

THIS IS A 2 PART FORM
WRITE ON A FIRM SURFACE

USE BLACK INK BALL POINT PEN — PRESS FIRMLY
SIGN PERMIT APPLICATION

CONSTRUCTION LENDING AGENCY

SITE ADDRESS

SUITE

INSR. AREA

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, C.V.C.)

Lenders Name _____
Lenders Address _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class C-45 Lic. Number 8680011
Date 10-18-00 Contractor Sigel Design Inc En CD
(Signature)

OWNER - BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500/000).

I, as owner of the property or my employees with wages as their sole compensation will do the work and the structure is not intended or offered for sale (Sec. 7042, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or herself or through a family member, employee, provided that such improvements are not intended or offered for sale. If, however, the building improvement is sold within one year of completion, the owner/builder will have the burden of proving the fact that he/she is exempt from the purpose of said law.

I, as owner of the property, am exclusively contracting with licensed contractor to construct the project (Sec. 7041, Business and Professions Code). The Contractors License Law does not apply to a general contractor who builds or improves thereon and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Section _____ of the Contractors License Law.

In issuing this building permit, the applicant represents, and the City relies on the representation of the applicant that the applicant verified all measurements and decisions shown on the application or accompanying drawings, and that the applicant is to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize an illegal building or an improvement in an address or location or a change in the character or use of a structure.

I certify that I have read this application and that all information is correct. I agree to comply with all laws, ordinances, and rules relating to building construction and hereby authorize representative of this city to enter upon the above-captioned property for inspection purposes.
Date 3/2/00 Signature of Applicant or Agent [Signature]

4221 Rayley Blvd PERMIT NO. 0062965 #41C
 ASSESSOR PARCEL NO. 237-0173-026 ADDRESS
 NAME OF APPLICANT
 LICENSED CONTRACTOR
 BUSINESS OWNER Chaveron Roducks PO. Box 6004 Sanderson
 SIGN INFORMATION

ATTACHED INTERIOR/ELECT. SINGLE FACED
 ILLUMINATED NON-ILLUMINATED BILLBOARD/SUBDIVISION
 INDIVIDUAL LETTERS PAINTED ON BUILDING LOGO
 SIGNETAL POLE DOUBLE FACED
 PLASTIC MOUNTMENT VINYL/GATOR FOAM
 WOODEN PROJECTING RE-FACE
 SIGN COPY (Clansley Sign)
 SIGN COPY Chaveron
5-21305

CITY OF SACRAMENTO PERMIT SERVICES
 BUILDING INSPECTION DIVISION 264-7619
 WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation as provided for by Section 3700 of the Labor Code for the performance of work to be done on the permit as issued.
 I have and will maintain a workers' compensation policy that is approved by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation identification card number and policy number are Cal Comp
 Carrier W99ALC 4104
 Policy Number W99ALC 4104

This section need not be completed if the permit is for one hundred dollars or less. I certify that in the performance of the work for which this permit is issued I shall not employ any person or any amount so as to become subject to the workers' compensation laws of California and agree that I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with these provisions.
 Date 3/2/00 Signature [Signature]

DATE OF PERMIT EXPIRES	DATE RECEIVED
OTHER	DATE
TOTAL FEES \$	RECEIVED
	DATE
	DATE
	DATE
	DATE
	DATE
	DATE
	DATE
	DATE
	DATE
	DATE

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS.

Amended by Staff September 23, 1999
ATTACHMENT 1:

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
CHEVRON STATION #9-1069 @ 4221 RALEY BLVD.
SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL ZONE.**

**APN: 237-0173-036
(P98-128)**

At the regular meeting of August 26, 1999, 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. Exempt pursuant to CEQA Section 15302 (b);

B. Recommended approval of the Rezone for 0.73± developed acres from Highway Commercial(HC) zone to General Commercial-Review(C-2R) zone and forwarded to City Council;

C. Approved the Plan Review to construct a gasoline station/ convenience market in the General Commercial- Review (C-2R) zone;

D. Approved the Special Permit to operate a 24 hour convenience market within 500 feet of a residential area on 0.73± developed acres;

E. Approved the Special Permit to sell beer and wine for offsite consumption;

F. Approved the Variance to reduce the required minimum interior sideyard setback from 7.5 feet to one foot.

G. Approved the Variance to allow two free standing signs within 300 feet of one another on the same parcel.

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

FINDINGS OF FACT

A. **Categorical Exemption:** the City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15302 (b) of the CEQA Guidelines.

