

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions, a Tentative Parcel Map to subdivide one parcel into two parcels, with conditions, for the project known as **Z21-017**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

- A. **Tentative Parcel Map** to subdivide one parcel into two parcels in the General Commercial Zone (C-2), on a ±3.94-acre parcel.

### PROJECT INFORMATION

Location: 8140 Fruitridge Road  
Parcel Number: 027-0083-006  
Council District: 6  
Applicant: Adam Forth, PLS  
MSA a CBG Company  
1430 Blue Oaks Boulevard, Suite 110  
Roseville, Ca 95747  
Property Owner: Fuller Industrial Park  
155 Cadillac Drive, Suite 100  
Sacramento, CA 95825  
Project Planner: Angel Anguiano, Assistant Planner, (916) 808-5519  
Hearing Date: August 5, 2021

### Land Use Information

General Plan Designation: Suburban Corridor (SCOR)  
Community Plan Area: Fruitridge Broadway  
Specific Plan: N/A  
Zoning: C-2 (General Commercial)  
Special Planning District: N/A  
Planned Unit Development: N/A  
Design Review Area: Citywide  
Parking District: Traditional  
Historic District: N/A  
Existing Land Use of Site: Commercial/Office/ Warehouse

### Surrounding Zoning and Land Uses

North:	C-2	Commercial/Office
South:	M-1S	Office/Warehouse
East:	A-OS-SPD	Office/Warehouse
West:	C-2	Commercial

### Site Characteristics

Property Area:	±171,626 S.F., ±3.94-acre
Property Dimensions:	±332.40'W x ±395.39L
Proposed parcels:	
Parcel A:	±176.55'W x ±395.39'L / 2.448 acres
Parcel B:	±155.85'W x ±434.39'L / 1.494 acres
Topography:	Flat
Street Improvements:	Existing, Required
Utilities:	Existing

### Other Information

Previous Files:	N/A
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## **BACKGROUND**

### *Existing Site*

The project site is a 3.94-acre parcel located at the southeast corner of Fruitridge Road and Power Inn Road within the General Commercial Zone (C-2). The site is currently developed with buildings and contains industrial and commercial land uses. The surrounding neighborhood consists of warehouses and commercial businesses.

## **PROPOSED PROJECT AND ANALYSIS**

The proposed project to subdivide the existing lot into two lots requires an entitlement for a Tentative Parcel Map (TPM). This request required a public hearing before the Zoning Administrator.

### Tentative Parcel Map

The request to subdivide a 3.94-acre parcel into two parcels is reviewed against the development standards within the General Commercial (C-2) zone (SCC:17.216). The C-2 zone includes prescribed developed standards for building setbacks from boundary lines. The proposed subdivision meets the minimum requirements for the front, street side-yard, interior side-yard, and rear-yard setbacks. Modifications to the buildings and site are not proposed with the request to subdivide the property. The request was reviewed against all other applicable development standards and the application is consistent with the development standards in the C-2 zone.

<b>Table 1: C-2 Setback Standards (17.216.730)</b>				
<b>Standard:</b>	<b>Required</b>	<b>Proposed</b>		<b>Deviation</b>
Setbacks		Lot A	Lot B	
Front (Fruitridge Rd.)	No Minimum or Maximum	77' (existing)	87' (existing)	No
Interior-Side	No Minimum or Maximum	25' (new)	62' (new)	No
Street-Side	No Minimum or Maximum	89' (existing)	N/A	No
Rear	No Minimum or Maximum	15' (existing)	46' (existing)	No

Planning staff supports this map design because the lots will retain existing site improvements and access to the public street via an access easement between Parcel A and Parcel B and allow for the subdivision to occur.

