 spaces; 14 spaces for vehicle storage
Property Dimensions: Proposed parcel, 140 ft. wide x 232 ft. deep
Property Area: 0.74+ acres

Square Footage of Building: 3,833 sq. ft.
2,123 sq. ft. office
1,710 sq. ft. warehouse

Height of Building: Single story 16 ft.
Topography: Flat
Street Improvements: To be extended
Utilities: To be extended

APPLC. NO. P88-266 MEETING DATE July 28, 1988 ITEM NO. 26

Exterior Building Materials: Stucco, concrete tile
Roof Material: White & blue tile roof
Number of Employees: 25

PROJECT BACKGROUND: The subject site consists of portions of three parcels. On March 23, 1988, the Planning Commission approved a lot line adjustment to merge the three lots into two lots totaling 6.7+ acres (P88-106). The subject site will require a parcel map to divide the 0.75+ acre lot from the newly established Lot A containing 3.524 acres. At time of report preparation, the lot line adjustment certificate of compliance had not been filed and recorded.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a portion of three existing tax assessor's parcels currently under the same ownership totaling 6.7+ acres. The subject site is a 0.75+ acre vacant portion of the 6.7+ acres designated in the General Plan and 1984 North Sacramento Community Plan as heavy commercial or warehouse and industrial respectively. Zoning is light industrial/review (M-1(S)(R)).

The site is also within the McClellan Air Force Base Comprehensive Land Use Plan (CLUP) overflight zone and the existing noise level is 65 Cnel. The proposed use is compatible with the CLUP if noise attenuation measures are incorporated in the building design to reduce interior noise levels to be acceptable for office workers as per the City Noise Ordinance.

The proposed use of office, warehouse and outdoor storage is consistent with the General and Community Plan for the area known as "West of McClellan." Light industrial uses are encouraged in the 850+ acre area designated for industry west of McClellan.

B. Project Description

The applicant proposes to construct a 3,833 square foot single story office and warehouse building. Clark Pest Control is considering relocating from their existing Citrus Heights office at 6159 Auburn Boulevard branch office to the subject site. A total of 2,123 square feet of the building is to be used as office and 1,710 square feet used as warehouse or storage. A total of 15 parking spaces for employees and visitors are proposed with eight spaces required. 14 vehicle storage spaces are provided along the proposed east property line under the existing P. G. & E overhead power line easement. The entire lot used for parking and maneuvering is required to be paved. Staff notes that no parking lot landscaping is shown on the plans or lighting plans. The applicant estimates 22 to 25 employees will work from the site with six people in the office and 16 to 20 in the field. A proposed expansion area is also shown along the south property line. A

new plan review will be required to allow the addition of building area to the proposed 3,833 sq. ft. structure. Hours of operation are proposed to be 8:00 a.m. to 5:00 p.m., Monday through Friday and eight to 12 Noon on Saturday.

C. Site Plan Analysis

1. The M-1(S)(R) zone requires a 25 foot building setback from the adjacent street right-of-way. The proposed plan shows a 25 foot building setback with landscaping. With the low profile of the building, 16 feet in height, staff supports the proposed building location.
2. The area east of the building is designated as a customer parking and vehicle storage area in a secure fenced area. Two 12 foot long, six foot high, chainlink gates will restrict access to the parking lot during non-business hours. Staff notes that if the storage yard is locked, the only parking available is on Reynolds Way. With a concrete walkway running from the street to the building, staff notes that visitors and employees may use on-street parking rather than the parking lot. For similar industrial uses, the Commission has recommended open parking for visitors on-site and storage yard area secured in a corporation yard. With only 115 feet of street frontage, excluding the 25 foot driveway, staff notes only five cars can park in front if the gates are locked. Staff recommends that visitor and employee parking be relocated or fencing be changed so that no restriction is provided when the storage area is locked. Parking along Reynolds Way is to be discouraged if for employees.
3. If the 0.75 acre parcel is to be divided off, the driveway must be relocated to be a minimum of 10 feet from the north property line at the curb edge. The City Engineer requires the driveway to be shared with the adjacent parcel or relocated to be 10 feet from a property line.
4. Staff discussed the possibility of adding a row of parking spaces in the event that all employees are present for a staff meeting and all company vehicles are present. Approximately 45 to 50 vehicles could be present at the same time. The staff modified the site plan to show a preferred parking arrangement with tentative landscape planting areas along the north and south property lines and for the parking lot.

