



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: Pacific Fresh Seafood Parking Lot
Project Number: P08-060
Project Location: Northeast of 3671 North Freeway Blvd
Assessor's Parcel No.: 225-2110-009
Applicant: Craig Umess
Action Status: Approved with Conditions
Action Date: July 17, 2008

REQUESTED ENTITLEMENT(S):
A. Environmental Determination: Exemption; CEQA section 15332
B. Planned Unit Development-Schematic Plan Amendment to establish a new parking lot use in the Promenade at Natomas Planned Unit Development.
C. Special Permit-Parking Off-Site to allow construction of an off-site parking lot in the Promenade at Natomas Planned Unit Development.

ACTIONS TAKEN: On 07/17/08, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
A. Environmental Determination: Exemption - Approved
B. Planned Unit Development-Schematic Plan Amendment- Approved
C. Special Permit-Parking Off-Site- Approved

Action certified by: 
for David Kwong, Planning Manager

Sent to Applicant: 07/21/2008

By: 
Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee

(SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 05/05/08. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under CEQA Guidelines Section 15332, Infill Exemption of the California Environmental Quality Act Guidelines as follows:

This project consists of a request to construct a new parking lot for Pacific Fresh Seafood in the Promenade at Natomas at Natomas Planned Unit Development with 77 automobile spaces and 22 large trucks spaces. The project requires a Special Permit to develop within a Planned Unit Development as well as a Schematic Plan Amendment for said PUD.

The proposed project is consistent with the General Plan and applicable zoning designations, is located within the City limits on a site that is not more than five (5) acres in size and is substantially surrounded by urban uses, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

B. The Schematic Plan Amendment to re-designate the parcel from drainage to parking is approved subject to the following Findings of Fact and Conditions of Approval:

1. The PUD amendments conform to the General Plan and the North Natomas Community Plan goals and policies to enhance and maintain the quality of life in the City.
2. The PUD amendments do not change the intensity of land uses by more than ten percent for the subject property.

3. The PUD amendments meet the purposes and criteria stated in the Promenade at Natomas Planned Unit Development.
 4. The PUD amendments will not be injurious to the public welfare, nor to the other property in the vicinity of the development in that the project will be subject to all applicable development standards within the Zoning and Building codes.
- C. The Special Permit to allow an off-site parking lot is approved subject to the following Findings of Fact and Conditions of Approval:
1. Granting the Special Permit is based upon sound principles of land use in that the proposed project use is allowed in the Shopping Center Planned Unit Development (SC-PUD) zone and provides parking in an area that has full access to utilities and infrastructure.
 2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project will be built to City and PUD development standards.
 3. The proposed project is consistent with the General Plan and North Natomas Community Plan which designates the site for Regional Commercial and Offices and Regional Commercial, respectively.

Conditions Of Approval

C. The Special Permit to construct a new parking lot is hereby approved subject to the following conditions:

General

1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Ordinance.
4. This special permit is for a parking lot with 77 automobile spaces and 22 truck spaces.
5. In addition to meeting County of Sacramento bicycle parking requirements, there shall be a total of four bicycle parking facilities, at least two of which must be class I, located at 1400 or 1420 West National Boulevard.

Utilities

6. This Parcel shall only have one separate metered irrigation service. Excess services shall be abandoned to the satisfaction of the DOU.
7. Prior to connecting the proposed drain & water facilities to the existing private system which connect to the public system in North Freeway Blvd, all easements and Agreement for Conveyance of Easements shall be in place.
8. 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' of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
9. This project is greater than 1 acre, 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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
10. The lot shall be graded so that drainage does not cross property lines or the applicant shall enter into and record an Agreement for Conveyance of Easements with the City.
11. An on-site surface drainage system is required and shall drain onsite shed area in general conformance with the master drainage study and shed map for this area. The on-site system shall be designed so that the 10 year HGL is a minimum of 6-inches below the on-site inlets. The 10 year HGL shall be determined using the Sacramento Charts for Zone 2. The on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). Sufficient off-site and on-site spot elevation shall be provided in the

drainage study to determine the direction of off-site storm drain runoff.

12. 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.
13. 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 served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.
14. The proposed Development is located within Sacramento Area Sewer District. The applicant shall comply with all their requirements.
Building
15. Proposed parking facilities shall be accessible to persons with disabilities as required by Chapter 11B of 2007 CBC, section 1129B
16. For accessibility purposes, the project shall be considered one parking lot with the facilities on 1400 or 1420 West National Drive.

Fire

17. All turning radii for fire access shall be designed as 35' inside and 55' outside.
18. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more .
19. 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.
20. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
21. 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.

