

**CITY OF SACRAMENTO  
DEPARTMENT OF DEVELOPMENT SERVICES  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, November 3, 2004, the Zoning Administrator approved with conditions a tentative map to create two new parcels and a Special Permit to allow required parking on the adjacent site (File Z04-140). Findings of Fact and conditions of approval for the project are listed on pages 2-6.

**Project Information**

- Request:        1.    **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels totaling 32.3± developed acres in the Heavy Industrial (M-2-S) zone.
2.    **Zoning Administrator Special Permit** to locate required parking for an industrial use off-site.

Location:       8151 Fruitridge Road (D6 Area 3)

Assessor's Parcel Number: 061-0010-039

Applicant:     RBF Consulting (Sean Davis)  
                  2101 Arena Blvd, Ste. 250  
                  Sacramento, CA 95834

Property        Panattoni Investments. LLC  
Owner:         8395 Jackson Road, Ste D  
                  Sacramento, CA 95826

Project Planner: Sandra Yope

General Plan Designation:        Industrial  
Existing Land Use of Site:         Industrial  
Existing Zoning of Site:            Heavy Industrial (M-2)

**Surrounding Land Use and Zoning:**

North:        M-2S; Industrial  
South:        M-2S; Industrial  
East:         M-2S; Industrial  
West:         M-2S; Industrial

Property Dimensions:    Irregular  
Property Area:            32.2± acres  
Parking Existing:         48 spaces (Existing parking does not meet current standards)  
Parking Required:        Parcel 1- 28 spaces  
                                  Parcel 2- 22 spaces  
Topography:                Flat  
Street Improvements:    Existing

Utilities: Existing

Project Plans: Exhibits A and B

Previous Files: Z95-025, P96-025, P97-072, Z98-111, Z98-118, Z99-042

Additional Information: The applicant proposes to subdivide one parcel into two parcels to sell a portion off for future development. The site is developed with 516,944 square feet of industrial and warehouse buildings. The north parcel will be 21.87 acres and the south parcel will be 10.46 acres. Both lots will meet the Subdivision Code size and area requirements.

The existing parcel has a total of 48 marking parking spaces. The Zoning Code requires a total of 517 spaces for the total square footage of the buildings based on the current standard of one space for every 1000 square feet. However, the buildings and previous uses existed prior to annexation into the city and were not developed to City standards. Once the parcel is divided the parking will be split and the applicant is requesting a Special Permit to allow shared parking of the limited number of existing stalls between the two parcels.

The project was noticed and staff received no calls.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on October 6, 2004. During the hearing, minor changes were effected on the proposed conditions of approval specific to the map which were accepted by the applicant and approved by the Committee. The conditions are listed under Conditions of Approval.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Development Engineering and Finance Division, Parks, SMUD, and other utilities. The comments received pertaining to the tentative map have been included as conditions.

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.

Conditions of Approval- Tentative Map:

The following conditions shall be satisfied prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:

**NOTE:** The design of any improvement not covered by these conditions shall be to City standard.

**GENERAL:**

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessment.
2. Show all continuing and proposed/required easements on the Parcel Map.
3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area 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.

**Development Engineering and Finance: Streets**

4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk adjacent to Parcel 2 along Fruitridge Road per City standards to the satisfaction of the Development Engineering and Finance Division.
5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards.
6. Dedicate an additional 4.5-foot of right-of-way adjacent to Fruitridge Road to accommodate future separated sidewalk to meet the City's 4-lane Arterial Standards.
7. 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 Development Engineering and Finance Division.

**PUBLIC/PRIVATE UTILITIES:**

8. This project shall require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

Building

9. A separate wall shall be provided on each side of the new parcel line and they shall comply with CBC Table 5-A.
10. The parcel split will cause two new structures and a Building Code analysis shall provided to show that they comply with CBC Section 504.
11. A water flow test shall be obtained from Utilities and the fire flow calculated. With the fire flow calculated the applicant shall verify that each new structure is in compliance with the Uniform Fire Code Table A-III-A-1.
12. For any private underground utilities (Water, Sewer, & Electrical, Fire Water Lines) that crosses the property line shall either be removed, relocated so it does not cross the property line or an easement shall be provided.

Fire

13. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided. (See Fire Marshal for assistance)

14. Shared driveways used for Fire Department access will require a reciprocal ingress/egress agreement, and shall be reviewed by the City Attorney.

CSD-1

15. Each parcel or building shall have a separate connection to the CSD-1 sewer system
16. Sewer service shall continue to be provided by CSD-1 facilities. Required modifications, if any, shall be to the satisfaction of CSD-1

**CITY UTILITIES**

17. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
18. Provide separate metered domestic water services to each parcel.
19. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
20. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements.
21. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map:

**"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK \_\_, PAGE \_\_)."**

22. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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.
23. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

**ADVISORY NOTES:**

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

24. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.
25. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
26. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the service is being furnished, provided that the fire chief may, in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the city, that fully provides for the operation, maintenance and repair of the line, and grants a permanent easement for these purposes, at no cost or liability to the city.

