

P99-100 - Childcare- Millcreek

- REQUEST: A. Environmental Determination: Negative Declaration
- B. Mitigation Monitoring Plan
- C. Special Permit to construct a day care center consisting of 8,320 square feet one 1.7 vacant acres in the Creekside Oaks Planned Unit Development in Single Family Residential Planned Unit Development (R-1 PUD) zone.

LOCATION: SW corner Truxel Rd. and Millcreek Dr.
APN: 274-0410-024
South Natomas Community Plan
Natomas Unified School District
Council District 1

APPLICANT:	Jack Molodanof, Sierra Holdings, LLC, 974-3355
OWNER:	Sierra Holdings, LLC 3600 American River Drive, #105 Sacramento, CA 95864
APPLICATION FILED:	August 4, 1999
STAFF CONTACT:	Doug Holmen, (916) 264-8267 E-mail: dholmen@cityofsacramento.org

SUMMARY:

The applicant is proposing to construct a day care center for approximately 148 children with a staff of 17. The project would require 36 parking spaces. The Community is in support of the proposed project. There are no issues of concern.

RECOMMENDATION:

Staff recommends approval of the Special Permit subject to conditions set forth herein. The proposed project is in conformity with the Sacramento General Plan and South Natomas Community Plan, and the City's Zoning Ordinance.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential
Community Plan Designation:	High Density Residential
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Multi-Family Residential-Planned Unit Development (R-3 PUD)

Surrounding Land Use and Zoning:

North: Apartments, R-2B-PUD
 South: Offices; OB-PUD
 East: Apartments; R-2A-PUD
 West: Merryhill School; R-3-PUD

Setbacks:	Required	Provided
Front:	50'	136'±
Side(St):	50'	68'±
Side(Int):	12.5'	59'±
Rear:	15'	140'±

Property Dimensions:	394' x 183'
Property Area:	1.75± net acres
Square Footage of Building:	8,320 square feet
Height of Building:	24 feet, 1 story
Exterior Building Materials:	Plaster
Roof Material:	Multi dimensional
Hours of Operation:	7:00a.m. to 7:00p.m.
Parking Provided:	34 spaces
Parking Required:	Determined by the City Planning Commission
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

The Creekside Oaks PUD was established by the City Council in 1984 (P83-124). It was amended by the City Council on March 4, 1997 (Resolution No. 97-124) to remove the requirement for Senior Housing and allow for pre-school and other uses by Special Permit for the subject site. The City Planning Commission, on February 21, 1997, approved the tentative map which established the existing 1.7± acre lot as well as approving the development of the Merryhill pre-school on the adjacent lot to the west (P96-078). The South Natomas Community supported these requests. The applicant is now requesting a Special Permit to develop a day care facility on the subject site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan: The proposed project is in conformity with the General Plan. The General Plan establishes policies which deal with Quality of Life, (Policy 1, Sec. 1-30). A private school may be considered as a positive contribution to the overall cultural composition of the community by providing additional educational opportunities.

South Natomas Community Plan: To ensure a high quality of development, the SNCP encourages projects to develop as planned unit developments (Implementing Policy B, page 2). The SNCP encourages the development of cultural amenities in office/business parks (Office/Business Parks - Policy L, p.16). The proposed day care facility may be considered as a positive contribution to the overall cultural composition of the community as a social and educational institution. Also each PUD should establish an overall architectural theme to provide consistency of design within each PUD, while allowing for design diversity between buildings, (Office/Business Parks - Policy M, p.16). The school's site layout and building design is consistent with the standards established for the Creekside Oaks PUD and the Merryhill school next door to the west.

The proposed school is a non-retail use which will be both physically and aesthetically compatible with the nearby development. Therefore, the proposed project is compatible with the Community Plan.

Creekside Oaks Planned Unit Development: The proposed development meets the conditions of the Creekside Oaks PUD and the conceptual plan for the site as submitted as part of the Creekside Oaks PUD amendment and approved by the City Council (Resolution No. 97-124).

C. Site Plan Design/Zoning Requirements

1. Setbacks

The proposed project meets or exceeds the required setbacks as defined in the Creekside Oaks PUD. The setback from Millcreek Drive is approximately 136 feet. The setback from Truxel is approximately 68 feet. The interior side setback is approximately 60 feet from the property line it shares with the Merryhill school.

The trash enclosure is situated on the west side of the front parking area which makes it convenient to get to. It is set back approximately 15 feet from the side property line.