D. Landscaping

The applicant proposes an unspecified landscape treatment along Reynolds Way. Staff requires living groundcover and recommends lawn, either hydroseeded or turf with street trees five and 15 gallon size on 20 foot staggered centers. Trees should be a mix of deciduous and evergreen. Shrubbery is recommended adjacent to the property lines with vertical tall trees planted on 20 foot centers along the north and south property lines stopping at the P. G. & E. easement. The purpose of the landscaping is to screen the outdoor storage area of the trucks. A similar condition was placed upon U. S. Machinery for its outdoor storage area of the trucks. A similar condition was placed upon U. S. Machinery for its outdoor storage area.

Staff has reviewed the parking lot and notes it does not show shading as required. Staff has indicated, on the modified site plan, changes to add landscaping, delete the portable concrete wheel stops and add planters and tree well fingers into the lot. Staff recommends the applicant revise the site plan to the satisfaction of the City Planning Director to show landscaping and irrigation.

E. Office Use

The proposed 55 percent office use of the building is supported by staff in that the principal use, Clark Pest Control, is appropriate for the area west of McClellan. With possible warehouse expansion area in the future, the 2,123 sq. ft. of office will be reduced as a percentage of the total building when the addition is built.

The policies of the 1988 General Plan as related to the McClellan Air Force Base Comprehensive Land Use Plan require mitigation of interior noise levels for employees who are permanently based at a business to levels of 45 Cnel or less. Staff recommends the applicant comply with the City's Noise Ordinance for the interior work space noise level and be completed and accepted by the City Planning Director after review and acceptance by the County Environmental Health Department.

F. Toxic and Environmental Controls

Staff initially was concerned over the types and quantities of chemicals to be stored, mixed and disposed of for the site. The area west of McClellan has ground water contamination problems resulting from underground leakage from sewer & disposal areas on McClellan. Recently the Air Force spent \$1.8 million in the construction of water services to 400+ homes in the Rio Linda and west of McClellan area. Wells in the area were not safe.

The subject site is part of the I-80 Industrial Park Assessment District in which roads, storm drainage, sewer and water facilities are being constructed. Sewer is to be extended from Rio Linda Boulevard sewer interceptor to the site. Partial road construction is underway.

The City Environmental Planning Section has determined that the project is exempt from the State Department of Health Services hazardous material program requirements since quantities of chemicals stored, rinsed or handled is less than 55 gallons of liquids, 500 pounds of solids and 200 cubic feet of compressed gases.

The applicant has filed a set of plans with the City Fire Department. Staff recommends that prior to issuance of final certificate of occupancy and storage of materials on the site, the applicant shall file a materials safety data sheet package with the City Fire Department. Staff notes the concentrated form of chemicals prior to dissolution does occupy less space. However, after mixing in the truck tanks, spill and rinsing activities associated with filling of the trucks with spray may run off-site into the local sewer collection system. Staff discussed with the applicant methods of chemical mixing, rinsing and disposal at length. All chemicals, when mixed, are disposed of at the job site. Trucks have two 50 gallon tanks and two or three, two gallon sprayers. Chemicals which are not compatible and react are not used in the same container. The tanks and spray units are sealed and not opened once chemicals have been mixed. The Regional Quality Control Board, State of California, conducted tests to determine if rinse of tanks on truck surfaces could affect surface discharge. Results of the test concluded washing of vehicles produced no greater level of water pollution than that associated with normal washing of trucks or vehicles not carrying pesticides.

Outdoor storage of used chemical containers will not be conducted at the site. All spent and empty containers are stored inside the warehouse in a locked room. Containers are shipped to the County Agricultural Commissioner's office for inspection and then disposed of at an approved facility. The applicant does not wish to have outdoor storage of containers and has agreed to the prohibition. If chemicals produced at the site are traced to the facility from ground water monitoring stations in the area, corrective measures are to be taken as soon as possible once problems arise. The applicant shall cease all operations if ground water contamination is determined to be from the facility until clean up has occurred.

G. Gasoline Storage

The applicant's plans do not show any gasoline storage tanks or pumps for the fleet of vehicles operated from the site. If gasoline is to be stored at the site, permits from the City Fire Marshall's Office, County Environmental Health Department and Building Inspections Division will be required. A review by the Planning Division and

modification to the special permit shall also be approved prior to construction.

