

# CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Henry Urrutia, 599 Garden Highway, Sacramento, CA		
OWNER	Henry Urrutia, 599 Garden Highway, Sacramento, CA		
PLANS BY			
FILING DATE	11-5-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	11-29-82	EIR	ASSESSOR'S PCL. NO. 274-120-04,05,06

APPLICATION: 1. Negative Declaration  
2. Special Permit to establish a boardsurfing (windsurfing) school on 123± vacant acres in the American River Parkway, Floodway (ARP-FW) zone.

LOCATION: 599 Garden Highway

PROPOSAL: The applicant is requesting the necessary entitlements to establish a board-sailing (windsurfing) instruction classes utilizing an existing lake created by a sand and gravel extraction operation.

PROJECT INFORMATION:

1974 General Plan Designation:	Major Recreation/Open Space
1965 Industrial Park Community Plan Designation:	Floodplain
Existing Zoning of Site:	ARP-FW
Existing Land Use of Site:	Undeveloped; site of sand and gravel extraction operation

Surrounding Land Use and Zoning:

North:	Garden Highway; ARP-FW
South:	American River; ARP-FW
East:	Boy Scout Camp; ARP-FW
West:	American River Parkway; ARP-FW

Parking Provided:	50 spaces
Parking Ratio Required:	Determined by Planning Commission
Property Area:	123± acres

BACKGROUND INFORMATION: The project site is located adjacent to the American River and generally located between the north river bank and the drainage canal which parallels the Garden Highway. The subject site lies within the floodplain of the American River and is located approximately one mile upstream from the confluence of the American and Sacramento Rivers.

In 1979 the City Council denied the Garden Marina application which proposed a 616 berth marina and related commercial development for the same site.

The present application is to establish a board sailing (windsurfing) instruction classes utilizing an existing lake created by the sand and gravel extraction operation. The present size of the borrow pit is 46 acres. The applicant has an existing permit allowing sand and gravel extraction of the subject site.

000419

Description of Proposed Use: The boardsailing instruction classes will consist of 10 to 15 students and be scheduled on a staggered basis, with the maximum enrollment set at 50 students at any one time. The classes will be scheduled five days a week from 3 P.M. to approximately 8 P.M. during the period from about May 1 until October 30, and from approximately 10 A.M. until 5 P.M. on weekends throughout the remainder of the year.

Improvements: Due to its location in the floodplain, no permanent structures or improvements are proposed.

Parking: The parking area will consist of only grass parking lot, rather than asphalt or gravel, and will be roped off to accommodate 50 cars.

Sanitary Facilities: The applicant would install two or more portable toilet facilities in the parking area.

Access: Access to the site will be via a two-lane existing gravel road which connects to the Garden Highway. The existing bridge just south of the Garden Highway has been strengthened for use by large trucks in connection with the ongoing excavation of the site and therefore is considered structurally adequate for auto traffic.

Water Supply: Fresh water is available to the project site and has already been piped to locations near the proposed parking area.

Noise/Water Pollution: The applicant does not propose the use of power boats. Classes will be scheduled on a rotating basis so that automobile traffic back and forth from the lake will be staggered. Instructors will be teaching their students on the water and will not make use of any megaphones or other amplification devices. Windsurfers do not use motors of any sort, so the proposed use should not result in any increase in water or air pollution.

STAFF EVALUATION: The staff has the following comments regarding this proposal:

1. A policy of the American River Parkway Plan is to allow recreational and educationally oriented uses that:
  - a. require a minimum of man-made improvements and facilities;
  - b. where access points and parking facilities do not have adverse impacts upon adjacent land uses;
  - c. the uses are low intensity in nature and are appropriate for and suitable to the ecology of the area in which they are located.
2. The applicant proposes to utilize an existing lake created by the borrowing operation for the purpose of conducting lessons in the sport of windsurfing. Staff believes the applicant's project as proposed to be consistent with the policies of the Parkway Plan based upon the restrictions placed upon the operation of the school and limited development of the site.
3. The staff has no objections to the use of a turfed parking lot and use of portable toilets instead of permanent improvements due to the project's location in the floodway zone and periodic flooding of the area during the Winter and Spring.

4. In order to improve public safety along the access road, the City Traffic Engineer recommends the following measures:
  - a. Install stop signs at the driveway exits from the subject site to the Garden Highway.
  - b. Install warning signs on both sides of the drainage canal bridge crossing (just south of the Garden Highway) which state: "Caution Narrow Bridge."
  - c. Install warning signs on each side of the bicycle trail crossing which state: "Caution Bicycle Crossing."
  - d. install guard rails on the private bridge.In addition, the applicant should post directional signs to the school site along the access road.
5. The County Health Department recommends that the applicant test the lake water at least once per month to insure compliance with State and Federal bacteriological standards for water contact activities which are:

mean: 200 fecal coliform/100 ml  
maximum: 400 fecal coliform/100 ml
6. Staff recommends that the Commission grant a temporary special permit for a period of three years, based upon the following reasons:
  - a. the changing nature of the subject site due to the continuing dredging operation;
  - b. an opportunity to review the impacts of the windsurfing school after a period of operation to determine if more permanent improvements are warranted.
7. The proposed project was reviewed by the South Natomas Community Association and the association supports the use of the former Garden Marina site for the proposed windsurfing school (see attached letter).

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of a temporary special permit for a period of three years, subject to the following conditions and based on the Findings of Fact which follow:

Conditions

- a. The maximum number of persons permitted on the site at any one time shall not exceed 50.
- b. The classes shall be scheduled on a staggered basis, with the maximum number of students per class limited to 15;
- c. The school hours of operation shall be limited to the following:

3 P.M. to 8 P.M. - May 1 to October 30  
10 A.M. to 5 P.M. on weekends throughout the remainder of the year

4. The parking lot shall be turfed and irrigated and be of sufficient size to accommodate 50 vehicles.
5. No permanent structures shall be constructed on the subject site.
6. A minimum of two portable toilets shall be located near the parking lot.
7. Drinking water shall be located convenient to the school site.
8. The following signage shall be installed prior to the issuance of the City business license for the school:
  - a. stop signs at the driveway exits from the subject site to the Garden Highway;
  - b. warning signs on both sides of the drainage canal bridge crossing which state: "Caution Narrow Bridge";
  - c. warning signs on both sides of the bicycle trail crossing which state: "Caution Bicycle Trail Crossing";
  - d. directional signs to the school site along the private access road.
9. The applicant shall test the lake water at least once per month to insure compliance with State and Federal bacteriological standards for water activities. The standards are as follows:

mean: 200 fecal coliform/100 ml  
maximum: 400 fecal coliform/100 ml
10. No retail business or vending enterprise shall be permitted on this site.
11. The applicant shall install guard rails on the private bridge prior to issuance of the City business license for the school. The applicant shall submit plans for the guard rail to the City Building Department and Planning staff for review and approval.
12. The Planning staff shall inspect the site annually to determine compliance with the above conditions.

Findings of Fact

- a. The project is based upon sound principles of land use in that:
  - 1) windsurfing school is a water oriented sport and compatible with the activities related to the American River and Parkway;
  - 2) it is compatible with surrounding land uses which consist of the river, recreational open space, bicycle trail and a Boy Scout camp.
- b. The project will not be injurious to surrounding property in that:
  - 1) number of persons permitted on the site is limited; no permanent structures are allowed and hours of operation are regulated;
  - 2) adequate on-site parking is being provided.
- c. The project complies with the American River Parkway Plan and Zoning Ordinance in that the water oriented recreational activities are permitted subject to approval of a special permit.

000422

LOCATION MAP

