

AMENDED 8/27/98

P98-053

August 27, 1998

ITEM # 6
PAGE 12

Attachment C
NOTICE OF DECISIONS AND FINDINGS OF FACTS

NOTICE OF DECISION AND FINDINGS OF FACT FOR THE RALEY BLVD/SANTA ANA AVENUE STORAGE/OFFICE BUILDING PLAN REVIEW AND VARIANCE, LOCATED AT THE NORTH-EASTERN CORNER OF RALEY BLVD AND SANTA ANA AVENUE, IN NORTH SACRAMENTO, CALIFORNIA IN THE LIGHT INDUSTRIAL (M-1R) ZONE. (P98-053)

At the meeting of August 27, 1998, 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. Ratified the Negative Declaration;
- B. Adopted the Mitigation Monitoring Plan;
- C. Approved the Plan Review to construct the storage/office building facility on 8.97± vacant acres in the Light Industrial (M-1SR) zone.
- D. Approved the Variance to waive City's surfacing requirements for the storage yard.

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

FINDINGS OF FACT

- A. Negative Declaration: The Negative Declaration is approved for the proposed Warehouse buildings based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; and
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved for the proposed Warehouse Buildings based upon the following findings:

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1. One or more mitigation measures have been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit C-1;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec.21081.6; and
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Plan Review: The Plan Review to construct the storage/office building on a 8.97± vacant acre lot is hereby approved based upon the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - i) the proposed use is compatible with non-residential uses surrounding the site;
 - ii) adequate landscaping, parking and site design is provided.
 2. The project, as conditioned, will not be detrimental to the public welfare or result in the creation of a public nuisance in that:
 - i) the site design and building is compatible with the area and adequate landscaping will be provided.
 3. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for Heavy Commercial or Warehouse and Industrial uses, respectively.
- D. Variance: The Variance to waive the City's surfacing standards for a portion of the storage yard on a 8.97± vacant acre lot is hereby approved based upon the following findings of fact:
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
 2. Granting the variance does not constitute a use variance in that the surfacing

waiver is for the proposed use only and does not waive paving requirements if there is a change in land use.

3. The project is consistent with the Heavy Commercial or Warehouse land use designated by the General Plan for the site and the Industrial land use designated by the North Sacramento Community Plan.

CONDITIONS OF APPROVAL

- C. **Plan Review: The Plan Review to construct the storage/office building on a 8.97± vacant acre lot is hereby approved based upon the following conditions:**

Planning

- C1. Comply with the requirements of the Mitigation Monitoring Plan attached in Exhibit C-1.
- C2. Obtain all necessary building permits prior to construction.
- C3. The maximum square feet for the building shall be 35,000 sqft. Maximum of 25% of the square footage may be devoted to office usage.
- C4. The trash enclosure must meet all the requirements of the Zoning Ordinance, including perimeter landscaping, masonry walls, and a solid metal gate.
- C5. At least, two (2) bicycle parking facilities shall be provided on site.
- C6. Fifty percent shading shall be provided for the designated parking, maneuvering and driveway areas depicted on the site plan.
- C7. A minimum of 25 feet of landscape setback shall be provided along the entire Raley Blvd frontage and a minimum of 10 feet landscape setback shall be provided along Santa Ana Ave., to the first driveway (with the exception of the ADA accessibility section) as shown on the site plan. A detailed landscape and irrigation plan for review and approval of Planning staff shall be submitted prior to issuance of building permits. The landscape shall indicate compliance with the Water Conservation Ordinance and shall not block visibility of the building entrance from Raley Blvd.
- C8. The same color treatment used, subject to approval by Staff, shall continue at all elevations and shall be compatible to those of immediate surroundings.
- C9. All mechanical equipment as well as the trash enclosure shall not be visible from the streets.

