

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Jordyn Tanaka, Administrative Technician



Agenda
Director Hearing

Published by the
Community Development Department
(916) 264-5011

Thursday January 25, 2024
1:00 p.m.

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/87859833485?pwd=eVlISzZxcKhBVUNnb1Zwb0xBejJnZz09>

Call In: US: +1-669-900-6833

[International Numbers](#)

Webinar ID: 878 5983 3485

Access Code: 198541 (*195841# for call in attendees)

Public Participation Instructions: Click the link below

https://www.cityofsacramento.org/-/media/Director-Hearing-Participation-Instructions_FINAL.pdf?la=en

How to Submit Written Comments

Written comments may be emailed to the planner associated with the agenda item of interest. See agenda below for planner email address.

Staff Reports

Each agenda item includes a link to download a staff report.

Errata Items

Information received after publication of the agenda and staff reports, if any, is available for download at the link below (see 'Agenda for Upcoming Meetings'):

<https://www.cityofsacramento.org/Community-Development/Meetings/Director-Hearings>

Attendance Assistance

If you have general questions or require special assistant to participate in the meeting, call (916) 264-5011 or email commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.

1. 4221 Raley Chevron Canopy Expansion and Major Modification (P23-023) (Noticed 1/12/2024)

Location: 4221 Raley Boulevard, APN: 237-0173-036-0000 (District 2 Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities; 15303-New Construction or Conversion of Small Structures); **Item B.** Conditional Use Permit (CUP) major modification to a previously approved project (P98-128, Z06-263) to add 2 fuel dispensers to an existing gas station for a total of 6 fueling dispensers; and **Item C.** Site Plan and Design Review for the removal and replacement of an existing gas canopy in the General Commercial (C-2) Zone.

Contact: Jose Quintanilla, Associate Planner, 916-808-5879,

JQuintanilla@cityofsacramento.org

2. Delta Shores Mixed-Use Tentative Subdivision Map (Z23-065) (Noticed 1/12/2024)

Location: Southwest of the intersection of Consumnes River Blvd and Delta Shores Circle South, APN: 053-0180-054-0000 (District 8 Represented by Councilmember Vang)

Entitlements: **Item A.** Previously Adopted Environmental Impact Report; **Item B.** Tentative Subdivision Map to subdivide one approximately 14.4-acre vacant parcel, located southwest of the intersection of Cosumnes River Blvd and Delta Shores Circle South, into 5 parcels within the Residential Mixed-Use (RMX-PUD) Zone and Delta Shores Planned Unit Development; and **Item C.** Site Plan and Design Review of the Tentative Subdivision Map with a deviation for the creation of a parcel without public street frontage.

Contact: Danny Abbes, Associate Planner, 916-808-5873,

DAbbes@cityofsacramento.org

Instructions for Public Participation in Director Hearings

All Director Hearings are conducted via **Teleconference Meetings Only**.

View Agendas and Staff Reports Online

All meeting agendas and staff reports, including attachments, are available here:

<https://www.cityofsacramento.org/Community-Development/Meetings/Director-Hearings>

Submit Written Comments Electronically

Written comments received are distributed to Directors, filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically to the contact person identified for each agenda item. Use the link above to access the meeting agenda.

Director Hearings

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/87859833485?pwd=eVlISzZxcKhBVUNnb1Zwb0xBejJnZz09>

Webinar ID: 878 5983 3485 **Passcode:** 198541

Dial in via telephone: +16694449171 (Toll Free)

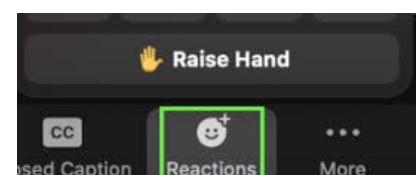
Meeting ID: 87859833485 **Passcode:** *198541#

Address the Directors via Zoom

1. **LOCATE** the meeting agenda and Zoom link here:

<https://www.cityofsacramento.org/Community-Development/Meetings/Director-Hearings>

2. **LOGIN** to the meeting by either clicking on the Zoom webinar link on the meeting's agenda or dialing the Zoom phone number and entering the webinar ID.
3. **"RAISE YOUR HAND"** to speak when a Director confirms the public comment speaking period for your desired item.
 - a. **Online:** If you are online, click on "Raise Hand" on the bottom of your screen. First click "reactions"; then click "Raise Hand" (see image at right).

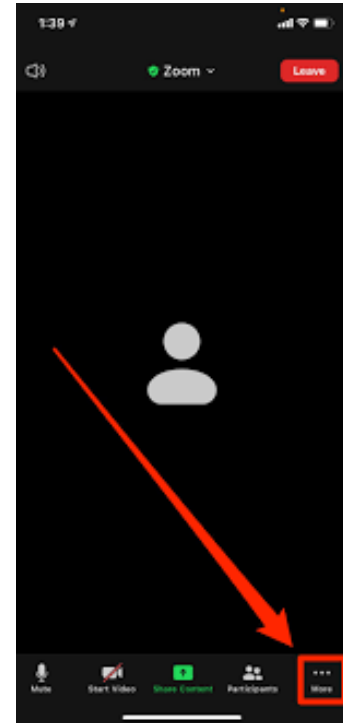


- b. **Mobile App:** In the mobile Zoom app, you can raise your hand by tapping the "Raise Hand" option in the "More" tab. See image at right for "More" tab location.
- c. **Telephone:** If you are calling in via telephone, to raise your hand, dial *9 (star-nine). Then to unmute or mute, dial *6 (star-six). Speakers will be called on by the last four digits of their phone number.

When it is your time to speak, it is recommended, but not required, that you give your name. All speakers will have 3 minutes to address the Director(s) and will be muted after the allocated time. Participants who wish to speak on multiple agenda items will follow the same process.

Video Tutorials

- [How to join and participate in a Zoom webinar](#)
- [How to raise your hand in a Zoom webinar](#)



DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator **approve** a Major Modification to a Conditional Use Permit for a Gas Station, for the project known as **P23-023**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit – Major Modification** to add 2 fuel dispensers to an existing gas station for a total of 6 fueling dispensers.
2. **Site Plan and Design Review** for the removal and replacement of an existing gas canopy in the General Commercial (C-2) zone.

PROJECT INFORMATION

Location: 4221 Raley Boulevard
Parcel Number: 237-0173-036-0000
Council District: 2 – Represented by Mayor Steinberg
Applicant: Glenna Mahar, Barghausen Consulting Engineers, Inc.
18215 72nd Ave S,
Kent, WA 98032
Property Owner: Larkin Trust, Care of City National Bank
555 S Flower St. Fl 12,
Los Angeles, CA 90071
Project Planner: Jose Quintanilla, Associate Planner, (916) 808-5879
Hearing Date: January 25, 2024

Land Use Information

General Plan Designation: Suburban Neighborhood Low Density (SNLD)
Community Plan Area: North Sacramento
Specific Plan: N/A
Zoning: C-2 (General Commercial)
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: Suburban
Historic District: N/A
Existing Land Use of Site: Gas Station and Convenience Store

Surrounding Zoning and Land Uses

North:	R-1	Residential
South:	R-1	Assembly
East:	R-1A-SPD	Residential
West:	R-1	Residential

Site Characteristics

Existing Property Area:	31,651 square feet / 0.73 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Other Information

Previous Files:	Z06-263; P98-128
-----------------	------------------

ATTACHMENTS

Attachment 1: Project Plans

Attachment 2: Conditions of Approval, Z06-263; P98-128

BACKGROUND

The project site is located at the southwest corner of Raley Boulevard and Youngs Avenue and north of Interstate 80 in North Sacramento. The site is developed with a gas station and convenience store. A gas station has operated on the site since the 1970s and has a deemed conditional use permit for gasoline sales. The site was approved for Planning entitlements in September 1999 to remodel the service station and to construct a new convenience store (P99-128). In April 2007, a modification to the prior approval was approved which included a request to remodel the gas station and convenience store. There was no change in building size, or the gas canopy. Changes were limited to exterior materials and signage.

