

RESOLUTION NO. 1782

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 22, 1995

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT FOR
PROPERTY LOCATED AT 3333 DEL PASO
BOULEVARD (P95-027)(APN:252-0321-034)**

WHEREAS, the City Planning Commission on June 22, 1995, held a public hearing on the request for approval of a special permit to allow a 219 seat, 4,100 square foot church to be developed on 2.4± vacant acres at the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- 1. The Special Permit is hereby approved based upon the following findings of fact:**
 - a. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.**
 - b. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:**
 - 1) The proposed project does not exceed the maximum setback requirements;**

2) The proposed church use is compatible with the surrounding residential and industrial land uses in the area.

- c. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for residential land use.

2. The Special Permit for the proposed church is hereby approved subject to the following conditions:

- A. Driveway location and parking spaces/aisle dimensions that are to City standards shall be provided.
- B. Handicap parking spaces shall comply with the American Disabilities Act (ADA) requirements.
- C. The applicant will be required to provide a standard driveway to the satisfaction of the Traffic Engineer. The location of this driveway shall be coordinated with the location of Craigmont Street and Hudson Way.
- D. The application will be required to provide verification of adequate stopping and sight distance at the driveway as per CalTrans requirements.
- E. Frontage improvements are required and should be coordinated with the City project to reconstruct the bridge over Arcade Creek.
- F. A minimum 40 foot easement shall be dedicated over the twin 72 inch drainage mains. Nor permanent structures shall be constructed over or within any existing or proposed easements. This easement shall be reviewed and approved by the Department of Utilities prior to recordation.
- G. Only one domestic water service will be allowed per parcel.
- H. Multiple fire services are allowed per parcel and may be required.
- I. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

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- J. Any new domestic water services shall be metered.
- K. A drainage study described in section 11.7 of the City Design and Procedures Manual is required. This study is to be approved by the Department of Utilities. Ten-year and 100-year water surface elevations for Arcade Creek are available upon request.
- L. 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).
- M. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
- N. On-site , post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase or urban runoff pollution caused by developing the area. BMP's may effect site layout and design. Therefore, BMP's must be included on the site plan. At a minimum, source control measures and on-site controls shall be implemented.

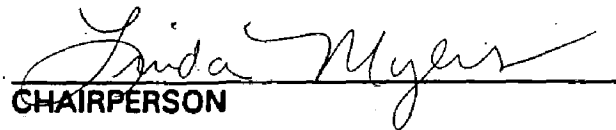
Refer to the City of Sacramento's draft "Guidance Manual for On-site Control of Urban Runoff Pollution at New Development", April 1993, for acceptable BMPs for post construction urban stormwater pollution control. All BMP's must be approved by the Department of Utilities.

- O. Evening activities/services shall end by 9:30 in order for traffic to disperse by 10:00 p.m. Sunday through Thursdays.

Advisory Note:

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.

Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for the acceptable BMPs to control erosion and sediment transport and pollution associated with construction activities. This manual is available from the Department of Utilities.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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