H. Lighting & Signage

No lighting or signage plans were submitted as part of the permit. Staff recommends use of low level, no higher than 20 feet, light poles with shielded lamps focusing all lighting on-site. Residential land uses are located to the northeast of the site which may be affected by the glare.

Signs shall be allowed in accordance with the City Sign Ordinance. Staff recommends that if a detached sign is proposed, a monument sign no higher than 12 feet be allowed.

I. Future Parcel Map

The subject site consists of three lots which if not merged or re-subdivided, would create an illegal situation where a building is divided by a property line. Prior to issuance of building permits, the applicant shall provide proof of recordation of a final map establishing the proposed 0.75+ acre lot after adjustments based upon this report.

AGENCY COMMENTS:

The proposed project was reviewed by the following City Departments or County Agencies and the following comments were received:

County Health Department - Sacramento City Fire Department has jurisdiction regarding hazardous materials storage and will require a storage permit.

City Public Works - Engineering Division

- A) Reynolds Way will be called Beloit Drive with I-80 Industrial Park.
- B) Improvements for I-80 Industrial Park shall be completed and operational prior to occupancy. Sewer needs to be extended from Rio Linda Boulevard Sewer Interceptor to the site.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment subject to the following mitigation measures and has prepared a mitigated negative declaration.

The applicant has filed a set of plans with the City Fire Department. However, prior to issuance of a final certificate of occupancy, the applicant shall file a materials safety data sheet package with the City Fire Department.

The project is exempt from Department of Health Services Hazardous Material program requirements as: a) the quantities of chemicals stored used or handled is less than 55 gallons of liquids, 500 pounds of solids and 200 cubic feet of compressed gases.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to exceed 25 percent office use in the M-1(S) R zone subject to conditions and based upon findings of fact which follow.
- C. Approve the Plan Review for a 3,833 square foot office/warehouse building subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit and Plan Review

1. The applicant shall modify the proposed building location to provide adequate parking for employees outside the secured storage area.
2. The northern driveway shall be minimum of 10 feet from the north property line.
3. A revised site plan, landscaping and irrigation plan shall be reviewed and approved by the Planning Director prior to issuance of building permits which show the following:
 - a. no portable concrete wheel stops are allowed. All wheel stops are to be incorporated into either the sidewalk adjacent to the building or part of a landscape retaining border. A two foot vehicle overhang shall be incorporated into the landscape planter;
 - b. a four foot wide landscape planter shall be shown along the north and south property lines. Trees of five and 15 gallon specimen size shall be planted on 20 foot centers the depth of the lot.

- c. living ground cover in the 25 foot front yard shall consist of lawn with a mix of five and 15 gallon trees planted at a density of one tree per 20 feet of street frontage in a staggered planting pattern. Trees shall be selected from the city street list and approved by the City Arborist;
 - d. all parking areas are to comply with the City Tree Shading Ordinance;
 - e. the south elevation of the building shall be landscaped with shrubbery adjacent to the building to the south property line. The north elevation shall have a two foot landscape planter adjacent to the building planter with climbing vines or verticle shrubbery or both.
 - f. all landscaped areas are to be irrigated with an automatic system; and
 - g. one trash enclosure shall be provided designed to city standards. No outdoor storage of empty chemical containers shall be allowed on-site which are visible off-site.
- 4. All structures constructed under the P. G. & E. easement shall be grounded and not exceed the maximum height allowed by P. G. & E.
 - 5. All lighting shall be directed on-site and not reflect off-site and be no higher than 20 feet.
 - 6. No underground gasoline storage facilities shall be allowed unless the special permit has been modified.
 - 7. The applicant shall provide a written statement from the City Water and Sewer Division allowing the rinsing and washing down of tanks and trucks as to whether the diluted chemicals will affect either the City Water Treatment Plant or collection facilities.
 - 8. All signs shall comply with the City Sign Ordinance. If a detached sign is requested, a monument sign no higher than 12 ft. is recommended.
 - 9. The applicant shall construct the proposed building as shown on the attached floor plan and elevations with stucco exterior and blue tile roof.