<b>Table 2: Lot Dimensions</b>						
<b>Parcel</b>	<b>Lot Size (sq. ft.)</b>		<b>Lot Width (sq. ft.)</b>		<b>Lot Depth (sq. ft.)</b>	
	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>
A	106,635'	No	176.55'	No	395.39'	No
B	65,079'		155.85'	No	433.42'	No

## **PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to Preservation Sacramento, WALKSacramento, Sacramento Area Bicycle Advocates, Colonial Village Neighborhood Association, Avondale/Glen Elder Neighborhood Association, and Power Inn Alliance. Staff did not receive any comments from the public regarding this project.

All property owners and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a public hearing notification. The site was posted with project information after submittal. At the time of the writing of this report, staff did not receive any additional comments. No opposition to the project was received.

**Agency Comments:** The proposed tentative map has been reviewed by the City of Sacramento's Utilities, Parks, Fire Department, the Building Divisions and the Department of Engineering Division of the City's Public Works department, as well as Sacramento Municipal Utility District (SMUD).

**Subdivision Review Committee:** The proposed map was heard by the Subdivision Review Committee on May 13, 2020. The conditions were not changed, and the applicant agrees with the conditions. The drafted conditions are listed under Conditions of Approval.

**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 15332 – In-fill Development.

**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 development 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 2020 Adequate Progress Annual Report accepted by City Council Resolution No. 2020-0326 on October 13, 2020.

### **Findings of Fact – Tentative Map**

1. None of the conditions described in Government Code §66474 exist with respect to the proposed subdivision as follows:
  - a. The proposed map is consistent with the General Plan Suburban Corridor land use designation, all applicable community and specific plans, and all other applicable provisions of the City Code.
  - b. The design of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, and all other applicable provisions of the City Code.
  - c. The site is physically suitable for the type of development.
  - d. The site is physically suitable for the proposed subdivision.
  - e. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidable 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 will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan land use designation of Suburban Corridor designation and all applicable community and specific plans as well as 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].
5. The City has considered the effect of the approval of this tentative subdivision 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].
6. The local flood management agency has made adequate progress (as defined in California Government Code §65007) on the construction of a flood protection system what will result in flood protection equal to or greater than the urban level of flood protection.

### **Recommended Conditions of Approval – Tentative Map**

#### **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 Parcels A and B, 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.

### **Department of 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. 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.

### **Electrical**

6. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

### **SMUD**

7. SMUD has existing overhead 12kV facilities along south side of Fruitridge Rd & on the parcel 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.
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. 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.).
12. 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.
13. 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>
14. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
15. 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.

#### **Sacramento Area Sewer District**

16. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD'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 or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.
17. 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 installation 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."

#### **Sacramento Regional County Sanitation District**

18. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the filing and recording of the final map. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or email [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com).

#### **Department of Utilities**

19. The applicant shall grant and reserve easements, as needed, for water, drainage, 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 Parcel Map: "Reciprocal easements for utilities, drainage, water 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.”

20. Current records indicate that an existing water service is being shared among Parcels A and Parcel B. The applicant shall locate, verify, and provide a drawing to the Department of Utilities showing all utility services to the existing buildings on Parcel A and Parcel B. The proposed map will require a separation of water services to the satisfaction of the DOU. (Note: A private maintenance agreement may be required for common water, and/or drainage services between Parcels A and Parcel B.)

### **Fire Department**

21. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1, 507.5.1)
22. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). CFC 503.2.5
23. In order to comply with items 1 and 2 (maintaining adequate access for both structures), a reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.
24. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record 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.

### **Advisory Notes:**

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

- ADV 1. 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.

ADV 2. The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity.

ADV 3. There is currently a City water main and associated 5-ft water easement located throughout Parcel A and Parcel B. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water pipelines or anywhere within the associated utility easements.

ADV 4. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

ADV 5. The Sacramento Area Sewer District (SASD) 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 SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

ADV 6. ONGOING: The existing building is currently connected to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards and Specifications apply to any onsite and offsite public sewer construction.

ADV 7. ONGOING: SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. Demolishing of the building may require replacing the existing 4-inch lower lateral to a 6-inch lower lateral.