THIS COPY

C. **Plan Review** to construct a gasoline station/ convenience market in the General Commercial- Review (C-2R) zone

1. The Plan Review, as conditioned, is granted upon sound principles of land use in that:
 - a. The proposed development is consistent with the General Plan and the North Sacramento Community Plan;
2. The Plan Review, as conditioned, will comply with zoning code requirements, in that:
 - a. The property involved is of adequate size and shape to accommodate the proposed use;
 - b. The building and fuel canopy meet the required building coverage, setback, and parking area.
3. The Plan Review, as conditioned, will not be detrimental to the public health and welfare in that:
 - a. The facilities, including utilities, driveways, sanitation and drainage meet the City standards.

D. **Special Permit** to operate a 24 hour convenience market within 500 feet of a residential area on 0.73± developed acres in the General Commercial (C-2) zone;

1. The Special Permit, as conditioned, is granted upon sound principles of land use in that:
 - a. 24 hour commercial uses within 500 feet of a residential district are permitted uses in the C-2R zone subject to the granting of a Special Permit by the City Planning Commission; and
 - b. Sufficient parking is available for employees, and visitors.
 - c. The project will utilize a commercially built location.
 - d. The project will not adversely affect the surrounding land uses.

2. The Special Permit as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
 - a. The operation of the 24 hour convenience market would be in accordance with the Police Department requirements;
 - b. The operation of the 24 hour convenience market would meet the concerns of the surrounding residential community;
3. The Special Permit as conditioned, complies with the objectives of the General and North Sacramento Community Plan in which it is to be located in that:
 - a. The project will not alter the present or anticipated density of the subject site or region; and
 - b. The project will carry out the goals of the Sacramento General Plan and North Sacramento Community Plan.

E. **Special Permit** to sell beer and wine for offsite consumption.

1. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
 - a. The owners will limit the hours of the sale of beer and wine.
 - b. The owner will control how the beer and wine will be sold to avoid the possibility of loitering on the premises.
 - c. The owner will meet the requirements of the Police Department.

F. **Variance** to reduce the required minimum interior sideyard setback from 7.5 feet to one foot.

1. The Variance, as conditioned, shall not extend a special privilege to the property owner in that:
 - a. Proper building design would include one hour exterior fire walls.
2. The Variance, as conditioned, will not be injurious to the public welfare, nor to property in the vicinity of the applicant in that:

- a. The building setback would prevent unwanted activity from occurring behind the building, as is presently the case.
 - b. A one hour fire would be provided as required by the Building Code.
3. The Variance, as conditioned, is in harmony with the general purpose and intent of the Zoning Ordinance and will not affect the General Plan or North Sacramento Community Plan in that:
- a. The proposed remodeled use would be an improvement to the surrounding area.
 - b. The proposed remodeled use is in conformity with the goals and policies of the Sacramento General Plan and the North Sacramento Community Plan.
- G. **Variance** to allow two free standing signs within 300 feet of one another on the same parcel.
1. The Variance, as conditioned, shall not extend a special privilege to the property owner in that:
 - a. There are presently two pole signs on the property.
 2. The Variance, as conditioned, will not be injurious to the public welfare, nor to property in the vicinity of the applicant in that:
 - a. The one detached sign at the street corner would be a monument sign which would have less light, glare and visual intrusion on the surrounding neighborhood.
 - b. The new sign would be required to comply with the Building Code
1. The Variance, as conditioned, is in harmony with the general purpose and intent of the Zoning Ordinance and will not affect the General Plan or North Sacramento Community Plan in that:
- a. The proposed monument sign would be an improvement to the surrounding area.

CONDITIONS OF APPROVAL

The Plan Review, Special Permits and Variance are hereby approved subject to the following conditions:

C. Plan Review**Planning**

- C1. The applicant shall provide bicycle security racks at the front of the business.
- C2. The parking areas must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used. The type and location of the cameras shall meet the satisfaction of the Police Department.
- C3. All landscaping shall be maintained as at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.
- C4. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
- C5. The owner/operator of the convenience store/gas station shall not allow non-customers to gather or loiter in or around the convenience store/gas station.
- C6. Applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as applicant's agents for the sole purpose of enforcing Section 602 (k) of the California Penal Code and that applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block letters: NO TRESPASSING VIOLATORS WILL BE PROSECUTED UNDER 602 (K) C.P.C.
- C7. The owner/operator shall be responsible for the removal of all litter generated by this business. The business premises shall be patrolled once a day for trash/litter.