10. The applicant shall show proof of recordation of a final map dividing the proposed 0.75 acre parcel from the three existing lots prior to issuance of building permits.
11. The interior work space areas shall comply with the City Noise Ordinance and McClellan Air Force Base - CLUP requirements.
12. The applicant shall not store partially used or empty chemical containers outside the warehouse building.
13. The applicant shall comply with all materials handling and storage requirements imposed by the U. S. D. A., County Agricultural Commissioner's office, Regional Water Quality Control Board and County Regional Sanitation District.
14. If a regular wash down area is proposed, the site plan shall be revised to show a concrete pad for vehicle washing with the drain inlet tied into the sanitary sewer system in the event of a spill or break in lines or pumps.

Findings of Fact - Special Permit and Plan Review - Approval

1. The proposed pest control office and warehouse, as conditioned, is based upon sound principles of land use in that:
 - a. 55 percent office is appropriate for the 3,833 square foot building due to the nature of Clark Pest Control where employees report to the facility, pick up fleet vehicles and go to their work assignments. The 2,100 sq. ft. of office is appropriate. When the warehouse expands, the office percentage will be reduced; and
 - b. the proposed use is compatible with the planned industrial development in the area west of McClellan Air Force Base.
2. The project, as conditioned, is not injurious to the public health, safety and welfare in that:
 - a. the project will provide adequate parking;
 - b. all chemicals will be stored in accordance with State, County and City requirements.

- c. all rinsing and diluted chemical's which may be collected from the site by the city treatment facilities will not adversely affect the collection system or treatment plant; and
 - d. any ground water or collection system leakage traced to the operation will require immediate corrective action in accordance with City, County and State requirements.
3. The project, as conditioned, is consistent with the 1988 General Plan, 1984 North Sacramento Community Plan and 1986 McClellan Air Force Base Comprehensive Land Use Plan which designates the site for industrial uses and the pest control office/warehouse is an appropriate use in the area.