- C10. Any fence proposed along the property lines shall be wrought-iron type and painted black or vinyl coated.
- C11. One detached sign is permitted for each parcel and two attached signs for each occupancy. The sign's area and height shall be in accordance with the City's Sign Ordinance, section 3.04.066 (a), sub-section 1 and 2. Detached sign shall be of the monument type. Attached signs could be artistic embellishments on building facades.
- C12. A minimum of 38 parking spaces shall be provided as indicated on the site plan including 2 handicap parking spaces.

Fire Department

- C13. Adequate fire flow must be demonstrated.
- C14. Looped fire hydrant system spaced 300 feet is required to meet Fire Dept's demands for suppression.
- C15. Applicant shall be required to pave the perimeter of the site, as indicated on the submitted site plan, for use by fire trucks. The width of the paved area shall be a minimum of 24 feet with a 45 feet turning radius.
- C16. Applicant shall provide an ~~concrete~~ **asphaltic** roadway around the building which may also be used for fire or emergency access.
- C17. The storage yard would be compacted and aggregate base laid down for semi trucks. The surface must be capable of supporting the imposed load of fire apparatus by the determination of the soil engineer. Findings of the determination shall be made available to the Fire Department prior to occupancy of the building.
- C18. The aisle width (the lane between the storage racks and the inventory) shall be 30 feet wide.
- C19. If property, and/or building is gated, a knox box shall be used.

Police Department

- C20. 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 shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.

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- C21. All landscaping shall be maintained at a maximum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.
- C22. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
- C23. Doorway in office space to be burglar proof/acrylic material or bollards installed in front of doorway.
- C24. If property is to be fenced, applicant shall apply for a Special Permit.

Public Works Department

- C25. All driveways shall be to City standards. The maximum driveway width according to City Code chapter 38 is 45 feet.
- C26. The minimum throat distance for the driveway located on Raley Blvd shall be 50 feet. Throat distance is that distance a vehicle must travel before being able to turn either right or left. Applicant shall provide adequate throat distance for the driveway on Raley Blvd as shown on the site plan, Exhibit C-2..
- C27. Prior to issuance of building permit, applicant shall submit a site plan to the **Planning Director** showing the ~~existing and~~ proposed improvements on **the attached Exhibit C-6 in the areas indicated as A, B, C, and D. These include the addition of an additional parking space (A) to replace the deleted space (B), placement of a "DO NOT ENTER" sign (C) and the widening of the driveway off of Santa Ana Avenue from 35 feet to 45 feet (D). ~~both sides of Raley Blvd. and Santa Ana. Include center lines, right-of-way lines, curb, gutter, sidewalk and driveway cuts.~~**
- C28. Applicant shall dedicate the 55 feet right-of-way necessary for the construction of Raley Blvd adjacent to the subject site. Applicant shall be expected to construct the appropriate curb, gutter, and sidewalk along Raley Blvd adjacent to the subject site as shown on Exhibit C-5.
- C29. Applicant shall be expected to construct/reconstruct the 38 feet of paving necessary to complete the portion of Raley Blvd adjacent to the subject site.
- C30. Repair or replace any existing deteriorated curb, gutter and sidewalk to the satisfaction of the Dept. of Public Works.
- C31. Applicant shall make any crown necessary to align the newly constructed section to the existing section of Raley Blvd.

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- C32. The driveway along Raley Blvd. shall be for ingress only and shall be signed as such.
- C33. Provide removable bollards on the fire access lane off of the Raley Blvd. driveway, **if deemed necessary by Fire Department.**
- C34. The applicant shall comply with A.D.A. requirements in all respects.

Building

- C35. Handicap accessible shall be provided at each exterior door per section 1001.9.1

Utilities

- C36. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C37. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1 foot above the 100-year HGL and approved by the Department of Utilities. Finished floor elevations shall be a minimum of 1.50 feet above the 100-year HGL and approved by the Department of Utilities. 100-year water surface elevations for Magpie Creek can be obtained from the Department of Utilities.
- C38. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded.
- C39. An on-site surface drainage system is required for the paved portion of the project 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). The preliminary plans for this site indicate that the graveled portion of the site surface drains to Magpie Creek. Prior to the issuance of grading, foundation and building permits, the applicant shall secure all necessary permits from the appropriate state and federal agencies for this surface drainage.
- C40. This project is greater than 5 acres (8.97 ± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (state Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water


Resources Control Board (SWRCP) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400.