PROPOSED PROJECT AND ANALYSIS

The applicant is requesting entitlements to remove and replace the existing gas canopy and the four existing fueling dispensers. Two of the existing four dispensers will be reused, and two new additional dispensers will be installed for a total of six dispensers (capable of fueling 12 vehicles simultaneously). All dispensers are being upgraded to dispense diesel as well. The canopy over the pump area would be replaced with a new canopy large enough to cover all six dispensers. No additional changes to the site are proposed.

Conditional Use Permit (CUP)

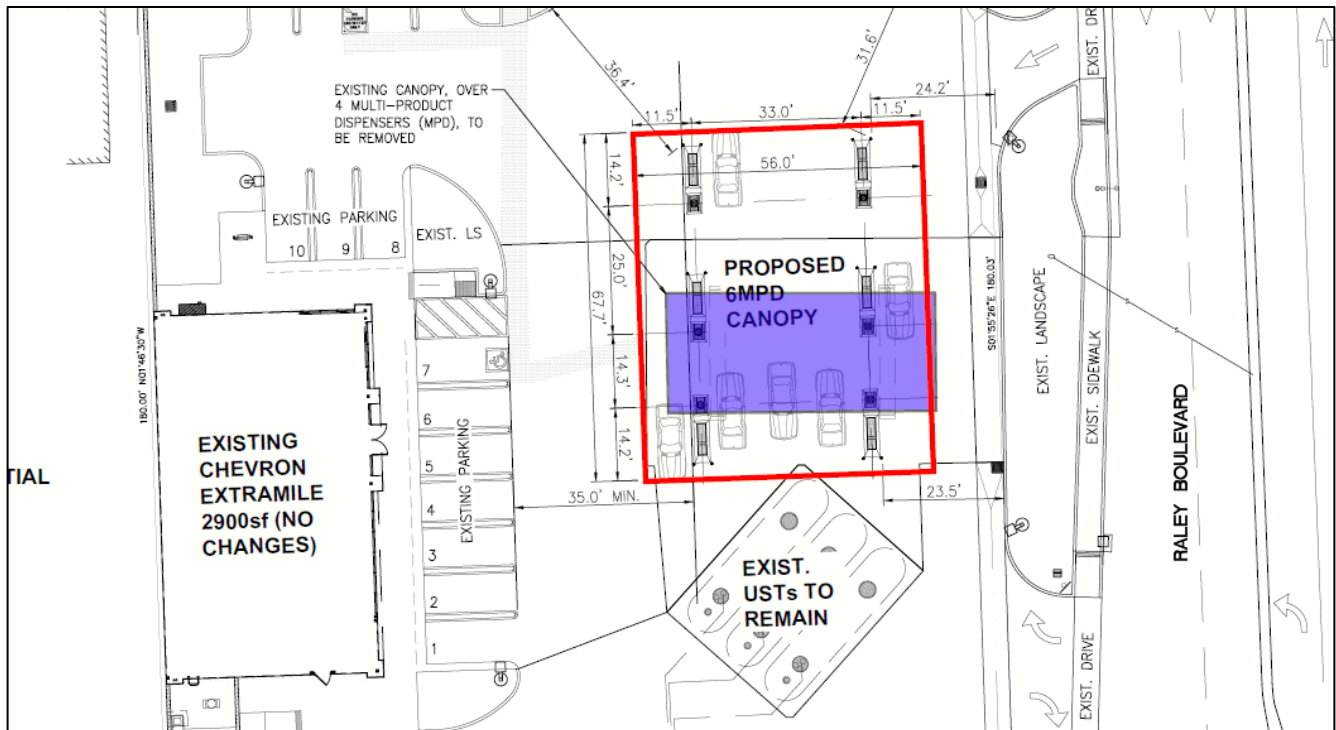
The subject site is located in the General Commercial zone (C-2). The approval of a major modification to the deemed Conditional Use Permit (CUP) is required to allow for the addition of two new dispensers and a new canopy. Per City Code Section (SCC) 17.808.440, a modification of approved terms and conditions of a conditional use permit is discretionary and can be classified as either a major or minor modification, SCC Section 17.808.440.A.2 states that a major modification, such as any material changes in the orientation or location of structures on the parcel, is one that will result in a change in the nature of the project.

Because this project is increasing the number of fueling dispensers and removing and replacing an existing canopy, the requested modification is a major modification. Major modifications require a public hearing before the Zoning Administrator.

Site Plan and Design Review

Site Plan and Design Review is required for the project to ensure compliance with applicable development standards and design guidelines. The project is in the General Commercial zone (C-2). Additionally, commercial development in the City of Sacramento is guided in accordance with the goals and principles established in the City's Citywide Commercial Design Guidelines (Design Guidelines).

Figure 1 - Proposed Canopy (Red Outline) and Old Canopy (Blue Box)



In evaluating this project, the new canopy and fuel islands were evaluated against the development requirements of this zone. The proposed fuel canopy is larger but generally located in the same location as the canopy it is replacing, Figure 1, above, shows the location of the old and new canopies. As shown in Table 1, below, the project does not request any deviations from design or development standards.

Table 1: Applicable C-2 Development Standards (New Fueling Canopy)			
Standard	Required	Provided	Deviation
Height	65 feet	20 feet	N
Front Setback	N/A	43.5 feet	N
Street Side-yard Setback	N/A	9 feet	N
Rear Setback	15 feet	66 feet	N
Interior Setbacks	5 feet	94 feet	N

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to North Sacramento Chamber of Commerce, Rancho Del Paso Neighborhood Association, Robla Neighbors United, Robla Park Community Association, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders.

Staff received no comments.

All property owners and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a notice of public hearing prior to the hearing. The site was posted with project information after submittal and prior to the Public Hearing.

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined to be exempt from review under the California Environmental Quality Act (CEQA) under Class 1, Section 15301, Existing Facilities, which consists of the operation, repair or minor alteration of existing public or private structures, facilities or mechanical equipment involving negligible or no expansion of existing or former use, and Class 3, Section 15303, New Construction or Conversion of Small Structures.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on 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 that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

FINDINGS OF FACT

- A. **Environmental Exemptions: California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, Existing Facilities, and Section 15303, Class 3, New Construction or Conversion of Small Structures.** 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 Zoning Administrator finds that:
1. Class 1, Existing Facilities, applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

2. Class 3 consists of: a. Construction and location of limited numbers of new, small facilities or structures; b. Installation of small new equipment and facilities in small structures; and c. The conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This project is consistent with Class 3 in that the gas station is rebuilding a slightly larger fuel canopy and two new fuel dispensers. There is no change in use.