Respectfully Submitted: Angel Anguiano

Angel Anguiano  
Assistant Planner

Reviewed By: Marcus Adams

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.

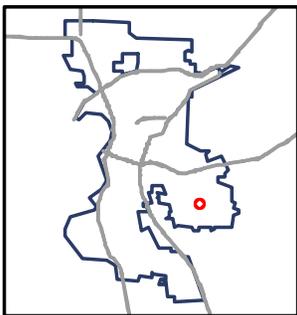


32ND AVE

POWER INN

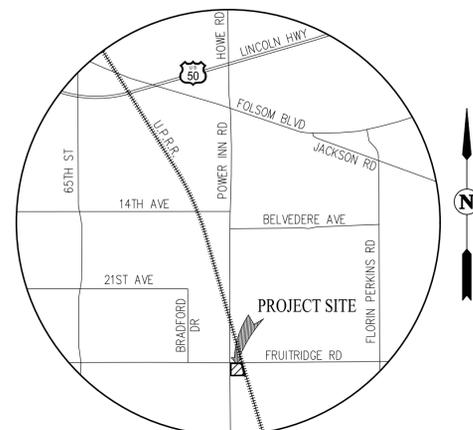
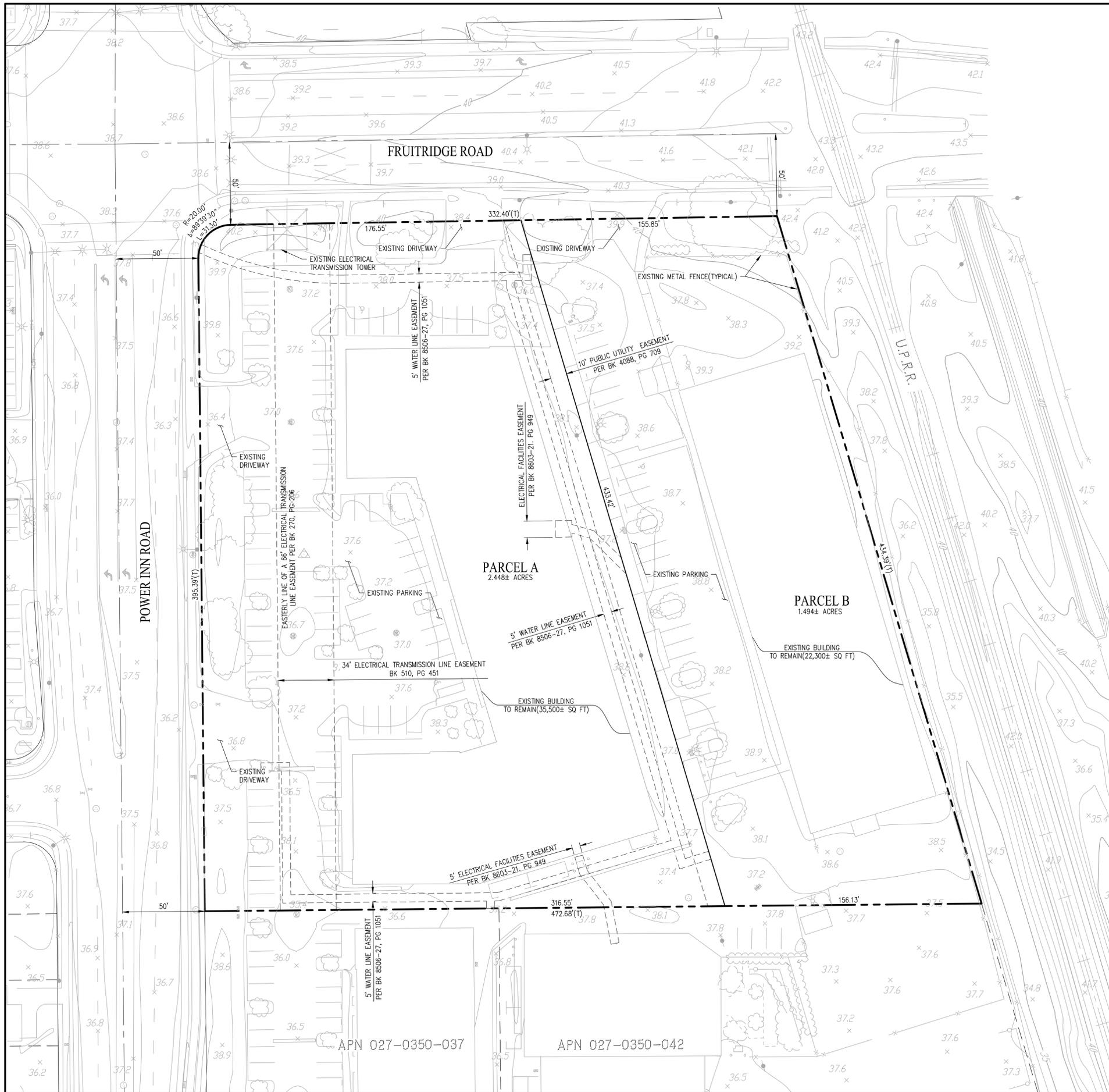
FRUITRIDGE

