

AMENDED

RESOLUTION NO. 2003-646

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF SEP 16 2003

A RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT FOR THE APPROVAL OF ALL SIZE MINI-STORAGE LOCATED ON MASSIE COURT SOUTH OF STOCKTON BOULEVARD, SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL REVIEW (C-2-R) ZONE (P02-164).

(APN: 118-031-059)

WHEREAS, the City Council conducted a public hearing on September 16, 2003, concerning the above project and based on documentary and oral evidence submitted at the public hearing, the Council hereby adopts the Notice of Decision and Findings of Fact, as set forth herein.

NOTICE OF DECISION

At the regular meeting of September 16, 2003, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council took the following actions for the location listed above:

- A. Approved the Negative Declaration;
- B. Approved the Mitigation Monitoring Plan;
- C. Approved the Special Permit to construct and operate a 463 space, 58,320 square foot mini-storage facility in the General Commercial Review (C-2-R) zone.

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

FINDINGS OF FACT

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646

DATE ADOPTED: SEP 16 2003

- A. The City Council approves the **Mitigated Negative Declaration** (the Negative Declaration is approved), based upon the following findings of fact:
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. The **Mitigation Monitoring Plan** is approved based upon the following findings of fact:
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. The **SPECIAL PERMIT** to construct and operate a 463 space, 58,320 square foot mini-storage facility in the General Commercial Review (C-2-R) zone is approved based on the following findings of fact:
1. The Special Permit is based upon sound principles of land use in that the proposed mini-storage facility is consistent with the uses surrounding the subject site, and the project is not located on a major commercial corridor.
 2. The Special Permit will not be detrimental to the public health, safety or welfare and will not result in the creation of a nuisance as the project includes a 10 foot masonry wall to screen the use from the street and adjacent properties, and will employ the necessary security measures protect the proposed storage units.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646

DATE ADOPTED: SEP 16 2003

3. The special permit to construct the storage facility is consistent with the goals and policies of the Sacramento General Plan in that it provides a service to residents living in neighboring residential areas.

CONDITIONS OF APPROVAL

C. The **SPECIAL PERMIT** to construct and operate a 463 space, 58,320 square foot mini-storage facility in the General Commercial Review (C-2-R) zone is approved subject to the following conditions.

Planning:

- C1. The applicant shall obtain all necessary building permits prior to commencing construction.
- C2. Where not adjacent to the existing building to the south, the prefinished metal siding proposed for the south elevation shall be replaced with a precision CMU wall.
- C3. The management office shall include a second-story dwelling unit for management staff or a caretaker. The design of the unit shall be approved by Planning Staff prior to the issuance of building permits. *A site manager shall reside at the facility.* (Amended by Council 9/16/03)
- C4. Development of this site shall be in compliance with the attached plans and landscape exhibits as conditioned. Any substantial modification to the project shall be subject to review and approval by Planning Staff prior to the issuance of building permits.
- C5. The parking areas are required to meet the Sacramento City Code regulations regarding tree shading (Chapter 17.68)
- C6. The north and east elevations of the manager's unit shall be accented with stone veneer as shown for the perimeter wall pilasters.
- C7. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

Signage:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646

DATE ADOPTED: SEP 16 2003

- C8. A sign permit shall be obtained prior to construction or installation of any attached or detached signs.

Trash Enclosures:

- C9. Recycling and Solid Waste disposal facilities shall comply with the City of Sacramento Recycling and Solid Waste Disposal Regulations as specified in Title 17, Chapter 17.72.
- C10. Trash enclosures shall be constructed of concrete block or similar masonry material.
- C11. The trash enclosure structure shall have heavy gauge metal gates designed with cane bolts on the doors to secure the gates when in open position. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates.
- C12. The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates.

Landscaping:

- C13. In order to provide adequate surveillance opportunities, ~~all plants and shrubs are to be maintained at a maximum height of thirty inches (30");~~ the lowest tree branches shall be at least six feet (6'). Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project. *Final landscape design shall be subject to Planning Director approval.* (Amended by Council 9/16/03)

Lighting:

- C14. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from street or other public areas.
- C15. 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 0.25 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.
- C16. The height of pole mounted light fixtures shall not be more than 30 feet.

Public Works:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646

DATE ADOPTED: SEP 16 2003

- C17. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting on Massie Court per City standards and to the satisfaction of the Department of Public Works;
- C18. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works;
- C19. The site plan shall conform to A.D.A. requirements in all respects;
- C20. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
- C21. If necessary, dedicate a 12.5 foot Public Utility Easement adjacent to Massie Court to the satisfaction of the Department of Public Works;
- C22. The proposed gate at the two way driveway on Massie Court shall be recessed back a minimum of 50 feet to utilize the available parking for a turn around to the satisfaction of the Department of Public Works;
- C23. The design of walls fences and signage 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 at maturity. The area of exclusion shall be determined by the Department of Public Works.