- C8. The owner/operator of the convenience store/gas station shall be responsible for abatement/removal of any and all graffiti on the property within 48 hours. Neighborhood Services Department is available to assist the operator by providing information for preventative measures to reduce the occurrence of graffiti. Graffiti shall mean any unauthorized inscription, work, figure, or design that is marked, etched, scratched, drawn, or painted on or otherwise affixed to or on any surface.
- C9. The owner/operator of the convenience store/gas station shall maintain the grounds and landscaping areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and grass as needed if original landscaping dies.
- C10. The proposed new convenience store shall not be less than 40 feet to the existing vehicle fuel dispensing station canopy.
- C11. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
- C12. Increase the height of the berm in front and to the sides of the air/ water station facing Youngs Ave. from two feet to three feet.
- C13. The parapet wall on the west side of the building shall be as tall as the other three parapet walls or taller in order to hide the mechanical equipment and provide noise attenuation to adjacent residential unit to the west.

Public Works

- C14. Repair or replace existing deteriorated curb, gutter and sidewalk to the satisfaction of the Department of Public Works.
- C15. Applicant shall remove the two parallel parking spaces located adjacent to the southern property line.
- C16. Applicant shall remove the western most parking space adjacent to the store.
- C17. Applicant shall reduce the width of the existing driveway on Raley Boulevard near Youngs Avenue to 15' 18' and make it an entrance only driveway by angling the throat area of the driveway and by appropriate

signing and striping. The driveway shall be reconstructed to the satisfaction of the Department of Public Works.

- C18. Applicant shall comply with A.D.A. requirements in all respects.
- C19. All new driveways shall be constructed to City Standards to the satisfaction of the Department of Public Works.
- C20. ~~Applicant shall construct a median on Raley Boulevard adjacent to the subject site to the satisfaction of the Department of Public Works. The applicant shall construct a median on Raley Boulevard adjacent to the subject site. The median shall consist of a left-turn pocket from Raley Boulevard onto Youngs Avenue at its northern end and shall extend 75' beyond the southern property line of the subject site. The median shall be designed and constructed to the satisfaction of the Department of Public Works.~~
- C21. *The applicant shall provide an Irrevocable Offer of Dedication for the additional right-of-way required for the future widening of Raley Boulevard (approximately 10') to the satisfaction of the Department of Public Works.*
Advisory Note:

Advisory Note: Modifications to the existing street lighting system in the area may need to be part of the improvement plans due to any proposed improvements within the right of way.

Utilities

- C21. Stormwater quality control measures as specified in the draft "Best Management Practice Guide for Retail Gasoline Outlets" dated March, 1997 shall be incorporated into the development to minimize the increase of urban runoff pollutants and non-stormwater discharges.
- C22. These measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include source control measures.
- C23. 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.

- C24. 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).
- C25. The pad elevation for the convenience store shall be set based on the following guidelines:
- a. A minimum of one (1) foot above the highest adjacent back of curb grade.
 - b. Overland release in the general area, and
 - c. Conformity to existing adjacent pad elevations.
- C26. The finished floor elevation of the convenience store shall be 0.50 feet above the pad elevation.
- D. Special Permit for 24 hour operation
- D1. Two employees shall be working at the store at all times.
- D2. 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 per square foot at the surface of any walkway, alcove, passageway related to the project during the same hours.
- D3. The following minimum security standards shall be incorporated into the interior design of the building:
- a. Cashier station shall be raised to provide a noticeable height advantage to employees.
 - b. Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind spots.