B. **Conditional Use Permit – Major Modification** to add 2 fuel dispensers to an existing gas station for a total of 6 fueling dispensers is **approved** based on the following Findings of Fact:

1. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan in that the site has a 2035 General Plan designation of Suburban Neighborhood Low Density which allows for neighborhood-serving commercial on lots three acres or less.
2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code in that the use is existing and is legally operating with a deemed Conditional Use Permit (CUP), allowed in the General Commercial zone whereby this approval acknowledges a major modification to said CUP.
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities in that the use is existing and is currently served by public services, and utilities.
4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the use is existing and has been adequately conditioned for harmonious operation with nearby uses, including nearby residential.

C. **Site Plan and Design Review** for the removal and replacement of an existing gas canopy in the General Commercial (C-2) zone is **approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan in that uses in the Suburban Neighborhood Low Density designation envisions higher density uses near major transit routes, lower lot coverage, and focusing on enhancing the existing environment. This gas station is located near the Raley Boulevard exit on Interstate 80. The project proposes the modernization of the existing pumps and fueling station. The use is existing, and all changes will occur within the existing development footprint.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposed expansion of the fuel canopy and fuel dispensers comply with the applicable development standards in the C-2 zone and the Citywide Design Guidelines.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development in that the gas station and

convenience store are existing and served by utilities, public roadways, and vehicle parking.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the on-site structures have previously been reviewed for conformity with the existing neighborhood and the modernization of the fuel canopy and the fuel pumps have been found to be consistent with the Citywide Design Guidelines.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged. All new construction is subject to the California Building Code, including the California Green Code.
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the use is existing and the expansion is minimal in which there is adequate space and maneuverability onsite to accommodate the addition of two new fuel pumps and a larger fuel canopy.

CONDITIONS OF APPROVAL

- B. **Conditional Use Permit – Major Modification** to add 2 fuel dispensers to an existing gas station for a total of 6 fueling dispensers is **approved** subject to the following Conditions of Approval:

PLANNING

- B1. The applicant shall comply with ALL previously approved conditions of approval (Z06-263 and P98-128) except where superseded by the Conditions of Approval under this approval.
- B2. Development shall comply with the Site Plan and Design Review conditions of approval.
- B3. No amplified sound is permitted outdoors. The operator is responsible for ensuring customers do not amplify sound.
- B4. The operator shall be responsible for the daily removal of all litter from the site.
- B5. The following “Good Neighbor” measures shall be implemented by the applicant and any operator:
 - a. Establish a process for neighbors to communicate directly with management staff should there be any problems or issues.
 - b. Provide signage at the building’s storefront that includes a 24-hour emergency contact person and phone numbers on-site that is located in a clearly identified place and kept up to date.
- B6. Trash receptacles shall be placed at the fuel islands for use by customers.
- B7. No mechanical auto repair or auto body repair shall take place on the premises.

- B8. Any modification to the project shall be subject to review and approval by Planning Staff prior to the issuance of building permits. Any significant modification to the project may require additional planning entitlements.
- B9. The applicant shall obtain all applicable permits for the sale of fuel.

PUBLIC WORKS

- B10. Garbage pick-up and truck delivery services shall be prohibited within the hours of 7am to 9am and 4pm to 6pm.

UTILITIES

- B11. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B12. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Proposed gas canopy shall conform to the fueling areas design requirements of the latest Sacramento Region Stormwater Quality Design Manual.

SMUD

- B13. SMUD has existing underground 12kV facilities on north side of parcel and crossing Raley Blvd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- B14. 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.
- B15. 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.
- B16. 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.
- B17. 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.).
- B18. 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>.

SACSEWER

- B19. The subject property is outside the boundaries of SacSewer but within the Urban Service Boundary and Sacramento Regional County Sanitation District (Regional San) boundaries. Regional San will provide ultimate conveyance and treatment of the sewer generated from this site, but the City of Sacramento Utilities Department's approval will be required for local sewage service.

SMAQMD

- B20. Due to public health risks posed by exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org, or calling 279-207-1122.

ADVISORIES

- B21. BUILDING DIVISION: The plans should provide detailing to demonstrate compliance with Section 11B-228.1 of the 2022 California Building Code.
- B22. BUILDING DIVISION: Include and detail any necessary path of travel upgrades in the future building permit plan set, if required per 11B-202.4 of the 2022 California Building Code.
- B23. DOU: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- B24. DOU: The applicant is responsible for the protection and repair of the City water mains during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.
- B25. SMAQMD: Due to the addition of two fuel dispensers, please note that gasoline dispensing facilities (GDFs) are required to obtain an Authority to Construct and Permit to Operate from the Sac Metro Air District. The installation of a California Air Resources Board certified vapor recovery system is also required. The Sac Metro Air District will conduct a health risk assessment for the GDF which may limit the gasoline throughput to meet allowable health risk levels.
- For GDF application instructions and forms visit: <http://www.airquality.org/businesses/permits-registration-programs/permit-applications-recordkeepingadvisories/> gasoline-dispensing-facility. If you have any questions on GDFs, please contact Steve Mosunic, Program Supervisor with Sac Metro Air District's Permitting Section, at 279-207-1137 or smosunic@airquality.org.
- B26. SACSEWER: Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.

- C. **Site Plan and Design Review** for the removal and replacement of an existing gas canopy in the General Commercial (C-2) zone is **approved** subject to the following Conditions of Approval:

PLANNING/DESIGN REVIEW

- C1. The applicant shall comply with ALL previously approved conditions of approval (Z06-263 and P98-128) except where superseded by the Conditions of Approval under this approval.
- C2. This approval is for the remodeling of the existing gas station limited to the removal and replacement of the existing fueling canopy and the addition of two fuel pumps.
- C3. Development of this site shall be in compliance with the approved plans. Any modification to the project shall be subject to additional planning review and may require subsequent entitlements prior to the issuance of building permits.
- C4. The canopy elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.
- C5. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction. No permits shall be issued within the 10-day appeal period.
- C6. Signs were not reviewed as part of the review and approval of the proposed project. All signs shall require review and approval by Design Review and shall conform to the sign ordinance and require sign permit issuance.
- C7. Mechanical equipment shall be screened from all street views. Final plans indicating size and location of units shall be reviewed and approved by planning staff prior to issuance of building permits to ensure full compliance with the requirement to fully screen all mechanical equipment.
- C8. Where site mechanical equipment and utility vaults are incorporated into the project site including, but not limited to generators, SMUD transformers, fire pump, etc., shall be reviewed and approved by Design Review staff prior to issuance of Building Permits. Backflow prevention devices shall be placed at a location that will minimize street and pedestrian views. The applicant shall submit final site mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.
- C9. Project lighting shall comply with all applicable Sacramento City Code requirements. Fixtures shall be unobtrusive and complementary to the architectural design of the site. Wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

- C10. Contractor and design team shall contact Planning Site Conditions unit (Brad Marchetti – bmarchetti@cityofsacramento.org) for a Pre-construction meeting prior to any grading or construction activities on-site.
- C11. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, and 19 Bldg-Frame. An 89 Planning Final shall be called for prior to 29 Building Final.
- C12. Provide the following design elements at all elevations as shown on the approved plans:

PUBLIC WORKS

- C13. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- C14. All existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- C15. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards on the southwest corner of Youngs Avenue & Raley Blvd.
- C16. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
- C17. 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 to 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

UTILITIES

- C18. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- C19. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Proposed gas canopy shall conform to the fueling areas design requirements of the latest Sacramento Region Stormwater Quality Design Manual.