Urban Forest Services

22. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/4' radius nozzles installed 40" to 50" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.
23. All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".
24. No groundcover, turf or shrubs planted within 4' of any tree trunk.

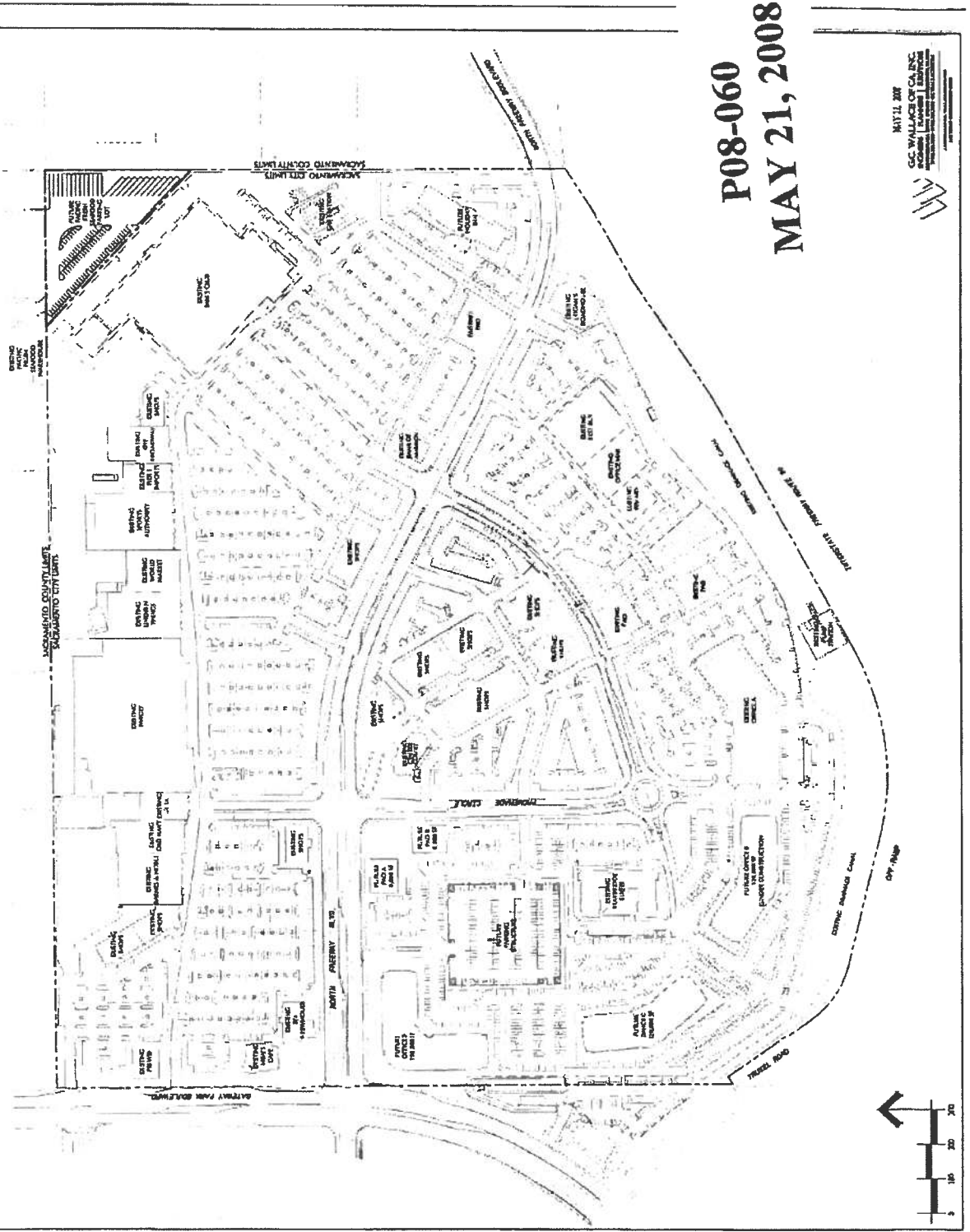
Sacramento Area Sewer District

25. Demonstrate the existence of and, if needed, abandon the existing easement near the subject property's north boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer.
26. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operation, including landscaping, channelizations, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete.

Advisory

- A1. Per the PUD guidelines, the parcel shall be posted with signs indicating "No Skateboards," "No Scooters," "No Rollerblades or Skates" and "No Loitering."
- A2. Per the PUD guidelines, a minimum of 1.5 foot-candles as measured at the parking lot surface shall be maintained from one hour before dark until one hour after dark.
- A3. Per the PUD guidelines, parking lot lighting shall be metal halide light source or equivalent. Parking lot pole heights shall not exceed 35 feet.

