

RESOLUTION NO. 2018-0487

Adopted by the Sacramento City Council

December 11, 2018

Adopting Finding of Fact and Approving the Sacramento Self Storage and Tentative Map for Woodlake Development Project (P17-063)

BACKGROUND

- A. On September 27, 2018, after conducting a public hearing, the City Planning and Design Commission passed a motion to deny the Sacramento Self Storage and Tentative Map for Woodlake Development (P17-063).
- B. On October 2, 2018, the applicant filed an appeal of the City Planning and Design Commission decision, pursuant to Sacramento City Code section 17.228.900.J.
- C. On December 11, 2018 after giving notice as requested by the Sacramento City Code section 17.812.010 (2)(b), the City Council conducted a public hearing on the Project, receiving and considering evidence concerning it.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Sacramento Self Storage and Tentative Map for Woodlake Development Project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A&B. Environmental Determination: Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan (MMP) for the Sacramento Self Storage and Tentative Map for Woodlake Development Project has been adopted by Resolution No. 2018-0486.

C. Tentative Map to subdivide approximately 14.47 acres into four parcels is **approved** based on the following findings:

- 1. None of the conditions described in Government Code section 66474 exist with respect to the proposed subdivision as follows:

- a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, 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 density of development;
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably 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 and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and 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).

D. Flood Protection Finding: The project site is within an area for which the local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood hazard zone, intended to be protected by the system, as demonstrated by 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 accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2018 Adequate Progress Annual Report accepted by City Council Resolution No. 2018-0445 on November 20, 2018.

Conditions of Approval

- C. Tentative Map** to subdivide approximately 14.47 acres into four parcels is **approved** based on the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P17-063). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works

GENERAL

- C1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
- C2. 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 1, 2, 3 and 4, at no cost, at the time of sale or other conveyance of either parcel.
- C3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P17-063).
- C4. Show all continuing and proposed/required easements on the Parcel Map.
- C5. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Public Works.

PUBLIC WORKS

- C6. 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. The City shall determine improvements required for each phase prior to recordation of each phase. 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 street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along Expo Parkway and Leisure Lane per City standards and to the satisfaction of the Department of Public Works.
- C7. Dedicate and construct full frontage improvements along Leisure Lane along the frontage of the project per City standards and to the satisfaction of the Department of Public Works. Leisure lane shall have separated sidewalks where no improvements are constructed transitioning to connect with the existing attached sidewalk. Leisure lane shall be constructed as a minor collector section with no parking.
- C8. The applicant shall pay a fair share contribution totaling \$45,000 for the future installation of a traffic signal at the intersection of Leisure Lane, Expo Parkway, Slobe Avenue and Canterbury Road to the satisfaction of the Department of Public Works.
- C9. The applicant shall install a mid-block crossing along Expo Parkway to facilitate pedestrian crossings to the satisfaction of the Department of Public Works. The installation of the mid-block crossing shall include two ADA-compliant curb ramps on either side of Expo Parkway, any needed striping, signage and any needed treatments consistent with the City's Pedestrian Crossing Guidelines and to the satisfaction of the Department of Public Works.
- C10. This project requires street lighting on Leisure Lane. The Expo Parkway frontage has existing street lights and no additional lights will be required.
- C11. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
- C12. 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.

SMUD

- C13. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.
- C14. 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.
- C15. 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.
- C16. 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.).
- C17. 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.
- C18. 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>.

DEPARTMENT OF UTILITIES

- C19. The applicant shall grant and reserve easements as needed, for drainage and sanitary sewer facilities, 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 Final Map: "Reciprocal easements for utilities, drainage, sanitary sewer 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."

REGIONAL SANITATION

- C20. 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 issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.

FIRE

- C21. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3.
- C22. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

Note: Appendix C, Table C105.1 has been amended by the City of Sacramento so that the required number of hydrants is based on the required GPM of Table B105.1 before any allowed fire sprinkler reduction with modified spacing distances between hydrants

- C23. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.
- C24. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.
- C25. 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:

1. The applicant shall prepare a drainage study for the overall development (Parcels 1-4) meeting the criteria specified in the current Design and Procedures Manual, for review and approval by the DOU. The drainage study shall be consistent with the existing Sump 151 Storm Drain Masterplan for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
2. Parcel 3 is not contiguous to an existing public sewer main. The property owner/developer shall construct off-site sewer main extensions as determined by the DOU.
3. Parcels 2 and 4 are not contiguous to an existing public drainage main. The property owner/developer shall construct off-site drainage main extensions as determined by the DOU.
4. The City of Sacramento (City) 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 City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).
5. 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
6. As per City code, the applicant will be responsible to meet his/her obligations regarding:

Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$22,174. This project proposes a total 138,586 square feet of Industrial development. The PIF due on this project is based on Housing Incentive Zone Industrial Rate of \$0.16 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Table of Contents:

Exhibit A - Tentative Map

Adopted by the City of Sacramento City Council on December 11, 2018, by the following vote:

Ayes: Members Carr, Guerra, Jennings, Schenirer, Warren and Mayor Steinberg

Noes: Members Hansen and Harris

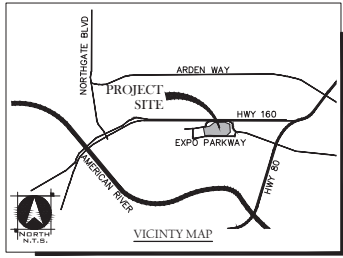
Abstain: None

Absent: Member Ashby

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2019.02.21 10:17:37
-08'00'

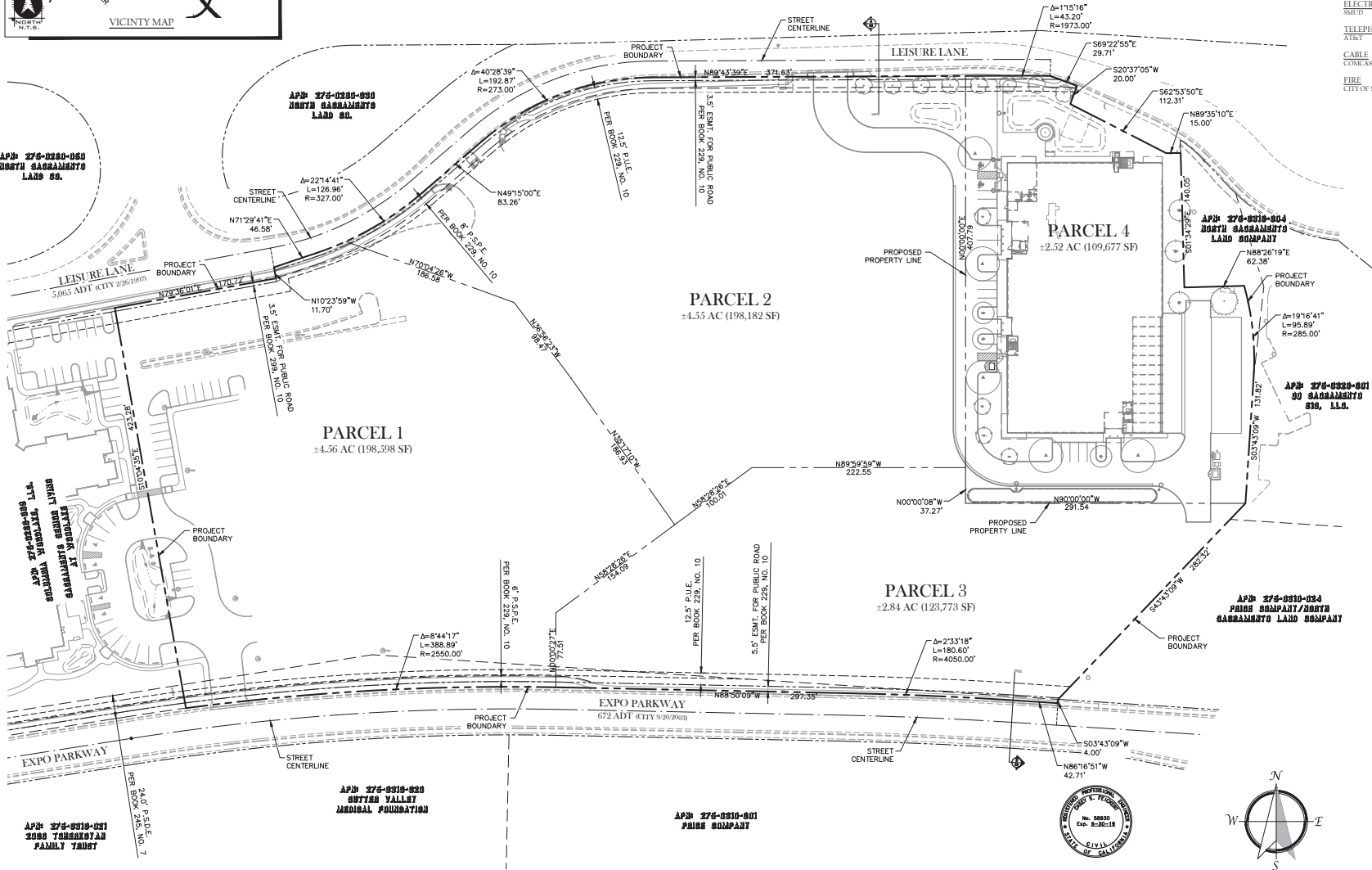
Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.