7-28-88

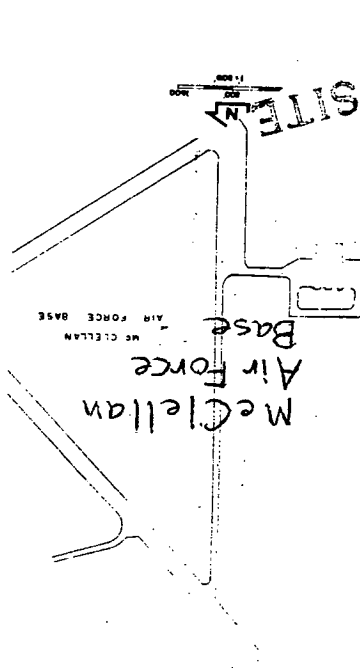
7-28-88

7-28-88

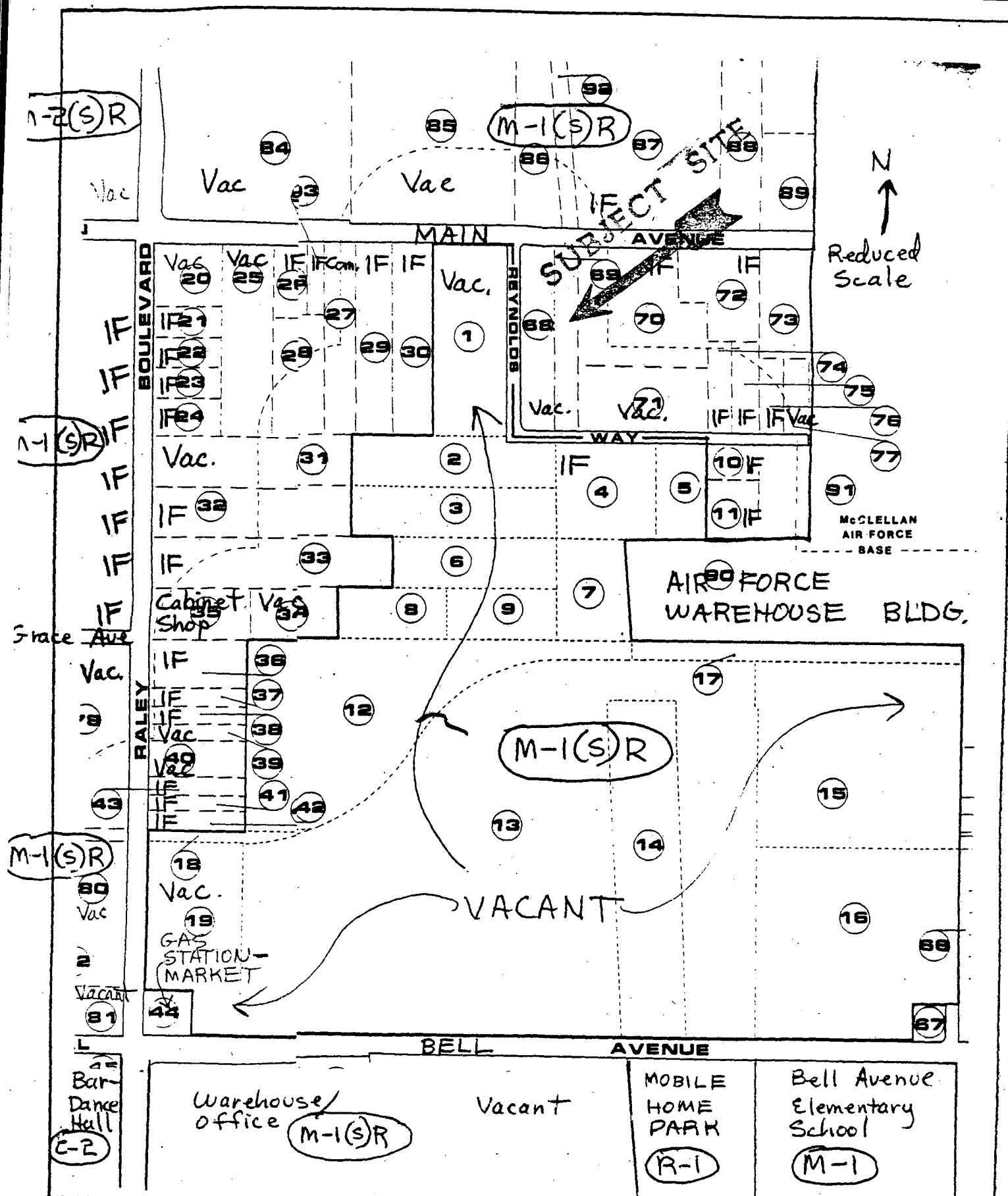
- * DU/NA - DWELLING UNITS PER NET ACRE
- RURAL ESTATES 1DU/5-4NA
 - RESIDENTIAL 4-8 DU/NA
 - RESIDENTIAL 7-15 DU/NA
 - RESIDENTIAL 11-21 DU/NA
 - RESIDENTIAL 11-29 DU/NA
 - HIGHWAY COMMERCIAL
 - RETAIL-GENERAL COMMERCIAL
 - OFFICE
 - LABOR INTENSIVE
 - OFFICE COMMERCIAL LIGHT INDUSTRIAL
 - INDUSTRIAL
- DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA
MAJOR OFF-STREET BIKEWAY
LIGHT RAIL STATION 1/4 MILE RADIUS
- SPECIAL PLANNING DISTRICT
 - PARKS-PARKWAYS-OPENSOURCE
 - HOSPITAL
 - UTILITY
 - TRANSPORTATION
 - COMMUNICATION
 - FIRE STATION
 - FUTURE LIBRARY-NO SITE YET
 - EXISTING LIBRARY
 - SCHOOL
- S
L
F
A
C
T
O
R
Y