SMUD

- C20. SMUD has existing underground 12kV facilities on north side of parcel and crossing Raley Blvd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- C21. 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.
- C22. 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.
- C23. 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.
- C24. 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.).
- C25. 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>.

SACSEWER

- C26. The subject property is outside the boundaries of SacSewer but within the Urban Service Boundary and Sacramento Regional County Sanitation District (Regional San) boundaries. Regional San will provide ultimate conveyance and treatment of the sewer generated from this site, but the City of Sacramento Utilities Department's approval will be required for local sewage service.

SMAQMD

- C27. Due to public health risks posed by exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org, or calling 279-207-1122.

ADVISORIES

- C28. BUILDING DIVISION: The plans should provide detailing to demonstrate compliance with Section 11B-228.1 of the 2022 California Building Code.
- C29. BUILDING DIVISION: Include and detail any necessary path of travel upgrades in the future building permit plan set, if required per 11B-202.4 of the 2022 California Building Code.

- C30. DOU: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- C31. DOU: The applicant is responsible for the protection and repair of the City water mains during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.
- C32. SMAQMD: Due to the addition of two fuel dispensers, please note that gasoline dispensing facilities (GDFs) are required to obtain an Authority to Construct and Permit to Operate from the Sac Metro Air District. The installation of a California Air Resources Board certified vapor recovery system is also required. The Sac Metro Air District will conduct a health risk assessment for the GDF which may limit the gasoline throughput to meet allowable health risk levels.
- For GDF application instructions and forms visit: <http://www.airquality.org/businesses/permits-registration-programs/permit-applications-recordkeepingadvisories/> gasoline-dispensing-facility. If you have any questions on GDFs, please contact Steve Mosunic, Program Supervisor with Sac Metro Air District's Permitting Section, at 279-207-1137 or smosunic@airquality.org.
- C33. SACSEWER: Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.



Jose Quintanilla
Associate Planner

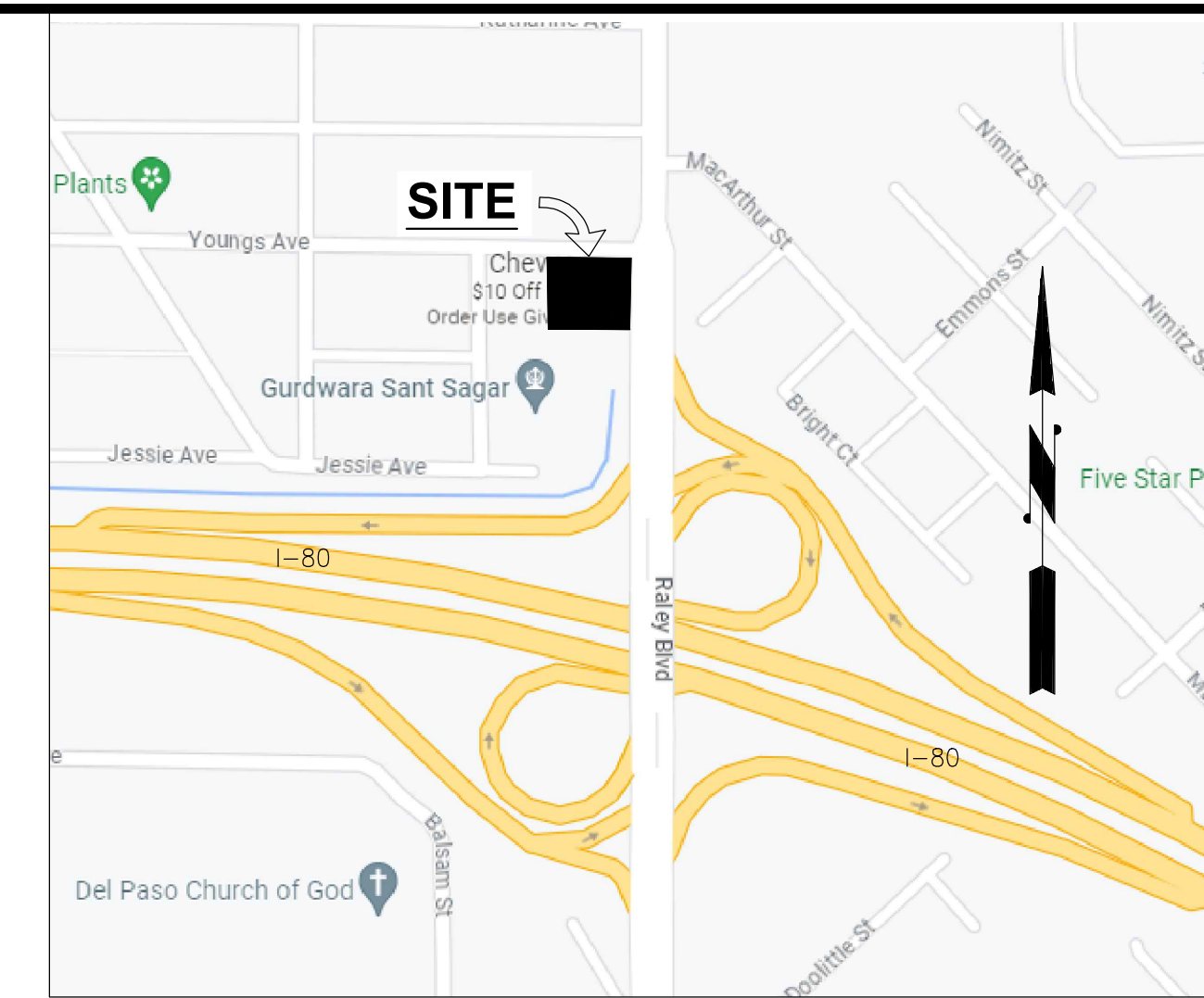
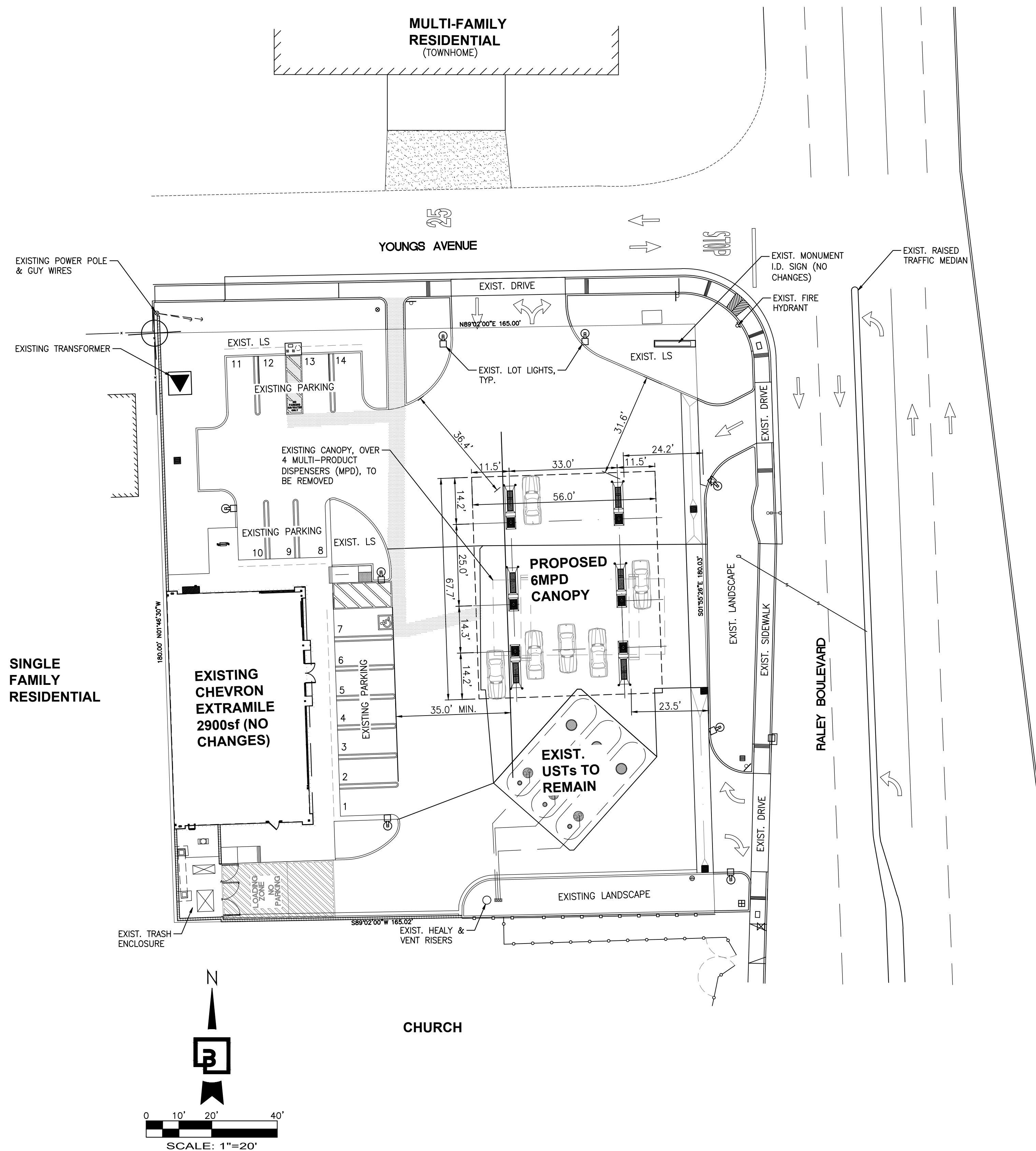