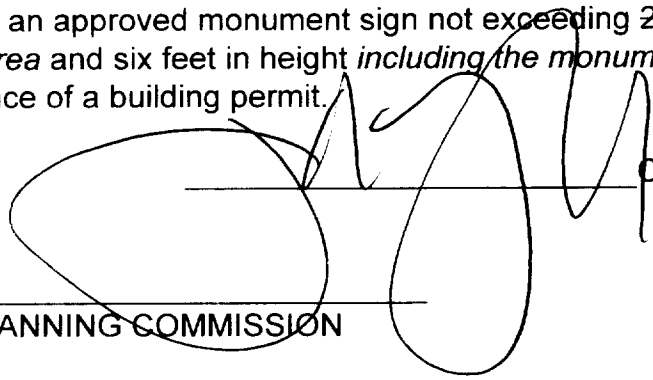
- c. Cold boxes shall be equipped with an audible enunciator to alert employees when the doors are opened.
 - d. The facility shall be equipped with UL approved money safes. Signs shall be prominently posted stating that employees do not have access to the safe.
 - e. The facility shall be equipped with remote locking devices to enable public entry doorway to be locked from cashier station.
- D4. A sign indicating a 24 hour emergency phone number and contact person shall be kept current and posted on the building.
- D5. The management and employees will not allow loitering on the premises.
- D6. The owners will meet the requirements of the Police Department.
- D7. All illegal activities observed on or around the business shall be promptly reported to the Police Department.
- D8. The applicant shall provide two working toilet facilities for use by the public. These rest rooms must be self-locking and the key must be available from the employees. Extra keys must be available in case of an emergency. Locks may be of the electronic remote control type. Interior rest rooms must be visible to attendants.
- D9. Any and all pay telephones at this site shall be located in the Store's interior with adequate signage to direct Public to telephone. No external phones at this site.
- E. Special Permit for Beer and Wine
- E1. Licensee shall post and maintain on the premises and in the parking lot used in conjunction therewith notices clearly visible to the patrons of the licensee and parking lot and to persons on the public sidewalk stating, in block lettering, the following: "UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. B & P Code 25612.5; C.P.C. 647E(A); S.C.C. 26.24(c)".

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- E2. Beer and wine products shall be secured during the hours of 11pm. and 6am.
- E3. Beer and wine shall be allowed between the hours of 6am and 11pm subject to the following conditions:
- a. All public telephones must be maintained in a manner consistent with City ordinances regulating pay telephones. This telephone is to be limited to outgoing call only.
 - b. Applicant shall work with the Licensing Coordinator of the Police Department to ensure that the property is posted for "No Loitering" in accordance with 602 (k) P.C. An agreement is to be filed with the Police Department which will allow officers to remove loiterers and applicants agreement to prosecute.
 - c. Two employees shall be working at the store from opening until closing everyday.
 - d. Alcoholic beverages may not be sold between the hours of 11pm and 6am.
 - e. Beer will not be sold in single containers, including quart and liter containers.
 - f. Signs listing conditions (i) through (v) shall be posted conspicuously inside the store.
 - g. The sale of alcohol shall be limited to beer and wine only, no hard liquor sales allowed.
 - h. The word beer, wine or liquor shall not appear in the name or on any signs.
 - i. No advertising of beer or wine sales shall be allowed on exterior signs or window signs on the site.
 - j. Wine coolers shall not be sold in quantities of less than factory packs of four.

- E4. There will be no sale of beer or wine between the hours of 11:00 p.m. and 6:00 a.m.
- E5. The doors on the beer and wine cooler area will be automatically locked at 11:00 p.m. and remain locked until 6:00 a.m.
- F. Variance for building setback
 - F1. One hour exterior fire walls will be required along the south and west property lines since the building setback is less than 20 feet to the property lines.
- G. Variance for second detached sign.
 - G1. The pole sign at the corner of Youngs Ave. and Raley Blvd. shall be replaced with an approved monument sign not exceeding ~~24~~50 square feet of sign area and six feet in height including the monument base before issuance of a building permit.

ATTEST:

Gary Stuchman
 SECRETARY TO CITY PLANNING COMMISSION



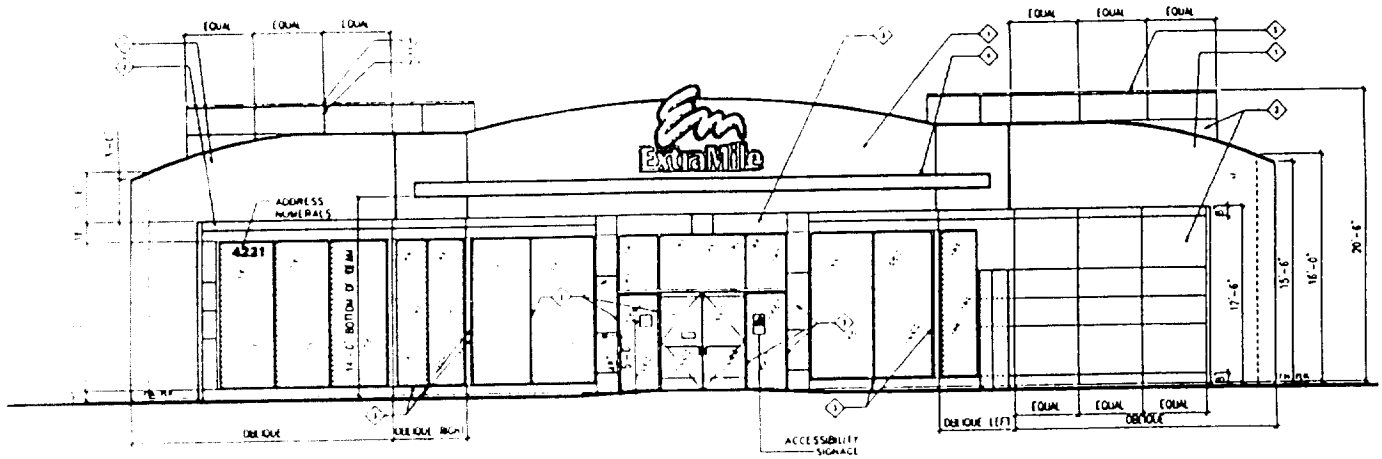
CHAIRPERSON

9-23-99
 Date

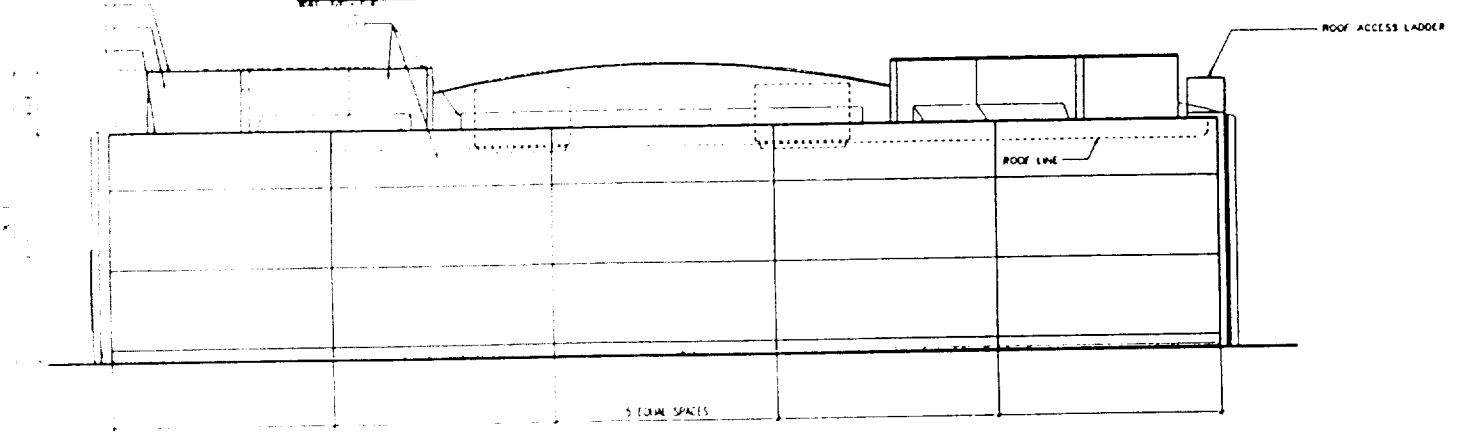
Attachments

- Exhibit 1A Site Plan
- Exhibit 1B Building Elevations- Front and Back
- Exhibit 1C Building Elevations- Left and Right Sides
- Exhibit 1D Canopy Elevations
- Exhibit 1E Floor Plan
- Exhibit 1F Landscape Plan