TENTATIVE PARCEL MAP
 PARCEL 2 - BOOK 229 OF PARCEL MAPS - PAGE 10
SACRAMENTO SELF STORAGE
 500 LEISURE LANE
 SACRAMENTO, CA

UTILITY PROVIDERS	PROJECT INFORMATION
PARK DISTRICT CITY OF SACRAMENTO	PROJECT ADDRESS 500 LEISURE LANE SACRAMENTO, CA
SCHOOL DISTRICT TWIN RIVERS UNIFIED SCHOOL DISTRICT	PROJECT APN 275-0280-010
WATER CITY OF SACRAMENTO WATER	OWNER COLUMBIA WOODLAKE, LLC 190 FAIRVIEW AVENUE, SUITE 200 SEATTLE, WA 98102 ATTN: ALEX WASHBURN
SANITARY SEWER SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT	DEVELOPER/APPLICANT COLUMBIA WOODLAKE, LLC COLENTY ARCHITECTURE 180 KETTLE CT SE SALEM, OR 97302 ATTN: GREG ELMORE
STORM DRAIN CITY OF SACRAMENTO UTILITIES	ENGINEER/SURVEYOR TSD ENGINEERING, INC. 785 ORCHARD DRIVE, SUITE 100 FOLSOM, CA 95630 ATTN: CASY FECKERL
GAS PG&E	EXISTING NUMBER OF LOTS (NONE)
ELECTRIC SUDT	PROPOSED NUMBER OF LOTS (NONE)
TELEPHONE AT&T	EXISTING USE GENERAL COMMERCIAL
CABLE COMCAST	PROPOSED USE GENERAL COMMERCIAL
FIRE CITY OF SACRAMENTO FIRE DISTRICT	EXISTING ZONING C-2-L GENERAL COMMERCIAL
	PROPOSED ZONING C-2-L GENERAL COMMERCIAL



BASIS OF ELEVATION
 THE ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF SACRAMENTO BENCHMARK NO. 29411B, HAVING AN ELEVATION OF 47.4 FEET (NGVD29), BEING A BUILT-IN MARK IN THE NORTHEAST CORNER OF THE BRIDGE ON TRIBUTE ROAD OVER HIGHWAY 160 AT FEE DRIVE.

BASIS OF BEARING
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE CENTERLINE OF EXPO PARKWAY, AS SHOWN ON THE PLAN OF WOODLAKE BUSINESS PARK, FILED IN BOOK 245 OF MAPS, MAP NO. 7, SACRAMENTO COUNTY RECORDS, BASED UPON FOUND MONUMENTS SHOWN THEREON.

FLOOD ZONE
 FLOOD ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 0.1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREA LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEASES FROM 1% ANNUAL CHANCE FLOOD PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06067C0177H, DATED AUGUST 16, 2012.

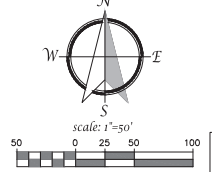
- NOTES**
1. ADEQUATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND GRANT OF EASEMENTS GRANTING RECIPROCAL EASEMENTS FOR ACCESS, PARKING, DRAINAGE, SEWER, WATER AND UTILITIES WILL BE RECORDED.
 2. TOPOGRAPHY COMPILED FROM FIELD SURVEY DATA ACQUIRED ON AUGUST 2017.
 3. EXACT PARCEL CONVEYANCE MAY VARY SLIGHTLY AT FINAL PARCEL MAP TO ACCOMMODATE REQUIRED BUILDING SETBACKS AND REFINEMENTS REQUIRED AS PART OF BUILDING DEVELOPMENT.
 4. RECIPROCAL EASEMENTS FOR UTILITIES, DRAINAGE, SANITARY SEWER FACILITIES, AND STREET 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.

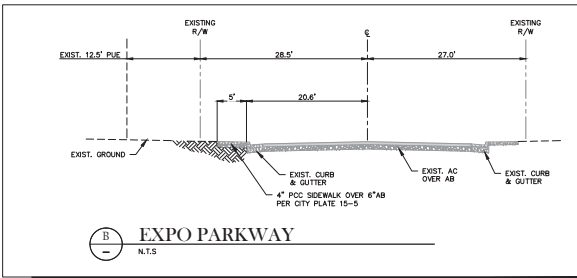
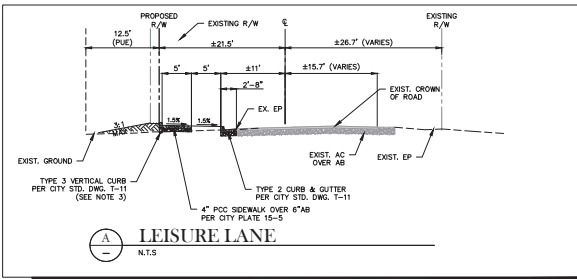
PARCEL SUMMARY

PARCEL 1	PARCEL 2
198,368 SF / 4.56 AC	198,182 SF / 4.55 AC
PARCEL 3	PARCEL 4
123,773 SF / 2.84 AC	109,677 SF / 2.52 AC 18 PARKING STALLS

TENTATIVE PARCEL MAP
 MARCH 7, 2018

TSD ENGINEERING, INC.
 expect more.
 785 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701





PRELIMINARY SECTIONS
MARCH 7, 2018



785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SHEET
C2