ADOPTED LAND USE PLAN

1984
NORTH
SACRAMENTO
(COMMUNITY
PORTION)



McClellan
Air Force
Base
MC CLELLAN
AIR FORCE BASE



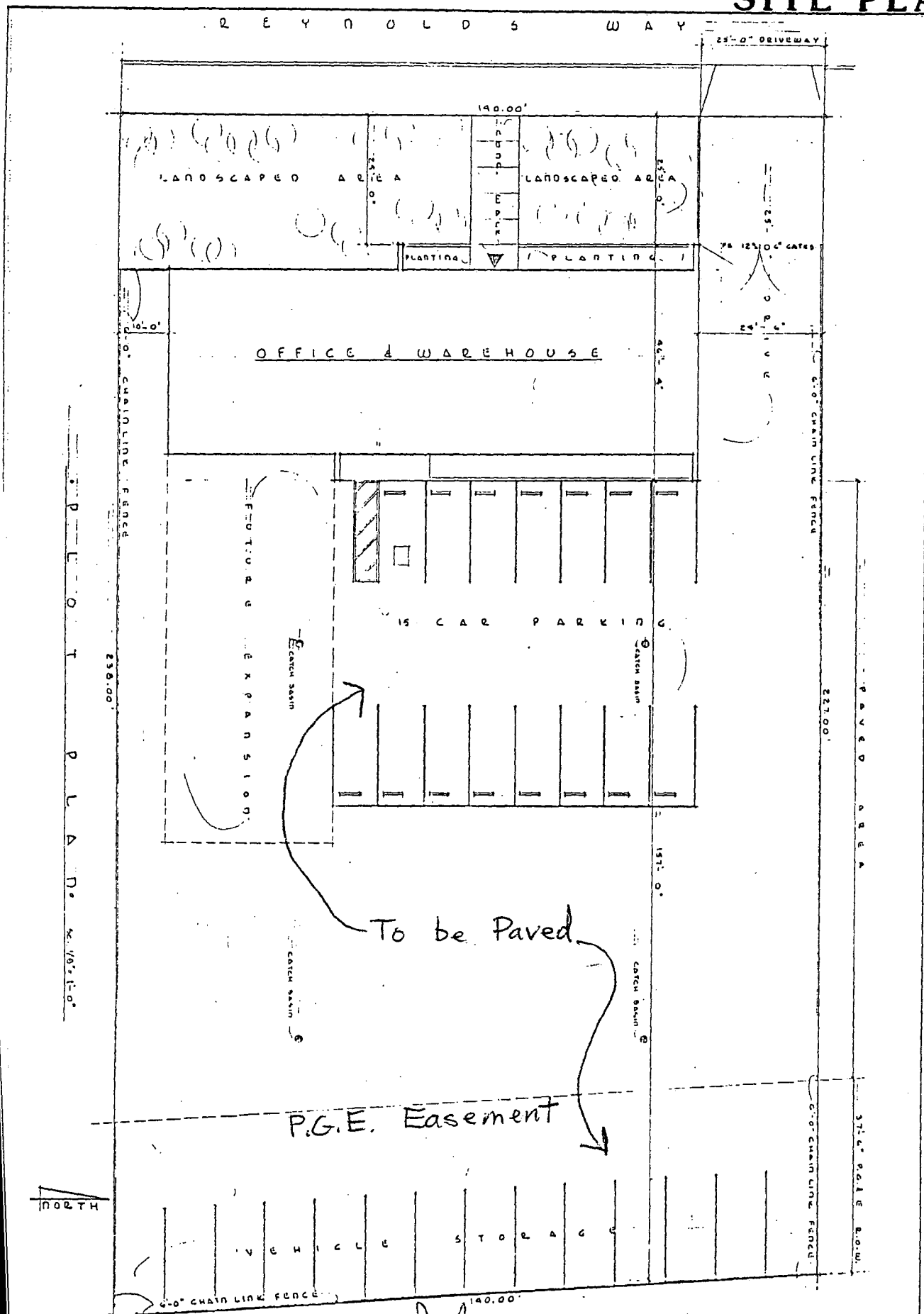
LAND USE & ZONING MAP

P-88-266

7-28-88

item 26

SITE PLAN



Reduced
Scale

item 36

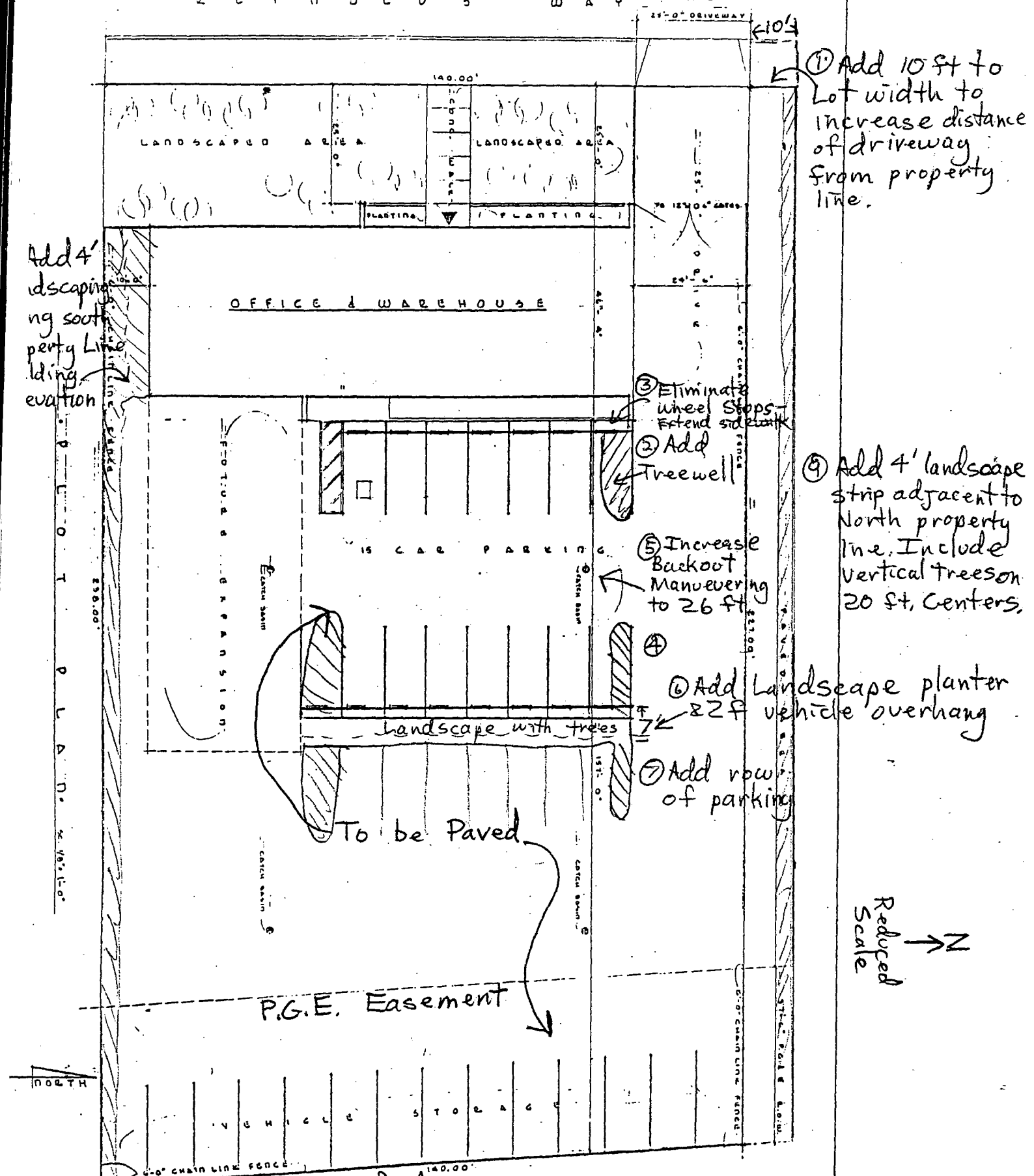
-88-266

July 28, 1988

<p>PLOT PLAN</p>	<p>OFFICE & WAREHOUSE BLDG. FOR CLARK PEST CONTROL</p>	<p>ERNST & LLOYD ARCHITECTS</p>	<p>3122 W. EL SEGUNDO, TORRANCE, CALIF. 90503</p>
------------------	--	---	---

STAFF MODIFIED SITE PLAN

2 E Y N O L O S W A Y



① Add 10 ft to lot width to increase distance of driveway from property line.

Add 4' landscaping along south property line including elevation

③ Eliminate wheel stops - extend sidewalk

② Add Treewell

⑧ Add 4' landscape strip adjacent to North property line. Include vertical trees on 20 ft centers.