2. Parking/Circulation

The number of parking spaces to be provided is determined by the Planning Commission for the Creekside Oaks PUD. The applicant is proposing to have 34 parking spaces, two of them handicapped spaces. The parking requirement for day care centers in general is one space for every eight children. If this project was in an area not guided by PUD guidelines, 19 parking spaces would be required by the Zoning Ordinance. The PUD guidelines require one bicycle space for every 20 required automobile spaces, 50 percent of which shall be Class I facilities for the Office Zone. Although this is not an office use, there will be 17 staff on site. To promote alternative transportation modes, it is staff's recommendation that two Class I bicycle facilities be provided. The parking lot will need to meet the 50% shading requirement of the Zoning Ordinance.

Regional Transit is planning to provide light rail service along the median on Truxel Road at some future point in time. The proposed project would not affect those future plans. A transit stop is planned for West El Camino Avenue and Truxel Road.

3. Landscaping

A landscaping plan was not submitted as part of the application. A detailed landscape and irrigation plan which conforms to the Creekside Oaks PUD will need to be reviewed and approved by staff prior to the issuance of a building permit.

The proposed project meets the required 25' landscaped setback from Mill Creek Drive. The landscaped setback from Truxel Road requirement is 50'. The proposed project site plan shows a 25' landscaped setback

with a fire lane in the remaining 25' setback area. This fire lane should have pavers which will allow planting of not less than 50% of the area. A "checkerboard" effect of pavers and grass, for example, would be adequate to meet the landscape setback requirement and the fire lane requirement, and also benefit the surrounding environment by reducing the sun's heat on the surface.

4. Signage

The applicant is proposing to have one illuminated monument sign at the corner of Truxel Road and Mill Creek Drive which will measure six feet in height by four feet long, and one sign over the front entrance to the building. There are no dimensions for the signage over the front entrance. The applicant is required to get staff approval for the signage. The number of signs meets the requirements of the Sign Ordinance and the Creekside Oaks PUD signage guidelines. The construction of the signs would need to meet the requirements of the Creekside Oaks PUD guidelines.

D. Building Design

The proposed building design consists of cement plaster walls with asphalt shingle roof. Fascia boards would be redwood. The roof would have large louvered dormer vents on the north and south sides, smaller dormer roof vents (two per side) on the east and west sides of the roof. The building would be painted Ivory and Nantucket Dune with Colonial Red trim. The roof shingles would be a "shadow grey" color. The windows would be aluminum. The entrance would have tiles on the sides and the top.

The building design and colors match the building design and colors of the Merryhill school next door to the west, and the other buildings in the surrounding area.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address what procedures need to be

followed should archeological significant objects are found. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

The proposed project was sent to the following associations: Natomas Community Association, Natomas Journal, Discovery Village Homeowners, and the South Natomas Business Association. The South Natomas Community Association supports and encourages the provision of child care at this location.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received have been incorporated as conditions of the Special Permit.

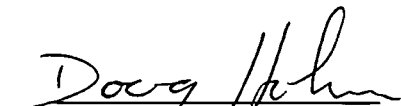
PROJECT APPROVAL PROCESS: The City Planning Commission has the authority to ratify the Negative Declaration and approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit.

Report Prepared By,

Report Reviewed By,


Doug Holmen, Associate Planner


Scot Mende, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Site Plan

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Exhibit 1C	Floor Plans
Exhibit 1D	South and West Elevations
Exhibit 1E	North and East Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
Childcare- Millcreek, LOCATED AT SW corner Truxel Rd. and Millcreek Dr.
SACRAMENTO, CALIFORNIA IN THE ZONE. (P99-100)
APN 274-0410-024**

At the regular meeting of November 18, 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. **Ratified the Negative Declaration;**
- B. **Approved the Mitigation Monitoring Plan;**
- C. **Approved the Special Permit to construct a day care center consisting of 8,320 square feet on 1.7 vacant acres in the Creekside Oaks PUD zoned Multi-Family Residential- Planned Unit Development (R-3-PUD).**

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 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;
 - 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 based upon the following findings:
 - 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 1A ;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Special Permit The Special Permit to construct a day care center consisting of 8,320 square feet on 1.7 vacant acres in the Creekside Oaks PUD zoned Multi-Family Residential- Planned Unit Development (R-3-PUD) is approved based upon the following findings:
1. The project is based upon sound principles of land use in that:
 - a. the proposed use will not adversely affect the peace and general welfare of the surrounding residential and commercial neighborhood;
 - b. the proposed use as conditioned is in conformity with the Creekside Oaks PUD Development Guidelines as amended.
 2. The project will not be detrimental to the public welfare and result in the creation of a public nuisance.
 3. The project is consistent with the General Plan Quality of Life Policies to enhance and maintain the quality of life, in that the day care center enhances the social and educational well being of people.
 4. The project is consistent with the South Natomas Community Plan in that the proposed day care facility may be considered as a positive contribution to the overall cultural composition of the community as a social and educational institution.