Garrett Norman
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

Attachment 1: Project Plans



VICINITY MAP

SITE DATA

ADDRESS / LOCATION: 4221 RALEY BLVD
SACRAMENTO, CA 95838

PARCEL ID: 23701730360000

MUNICIPALITY: CITY OF SACRAMENTO

PROJECT SITE AREA: ±29,700sf OR 0.682 ACRES

EXISTING FACILITY: 2900sf CONVENIENCE STORE, 24 HOUR ALCOHOL,
AND TOBACCO SALES, WITH 8-VEHICLE FUELING
POSITIONS.

PROPOSED MODIFICATION: ADD 4--FUELING VEHICLE FUELING POSITIONS WITH
FUEL CANOPY REPLACEMENT.

EXISTING ZONING: GENERAL COMMERCIAL (C-2)
OVERLAY COMMUNITY PLAN AREA - NORTH
SACRAMENTO

MAPPED CRITICAL AREAS: NONE

USE ANALYSIS:
GASOLINE STATION - PERMITTED WITH CUP - MINOR MODIFICATION
CONVENIENCE STORE - PERMITTED
ALCOHOL SALES - PERMITTED WITH CUP
OPEN 24 HOURS - PERMITTED
TOBACCO RETAILERS LICENSE - CURRENT

SURROUNDING ZONING:
NORTH: STANDARD MULTI-FAMILY (R-1) - ACROSS YOUNGS AVE
SOUTH: STANDARD SINGLE FAMILY (R-1)
WEST: STANDARD SINGLE FAMILY (R-1)
EAST: SINGLE FAMILY ALTERNATIVE (R-1A) - ACROSS RALEY BLVD

SURROUNDING USES:
NORTH: RESIDENTIAL HOME
SOUTH: CHURCH - GURUDWARA
EAST: RESIDENTIAL HOME
WEST: RESIDENTIAL HOME

BULK REGULATIONS:
MINIMUM LOT AREA; NOT SPECIFIED
MINIMUM LOT FRONTAGE; NOT SPECIFIED
MINIMUM FRONT YARD SETBACK; 0-FEET
STREET SIDE YARD SETBACK; 0-FEET
SIDE YARD SETBACK; 5-FEET (ADJACENT TO RESIDENTIAL ZONE)
REAR YARD SETBACK; 15-FEET (ADJACENT TO RESIDENTIAL ZONE)
MAXIMUM SETBACKS; NOT SPECIFIED
MAXIMUM BUILDING HEIGHT; NOT SPECIFIED
MAXIMUM IMPERVIOUS; NOT SPECIFIED
FLOOR AREA RATIO (FAR); NOT SPECIFIED
MAXIMUM BUILDING COVERAGE; NOT SPECIFIED
MAXIMUM LOT COVERAGE; NONE

PARKING:
MINIMUM NUMBER OF SPACES REQUIRED: 1 PER 400sf OF BUILDING
(8 REQUIRED, 14 EXISTING)

LOCATION RESTRICTIONS: ENCOURAGED TO BE AT THE SIDE OR REAR OF BUILDING

STANDARD STALL SIZE: 8.5'x18'

COMPACT STALL SIZE: 8'x15' – UP TO 50% OF ALL REQUIRED VEHICLE PARKING SPACES

LOADING SPACES: NONE REQUIRED FOR BUILDINGS UNDER 10,000sf

BICYCLE PARKING: 1 SPACE PER 5,000gsf OF BUILDING OR 2 SPACES, WHICHEVER IS GREATER

MINIMUM AISLE WIDTH: (2-WAY) 24-FEET

MINIMUM STACKING: NOT SPECIFIED

MAXIMUM DRIVEWAY WIDTH: 35-FEET

LANDSCAPING:
OVERALL LANDSCAPING: NOT SPECIFIED

PERIMETER LANDSCAPING: A 6-FOOT LANDSCAPED PLANTER IS REQUIRED TO SEPARATE ALL SURFACED AREAS FROM THE ADJACENT PUBLIC STREETS.

INTERIOR LANDSCAPING: TREES SHALL BE PLANTED AND MAINTAINED THROUGHOUT THE SURFACE PARKING FACILITY TO ENSURE THAT, WITHIN 15 YEARS, AFTER ESTABLISHMENT OF THE PARKING FACILITY, AT LEAST 50% OF THE PARKING FACILITY WILL BE SHADED.

CITY WIDE DESIGN GUIDELINES, SHALL BE FOLLOWED.

CITY WIDE DESIGN GUIDELINES, SHALL BE FOLLOWED.