Exhibit 1B
Front and Back Elevations

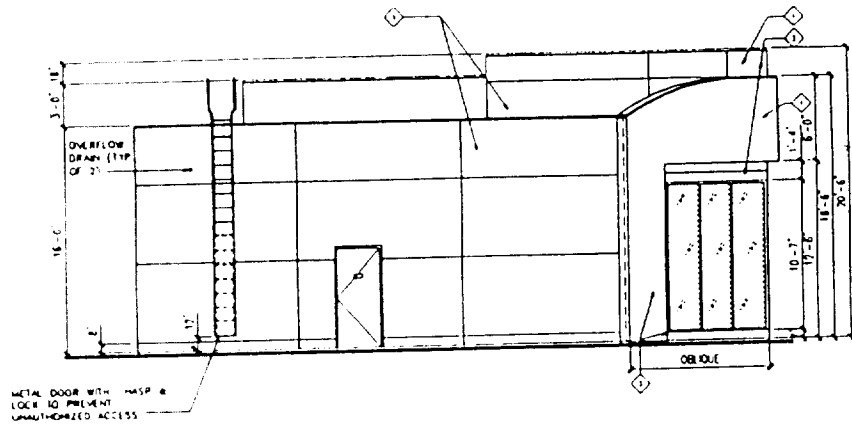


FRONT ELEVATION

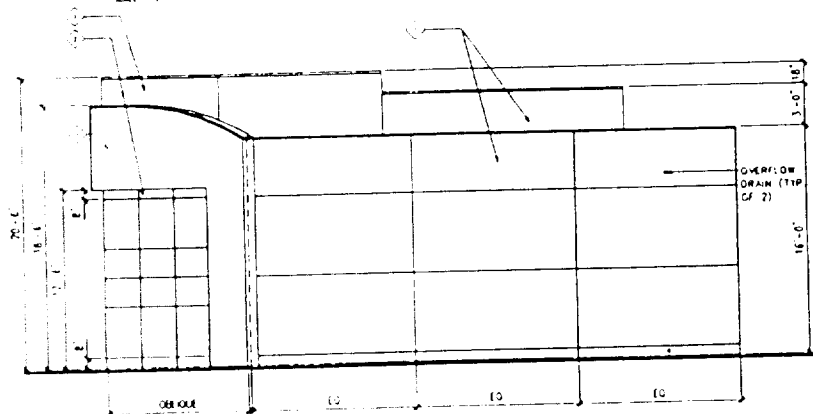


REAR ELEVATION

Exhibit 1C
Left and Right Elevations

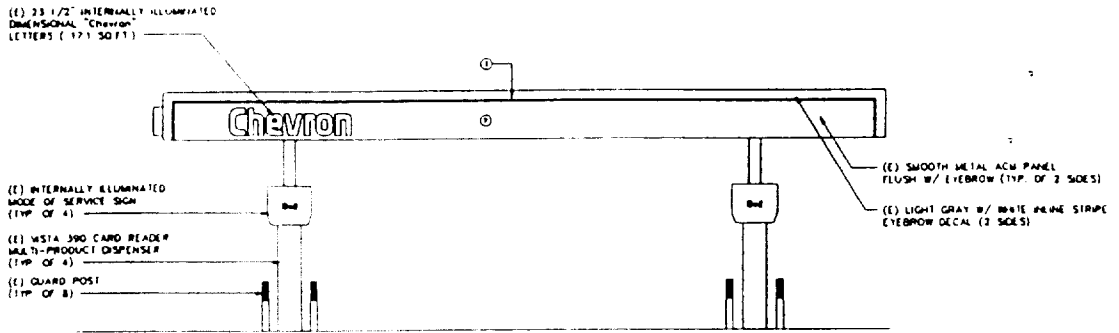


LEFT ELEVATION

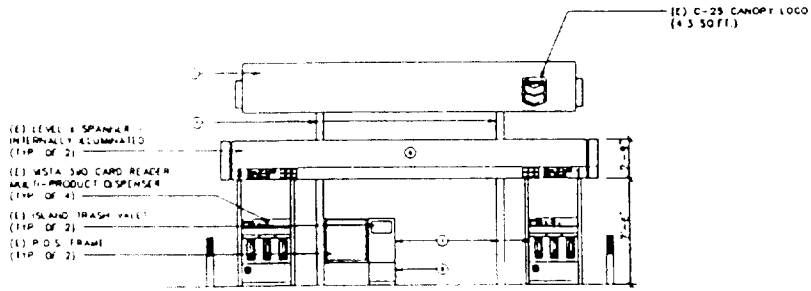