⑤ Increase backout maneuvering to 26 ft

④

⑥ Add landscape planter 82 ft vehicle overhang

⑦ Add row of parking

Reduced Scale
N

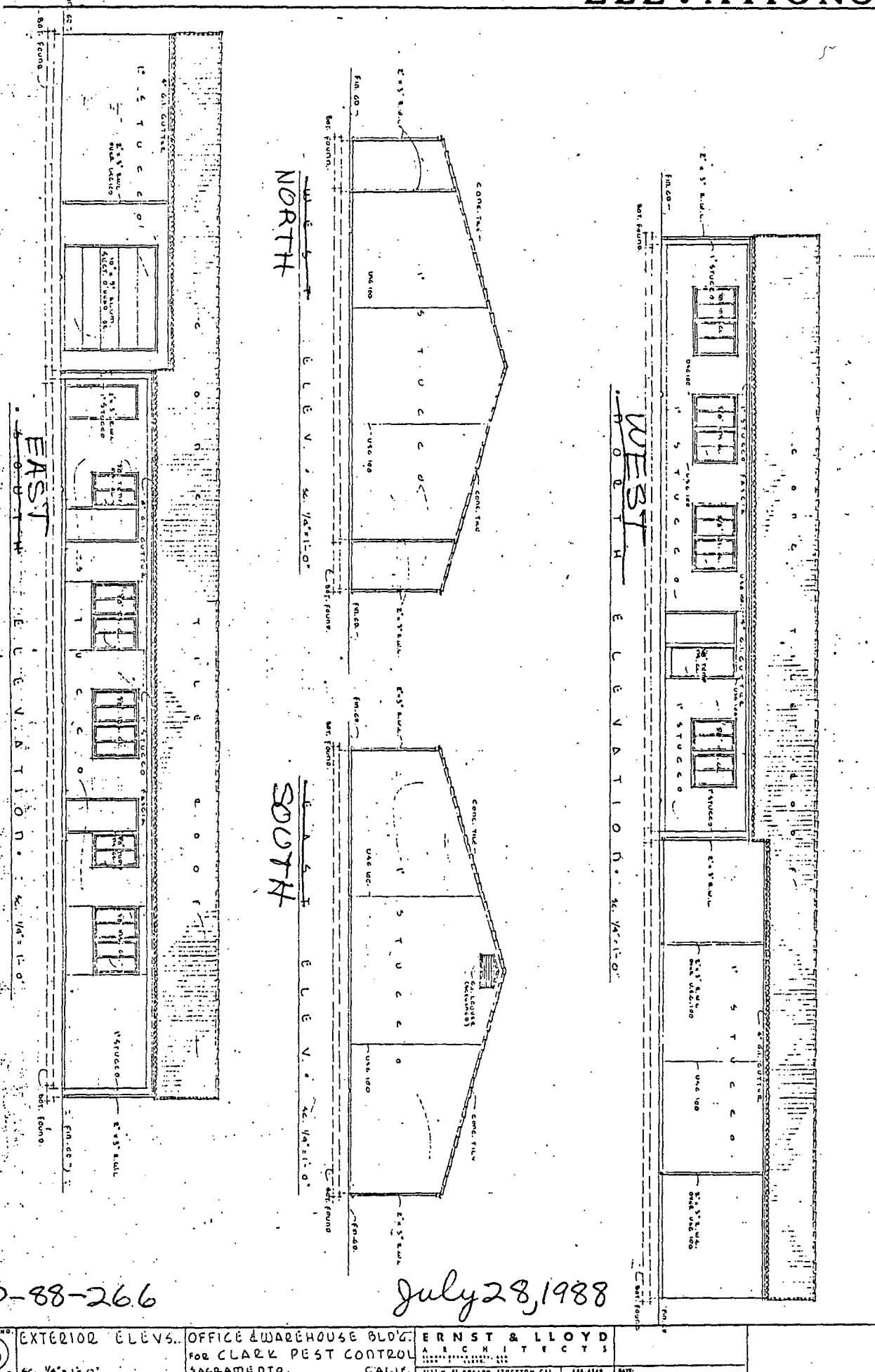
P-88-266

July 28, 1988

①	LOT PLAN	OFFICE & WAREHOUSE BLDG.	ERNST & LLOYD
	66, 1/2" = 14' 0"	FOR CLARK PEST CONTROL	ARCHITECTS
		SACRAMENTO	CALIF. 1111 N. EL BRIDGE, STOCKTON, CALIF. 95219

item 26

ELEVATIONS



P-88-266

July 28, 1988

item 26

SET NO. 3 sc. 1/4" = 1'-0"	EXTERIOR ELEVATIONS OFFICE & WAREHOUSE BLDG. FOR CLARK PEST CONTROL SACRAMENTO, CALIF.	ERNST & LLOYD ARCHITECTS 2122 N. EL BOVARO, STOCKTON, CALIF. 95210 TEL. 481-4549 FAX 481-4549
---	---	--