CONDITIONS OF APPROVAL

- C. The Special Permit for the proposed day care facility is hereby approved subject to the following conditions:

Planning Division

- C1. Provide two Class I bicycle facilities.

- C2. Provide 50% shading for the parking lot pursuant to the shading requirement as defined in the Zoning Ordinance.
- C3. Provide a detailed landscape and irrigation plan which conforms to the Creekside Oaks PUD for staff approval prior to the issuance of a building permit.
- C4. Provide pavers with grass in between in a checkerboard fashion in the proposed fire lane area as part of the landscaped setback requirement as defined in the Creekside Oaks PUD.
- C5. Provide a signage plan which conforms to the Creekside Oaks PUD for staff review and approval prior to issuance of a building permit.

Building Division

- C6. One side of the fence to the play area shall not be less than 50 feet from the school building per UBC Section 1007.3.11 for safe dispersal area.

Public Works Department

- C7. Repair or replace existing deteriorated curb, gutter, and sidewalk to the satisfaction of the Department of Public Works.
- C8. Applicant must conform to A.D.A. requirement of the U.B.C. requirements. The access aisle must be 9' wide for the handicapped parking stall to be considered van accessible.

Utilities Department

- C9. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
- C10. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C11. Multiple fire services are allowed per parcel and may be required.
- C12. 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. At a minimum, one foot off-site contours within 100' (400') of the project boundary are

required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

- C13. 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.
- C14. The on-site drainage system shall be designed for 0.50 cfs/acre with the HGL at or below the crown of the pipe. The pad elevation shall be determined based on the following guidelines:
- a. minimum of one (1) foot above the highest adjacent crown elevation of the road,
 - b. overland release in the general area, and
 - c. conformity to existing pad elevations The finished floor elevation shall be 0.50 feet above the pad elevation.
- C15. 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).
- C16. 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 plan, and prepare plans to control urban run-off pollution from the project site during construction.
- C17. 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 draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.

- C18. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.

Advisory notes:

Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine the pressure and flow supplied by the public water distribution system. This information may be used to design the on-site domestic, irrigation and fire suppression systems. The water supply test can be requested through the Department of Utilities phone 264-1430.

Per the July 6, 1998 FIRM (Flood Insurance Rate Map), these parcels are located in a shaded Zone X area, defined as areas protected from the 100-year flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods.

Fire Department

- C19. Develop Fire Flow.
C20. Knox Box access is required.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P99-100)

- Exhibit 1A Mitigation Monitoring Plan
Exhibit 1B Site Plan
Exhibit 1C Floor plans
Exhibit 1D South and West Elevations
Exhibit 1E North and East Elevations

Recording
Not
Required

-
-
-

MITIGATION MONITORING PLAN

FOR

Childtime- Millcreek Day Care Center

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Planning Division

Date:
November 18, 1999

Adopted By:
City of Sacramento, Planning Commission

Date:

Attest:

Secretary

**CITY OF SACRAMENTO
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Department of Neighborhoods, Planning and Development Services, Planning Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Childtime-Millcreek Day Care Center/ P99-100
Applicant Name: Sierra Holdings, LLC
Address: 3600 American River Drive
Sacramento, CA 95864

Project Location / Legal description of Property (if recorded):

SW corner of Truxel Road and Millcreek Drive

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on cultural resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measure as prescribed by this Plan shall be funded owner/developer identified above.

The applicant is proposing to construct a day care center for approximately 148 children with a staff of 17. The project would require 36 parking spaces. The Community is in support of the proposed project. There are no issues of concern.

SECTION 3: PLAN COMPONENTS

A. CULTURAL RESOURCES

MITIGATION MEASURE:

1. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any

archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

Department of Neighborhoods, Planning and Development Services, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM:

Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted in the event that any archeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Planning Division shall be notified in case of an archeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological or historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Planning Division for approval.