PUD SCHEMATIC PLAN AMENDMENT EXHIBIT
FOR PACIFIC FRESH SEAFOOD PARKING LOT
PROMENADE AT NATOMAS
CITY OF SACRAMENTO, CALIFORNIA

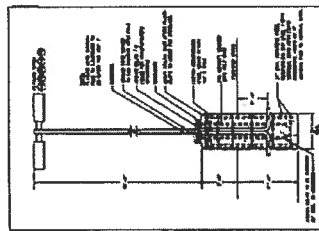
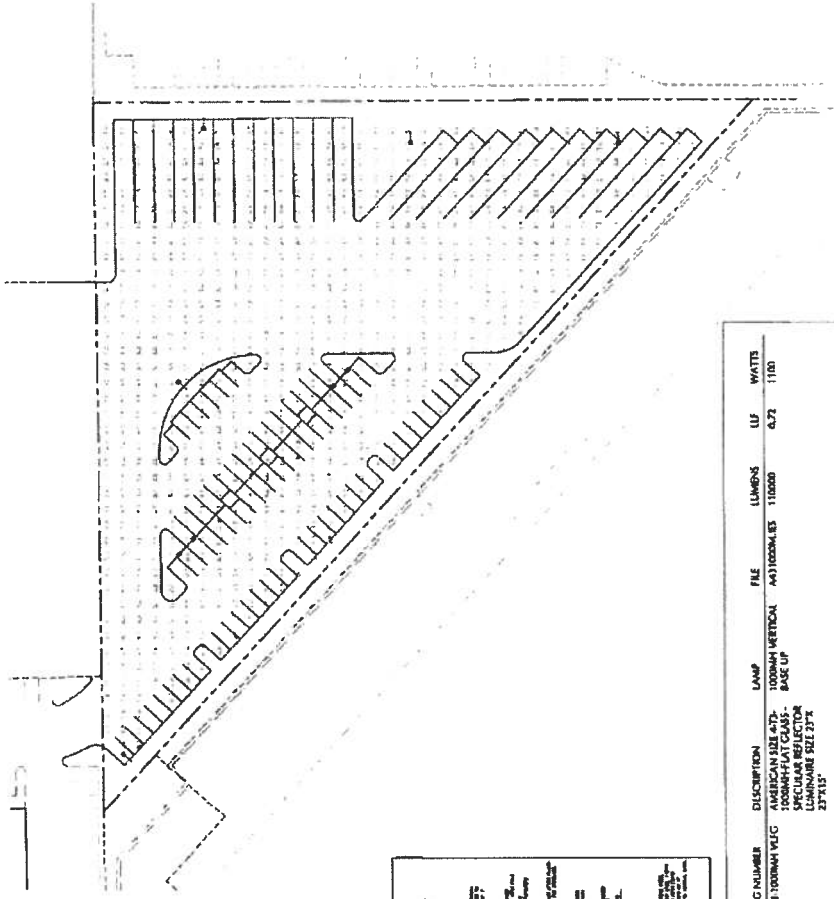


P08-060
MAY 21, 2008

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G.C. WALLACE OF CALIF. INC.
ARCHITECTS
1000 J STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811
TEL: 916.441.1111
WWW.GCWALLACE.COM

MAY 21, 2008

PRELIMINARY LIGHTING PLAN
PACIFIC FRESH SEAFOOD PARKING LOT
 THE PROMENADE AT NATOMAS
 CITY OF SACRAMENTO, CALIFORNIA



LUMINAIRE SCHEDULE

SYMBOL	LAMP	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	UF	WATS
1	AMERICAN SIZE 4-T3 1000MH VERTICAL SPECULUM REFLECTOR LUMINAIRE SIZE 27"x15"	3	AME-4-T3-1000MH-VFC	AMERICAN SIZE 4-T3 1000MH VERTICAL SPECULUM REFLECTOR LUMINAIRE SIZE 27"x15"	BASE UP	A-31000M-ES	110000	0.72	1100
2	AMERICAN SIZE 4-T3 1000MH FLAT GLASS LUMINAIRE SIZE 27"x15"	2	AME-4-T3-1000MH-VFC	AMERICAN SIZE 4-T3 1000MH FLAT GLASS LUMINAIRE SIZE 27"x15"	BASE UP	A-31000M-ES	110000	0.72	2140



MAY 21, 2008
G.C. WALLACE OF CALIF.
 ARCHITECTS | PLANNERS | ENGINEERS
 1000 R STREET, SUITE 100
 SACRAMENTO, CA 95811
 SHIBET 3 OF 3