[illegible]

Preparer:  **Barghausen**
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

ent: **Chevron**
CHEVRON U.S.A. INC.
6001 BOLLINGER CANYON RD.
SAN RAMON, CA 94583
ph 925 842 1000 www.Chevron.com

DESIGNED BY: cjp	DRAWN BY: cjp
CHECKED BY:	APPROVED BY:
SCALE: 1"=20'-0"	PROJECT NO: 2302
SHEET TITLE:	

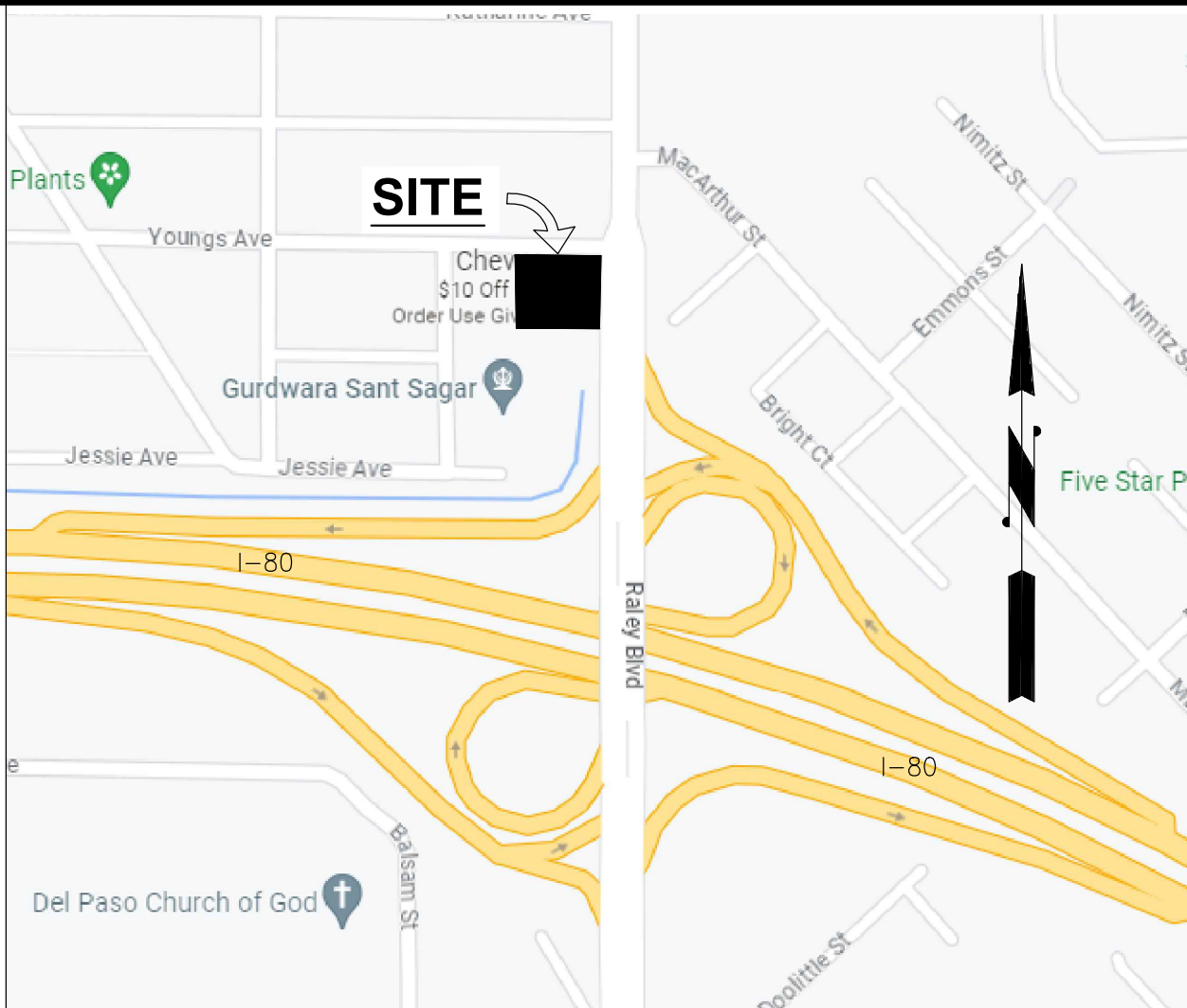
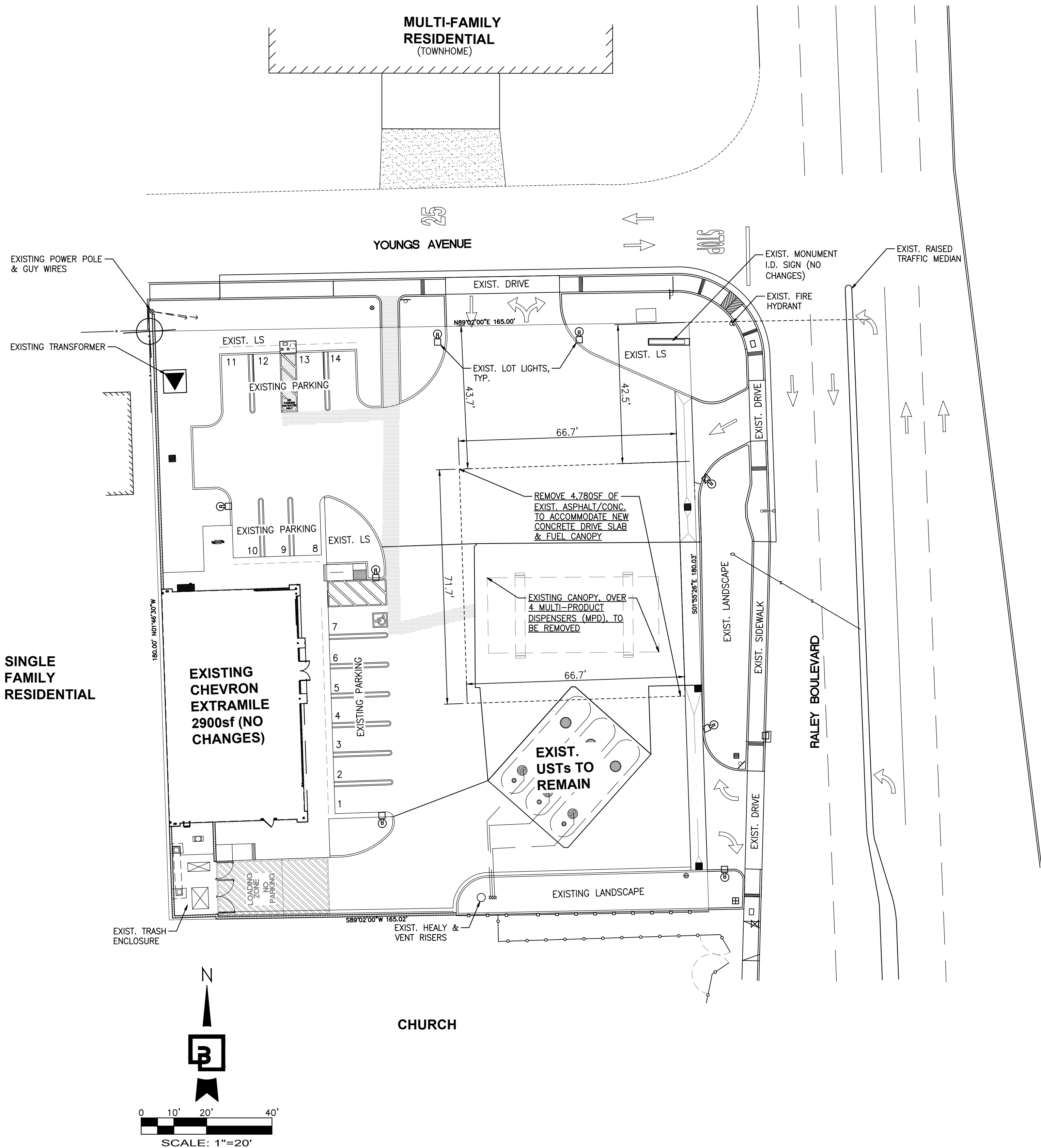
PRELIMINARY SITE PLAN