Utilities:

- C24. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered.
- C25. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
 - i. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646

DATE ADOPTED: SEP 16 2003

- ii. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval. Two points of connection to the public water distribution system for this subdivision may be required.

- C26. The property owner/developer shall be responsible for any required major off-site water main extensions as determined by the Department of Utilities Engineering Services Division.
- C27. The proposed development is located within County Sanitation District No. 1 (CSD-1). Meet all County Regional Sanitation District requirements. (Call 875-6820). It appears the project site is not adjacent to a sanitary sewer. The property owner/developer shall be responsible for any required off-site sanitary sewer pipe extensions as required by CSD-1.
- C28. 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 1.00 feet above the 100-year HGL and approved by the Department of Utilities. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose city maintained drainage facilities to convey these flows. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.
- C29. The proposed development is not contiguous to an existing public storm drainage pipe. The property owner/developer shall be responsible for any required off-site storm drainage pipe extensions as determined by the Department of Utilities, Engineering Services Division.
- C30. 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. 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 site design and site configuration and therefore, should be considered during the**

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646

DATE ADOPTED: SEP 16 2003

early planning stages. Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures and recommended on-site control measures.

- C31. 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.
- C32. 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.
- C33. This project will disturb greater than 1 acre of property, 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 (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.

County Sanitation:

- C34. Connection to the public sewer system shall be required to the satisfaction of CSD-1.

In order to obtain sewer service, construction of public sewer may be required to the satisfaction of CSD-1. Off site sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.

Advisory Notes

Fire:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646

DATE ADOPTED: SEP 16 2003

- C35. **Fire apparatus access.** Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1;
- C36. **Fire hydrant systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2;
- C37. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3;
- C38. **Fire-protection equipment and fire hydrants.** Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3;
- C39. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1;
- C40. **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2;
- C41. **Turning radius.** All turning radius for fire access shall be designed as 45' inside and 55' outside. Cul-de-sac shall be 45' radius or city standard hammerhead. CFC 902.2.2.3;
- C42. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4;

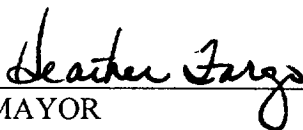
FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646
DATE ADOPTED: SEP 16 2003

- C43. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3;
- C44. **Fire service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1;
- C45. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 **Note: contact utilities for flow test 264-5371;**
- C46. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.
- C47. **Gated System.** Shall be reviews by fire, single gate 20' clear width, duel gate 16' each side.

Utilities:

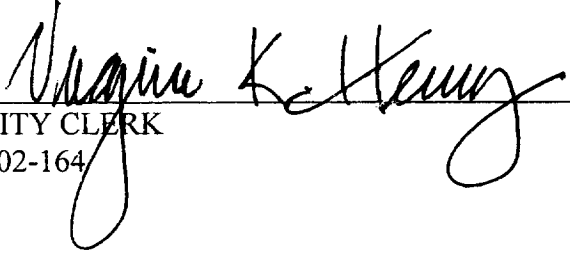
- C48. Multiple fire services are allowed per parcel and may be required.
- C49. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6,1998. Within the X zone, there are no requirements to elevate or flood proof.


MAYOR

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646
DATE ADOPTED: SEP 16 2003

ATTEST:


CITY CLERK
P02-164

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-646

DATE ADOPTED: SEP 16 2003

Exhibit 1A – Mitigation Monitoring Plan

ALL SIZE MINI-STORAGE PROJECT (P02-164)(Q108)
 MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>7. Biological:</p> <p>1. Prior to any construction activity on-site, orange environmental fencing shall be installed with eight-foot T-posts around the drip lines of the existing trees on the northern boundary of the project site. Within the fenced area, there shall be no grade changes, storage of equipment, or materials, or trenching.</p>	Applicant and Developer	City Planning & Building Department; City Dept. of Parks & Recreation, Tree Services	Plan shall be verified prior to issuance of a building or grading permit.	Measure shall be implemented in field prior to and during construction	
<p>11. Cultural Resources:</p> <p>1. If subsurface archaeological or historical remains are discovered during construction, work in the area 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.</p> <p>2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.6; Public Resources Code Section 5087.94 and 5087.98.</p>	Applicant and Developer	City Planning & Building Department	Note shall be included on construction plans and within the Standard Construction Specifications	Plans shall be verified prior to issuance of a building or grading permit.	