- C41. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On site treatment control measures may affect the site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of standards for Design of New Development On-site Storm water Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.
- C42. The applicant must determine if they are required to obtain the State "NPDES General Permit for Storm water Discharges Associated with Industrial Activity". Applicant shall submit determination to the Department of Utilities for approval.
- C43. Frontage improvements (water, sewer, and drainage) within Santa Ana Avenue are required for the subject building permit.

Advisory Notes

1. 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.
 2. The Magpie Creek Diversion Improvement Project, Preliminary Wetland Delineation done by Environmental Science Associates, Inc. shows "Vernal Marsh" and "Seasonal Wetlands" areas within the subject lot.
 3. 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 non-site domestic, irrigation and fire suppression systems.
- D. **Variance:** The Variance to waive the City's surfacing requirements for a portion of the subject site is hereby approved subject to the following conditions:

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- D1. In the event that the proposed use changes, the variance shall be deemed expired. A new use may be required, subject to staff review, to provide a fully paved lot.
- D2. Applicant shall be required to pave the perimeter of the site, as indicated on the submitted site plan, for use by fire trucks. The width of the paved area shall be a minimum of 24 feet with a 45 feet turning radius.
- D3. Applicant shall pave the vehicle parking area, the area in the immediate vicinity of the building, as indicated on the site plan, and the truck loading areas.
- D4. The storage yard would be compacted and aggregate base laid down for semi trucks. The surface must be capable of supporting the imposed load of fire apparatus by the determination of the soil engineer. Findings of the determination shall be made available to the Fire Department prior to occupancy of the building.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION - (P98-053)

EXHIBIT C-6

30'
MIN.

GRAVEL

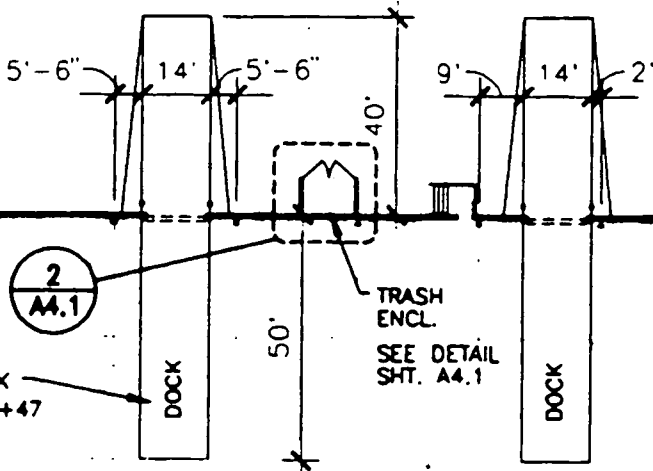
ASPHALT PAVING

6 7 8 9 10 11 12 13 14 15

350'

50'

(N)45'
DRIVEWAY



DOCK
EL. +47

TRASH ENCL.
SEE DETAIL SHT. A4.1

F.S.
EL. +51

(C)

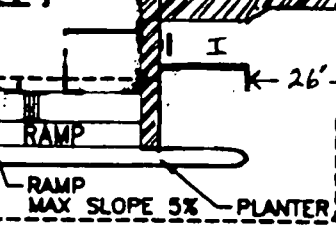
"DO NOT ENTER" SIGN

OFFICE
1600 S.F.

GAS METER

MSB

RAMP



RAMP

MAX SLOPE 5% - PLANTER

F.G.
EL. +49

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(A)

SCAPE

25'
LANDSCAPE
SETBACK

R=31.00
L=48.28'

1
A1.0
2
A1.0

139.15

N06-20'42" W

13.93'
N89-02'00" E