SHEET NO:

PS.1

PAGE NUMBER: 1 of Tot Page

2:\23000s\23020\preliminary\23020 PS.1.dwg 9/6/2023 12:00 PM CPINNER



SITE DATA

ADDRESS / LOCATION: 4221 RALEY BLVD
SACRAMENTO, CA 95838

PARCEL ID: 23701730360000

MUNICIPALITY: CITY OF SACRAMENTO

PROJECT SITE AREA: ±29,700sf OR 0.682 ACRES

EXISTING FACILITY: 2900sf CONVENIENCE STORE, 24 HOUR ALCOHOL, AND TOBACCO SALES, WITH 8-VEHICLE FUELING POSITIONS.

PROPOSED MODIFICATION: ADD 4-FUELING VEHICLE FUELING POSITIONS WITH FUEL CANOPY REPLACEMENT.

EXISTING ZONING: GENERAL COMMERCIAL (C-2)
OVERLAY COMMUNITY PLAN AREA - NORTH SACRAMENTO

MAPPED CRITICAL AREAS: NONE

USE ANALYSIS:
GASOLINE STATION - PERMITTED WITH CUP - MINOR MODIFICATION
CONVENIENCE STORE - PERMITTED
ALCOHOL SALES - PERMITTED WITH CUP
OPEN 24 HOURS - PERMITTED
TOBACCO RETAILERS LICENSE - CURRENT

SURROUNDING ZONING:
NORTH: STANDARD MULTI-FAMILY (R-1) - ACROSS YOUNGS AVE
SOUTH: STANDARD SINGLE FAMILY (R-1)
WEST: STANDARD SINGLE FAMILY (R-1)
EAST: SINGLE FAMILY ALTERNATIVE (R-1A) - ACROSS RALEY BLVD

SURROUNDING USES:
NORTH: RESIDENTIAL HOME
SOUTH: CHURCH - GURUDWARA
EAST: RESIDENTIAL HOME
WEST: RESIDENTIAL HOME

BULK REGULATIONS:
MINIMUM LOT AREA; NOT SPECIFIED
MINIMUM LOT FRONTAGE; NOT SPECIFIED
MINIMUM FRONT YARD SETBACK; 0- FEET
STREET SIDE YARD SETBACK; 0- FEET
SIDE YARD SETBACK; 5- FEET (ADJACENT TO RESIDENTIAL ZONE)
REAR YARD SETBACK; 15- FEET (ADJACENT TO RESIDENTIAL ZONE)
MAXIMUM SETBACKS; NOT SPECIFIED
MAXIMUM BUILDING HEIGHT; NOT SPECIFIED
MAXIMUM IMPERVIOUS; NOT SPECIFIED
FLOOR AREA RATIO (FAR); NOT SPECIFIED
MAXIMUM BUILDING COVERAGE; NOT SPECIFIED
MAXIMUM LOT COVERAGE; NONE

PARKING:
MINIMUM NUMBER OF SPACES REQUIRED: 1 PER 400sf OF BUILDING
(8 REQUIRED, 14 EXISTING)

LOCATION RESTRICTIONS: ENCOURAGED TO BE AT THE SIDE OR REAR OF BUILDING

STANDARD STALL SIZE: 8.5'x18'

COMPACT STALL SIZE: 8'x15' - UP TO 50% OF ALL REQUIRED VEHICLE PARKING SPACES

LOADING SPACES: NONE REQUIRED FOR BUILDINGS UNDER 10,000sf

BICYCLE PARKING: 1 SPACE PER 5,000gsf OF BUILDING OR 2 SPACES, WHICHEVER IS GREATER

MINIMUM AISLE WIDTH: (2-WAY) 24- FEET

MINIMUM STACKING: NOT SPECIFIED

MAXIMUM DRIVEWAY WIDTH: 35- FEET

LANDSCAPING:
OVERALL LANDSCAPING: NOT SPECIFIED

PERIMETER LANDSCAPING: A 6-FOOT LANDSCAPED PLANTER IS REQUIRED TO SEPARATE ALL SURFACED AREAS FROM THE ADJACENT PUBLIC STREETS.

INTERIOR LANDSCAPING: TREES SHALL BE PLANTED AND MAINTAINED THROUGHOUT THE SURFACE PARKING FACILITY TO ENSURE THAT, WITHIN 15 YEARS, AFTER ESTABLISHMENT OF THE PARKING FACILITY, AT LEAST 50% OF THE PARKING FACILITY WILL BE SHADED.

CITY WIDE DESIGN GUIDELINES, SHALL BE FOLLOWED.

CHEVRON 91069
4221 RALEY BLVD
SACRAMENTO, CA 95838

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Preparer:

Chevron
CHEVRON U.S.A. INC.
6001 BOLLINGER CANYON RD.
SAN RAMON, CA 94583
ph 925.842.1000
www.Chevron.com

Client:

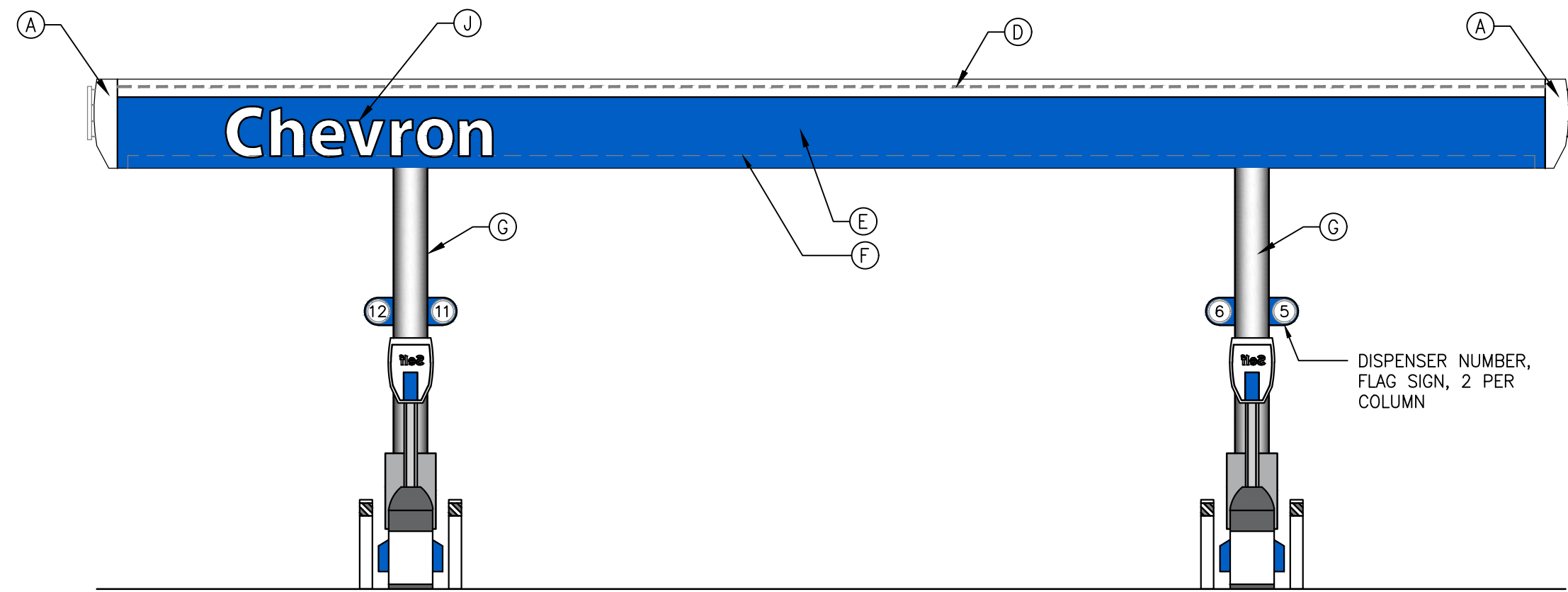
DESIGNED BY: cjp DRAWN BY: cjp
CHECKED BY: APPROVED BY:
SCALE: 1"=20'-0" PROJECT NO: 23020