RIGHT ELEVATION

Exhibit 1D
Canopy Elevations

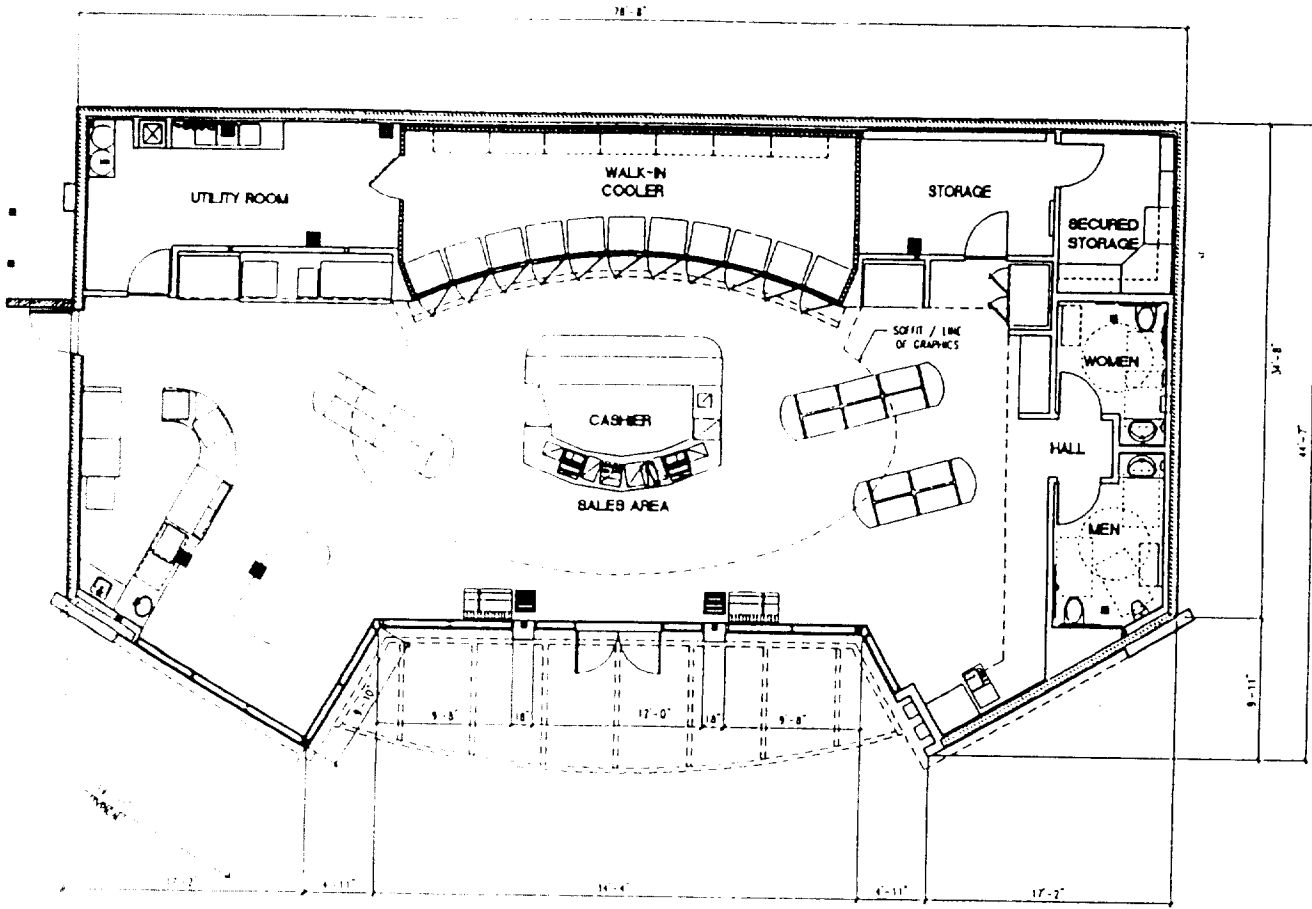


NORTH ELEVATION



EAST ELEVATION

Exhibit 1E
Floor Plan






- WALL LEGEND**
-  8"x8"x16" CONCRETE MASONRY UNIT
 -  2x4 WALLS
 -  3 1/2" INSULATED COOLER WALLS

Exhibit F
Landscape Plan