Conditions of Approval-Special Permit:

1. The property owners shall sign an agreement permitting shared use of existing parking spaces on both sites. This requirement does not apply to any future parking areas constructed after approval of this project. This requirement shall terminate in the event that adequate parking is constructed in the future.

Findings of Fact-Tentative Map:

1. The Tentative Subdivision Map is consistent with the General Plan which designates the subject site as Industrial.
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility easement of record.
3. The Tentative Subdivision Map will not eliminate or reduce in size of the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of this Subdivision Code, Title 16 of the City Code, the City's General Plan, and the City's Comprehensive Zoning Code.

Findings of Fact-Special Permit:

1. Granting the Special Permit is based upon sound principles of land use in that allowing the parking on separate parcels will not significantly impact or alter the site or surrounding industrial area.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the reduced parking exists and will be split between the separate parcels once the map is approved;

- b. adequate parking, lighting, and setbacks are provided; and
  - c. there will be an agreement between owners for reciprocal access and parking between sites.
3. The project is consistent with the General Plan which designates the site as Industrial.

*Joy D. Patterson*

Joy D. Patterson  
Zoning Administrator

The Tentative Map that is granted must be finalized within two years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator 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 is final.

Note: The applicant will need to contact the Public Works Department (Jerry Lavoto, 808-7918) after the appeal period is over to submit for a Final Map.

cc: File (original)    ZA Log Book    Applicant    Public Works (Jerry Lavoto)



# PANATTONI-POWER RIDGE PARCEL MAP PARCEL 2 PARKING LOT

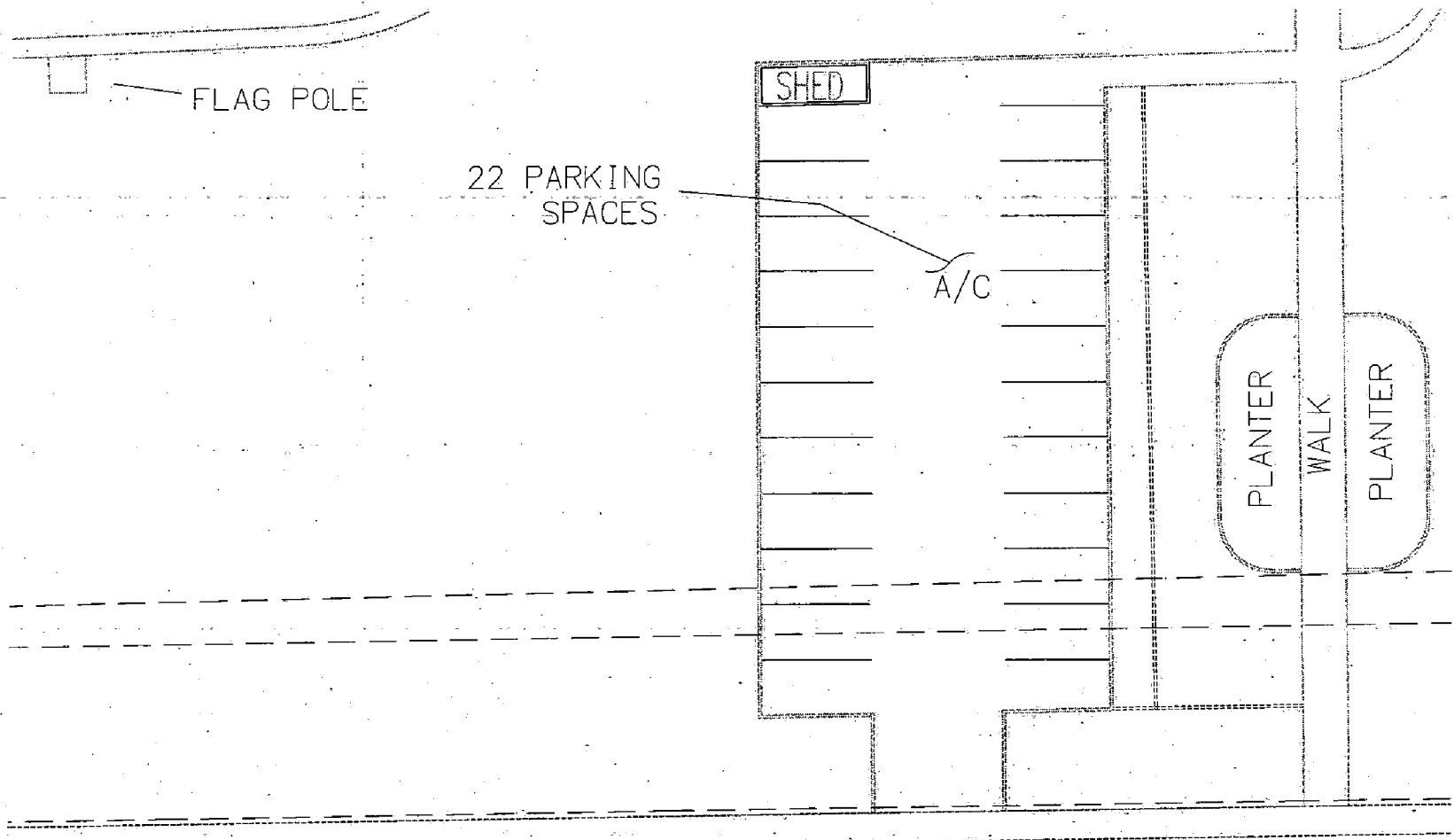
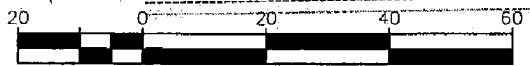
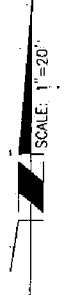