Project Location



**Z21-017**  
**Vicinity Map**  
**8140 Fruitridge Road**





**VICINITY MAP**  
NOT TO SCALE

**GENERAL NOTES:**

1. OWNER: FULLER INDUSTRIAL PARK I, LLC  
155 CADILLAC DRIVE, SUITE 100  
SACRAMENTO, CA 95825  
CONTACT: TODD KRAENZEL  
PHONE: (916) 381-8113
2. CIVIL ENGINEER/APPLICANT: MSA/A CBG COMPANY  
1430 BLUE OAKS BOULEVARD, SUITE 110  
ROSEVILLE, CA 95747  
CONTACT: ADAM FORTH  
PHONE: (916) 788-4456
3. EXISTING USE: MIXED USE COMMERCIAL
4. SUBDIVISION AREA: 3.94 AC±
5. NUMBER OF LOTS: 2 LOTS
6. THIS PROPERTY LIES IN THE JURISDICTION OF:
  - IMPROVEMENTS  
CITY OF SACRAMENTO
  - WATER  
CITY OF SACRAMENTO
  - SANITARY SEWER  
CITY OF SACRAMENTO
  - DRAINAGE  
CITY OF SACRAMENTO
  - ELECTRIC SERVICE  
SACRAMENTO MUNICIPAL UTILITY DISTRICT
  - GAS SERVICE  
PACIFIC GAS & ELECTRIC
  - TELEPHONE SERVICE  
AT&T
  - K-12 SCHOOL DISTRICT  
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
  - FIRE DISTRICT  
CITY OF SACRAMENTO
  - PARK DISTRICT  
CITY OF SACRAMENTO
7. ASSESSOR'S PARCEL NUMBER: 027-0083-006
8. ZONING: EXISTING: C-2 GENERAL COMMERCIAL  
PROPOSED: C-2 GENERAL COMMERCIAL
9. ALL EXISTING BUILDINGS SHALL REMAIN.
10. THERE ARE NO PROPOSED IMPROVEMENTS WITHIN THIS TENTATIVE PARCEL MAP.
11. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.

**ABBREVIATIONS**

AC	ACRES
BK	BOOK
EX	EXISTING
PG	PAGE
±	PROPERTY LINE
RW/ROW	RIGHT OF WAY
(T)	TOTAL

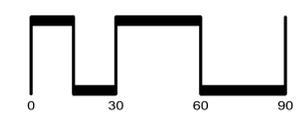
**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING EASEMENT
	PROPOSED PARCEL

**TENTATIVE PARCEL MAP**

**8140 FRUITRIDGE ROAD**

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
SCALE: 1" = 30' DATE: NOVEMBER 3, 2020, REVISED APRIL 20, 2021



SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**1**  
OF 1 SHEETS

JOB NO.: M007-000