EXHIBIT B



GRAPHIC SCALE

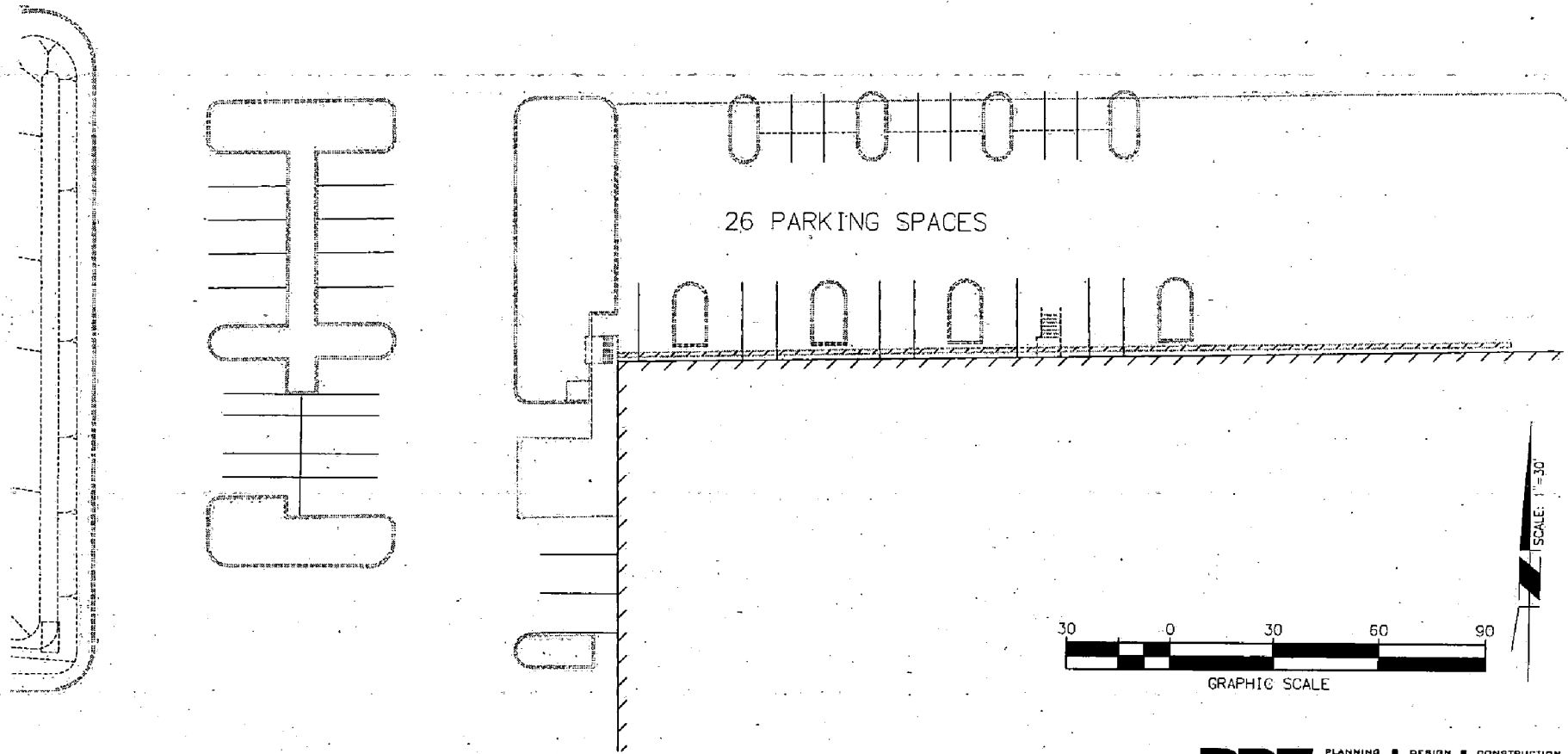
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## REVISED

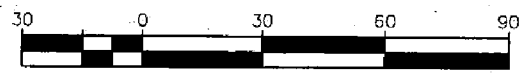
7-23-04

EXHIBIT C

# PANATTONI-POWER RIDGE PARCEL MAP PARCEL 1 PARKING LOT



26 PARKING SPACES



GRAPHIC SCALE

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## REVISED

9-23-04