SHEET TITLE:
**PRELIMINARY
DEMOLITION
SITE PLAN**

SHEET NO:

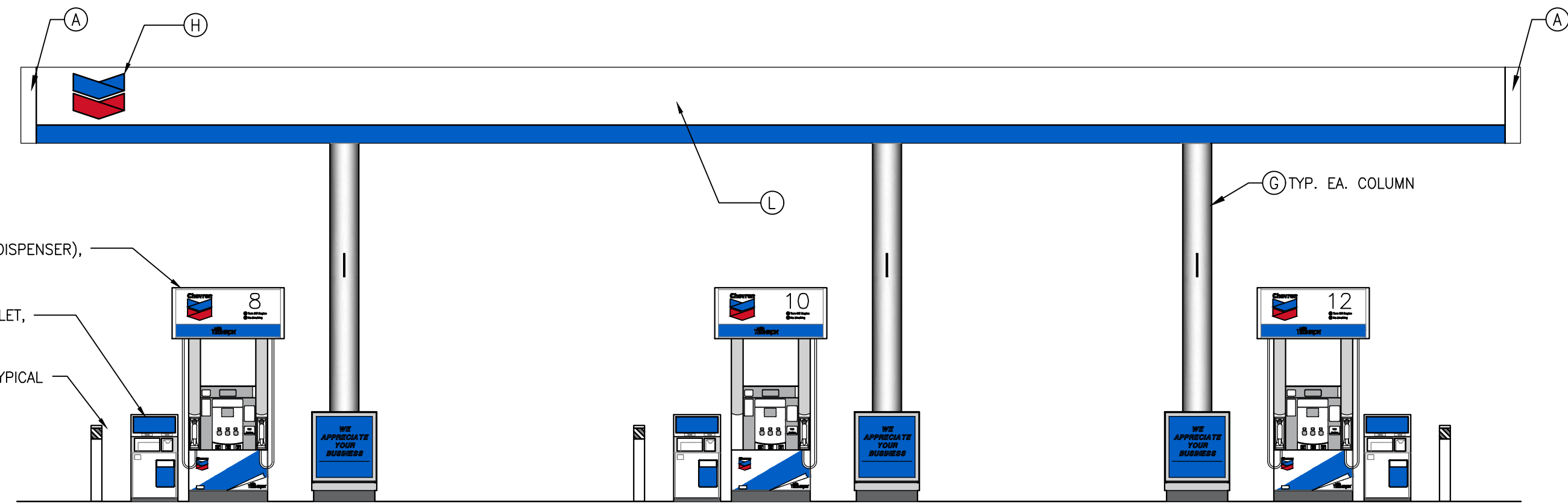
PS.2

PAGE NUMBER: 2 of Tot Page



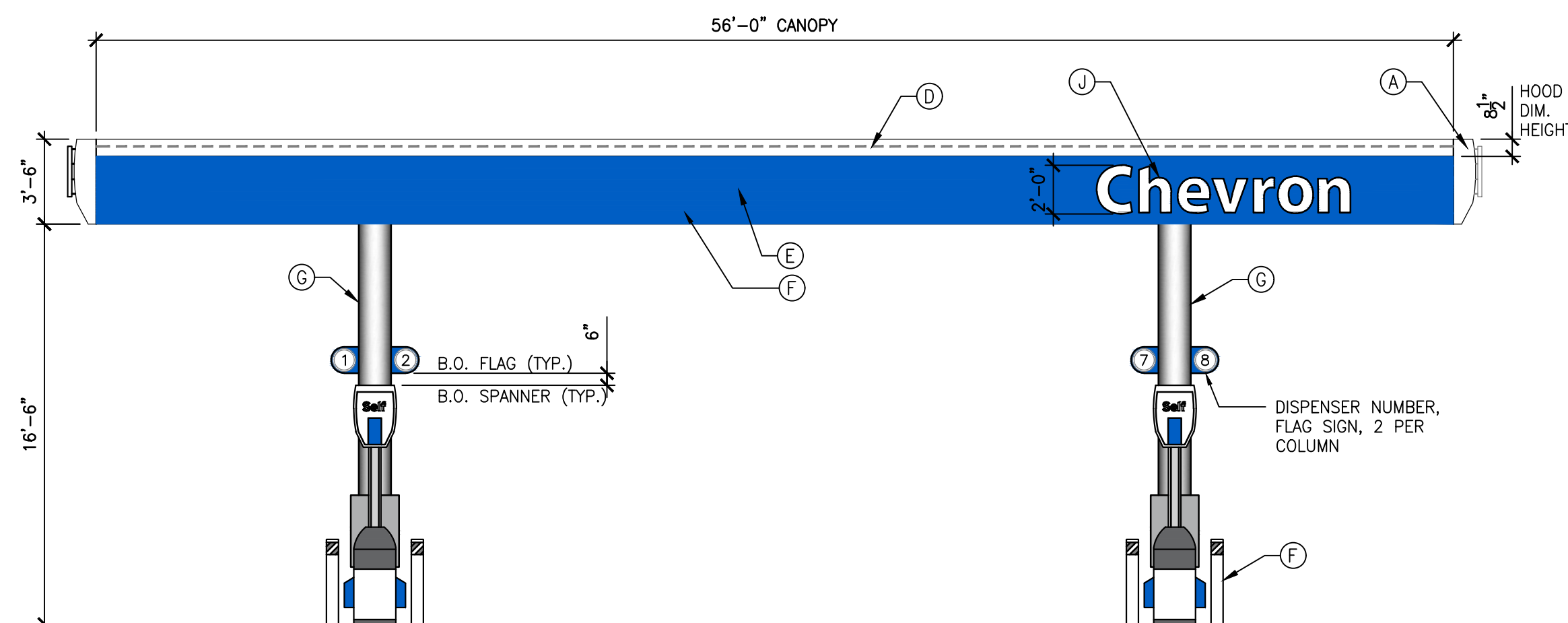
TANDEM 6-MPD - NORTH ELEVATION WITH OVATION DISPENSERS

SCALE: 3/16"=1'-0"



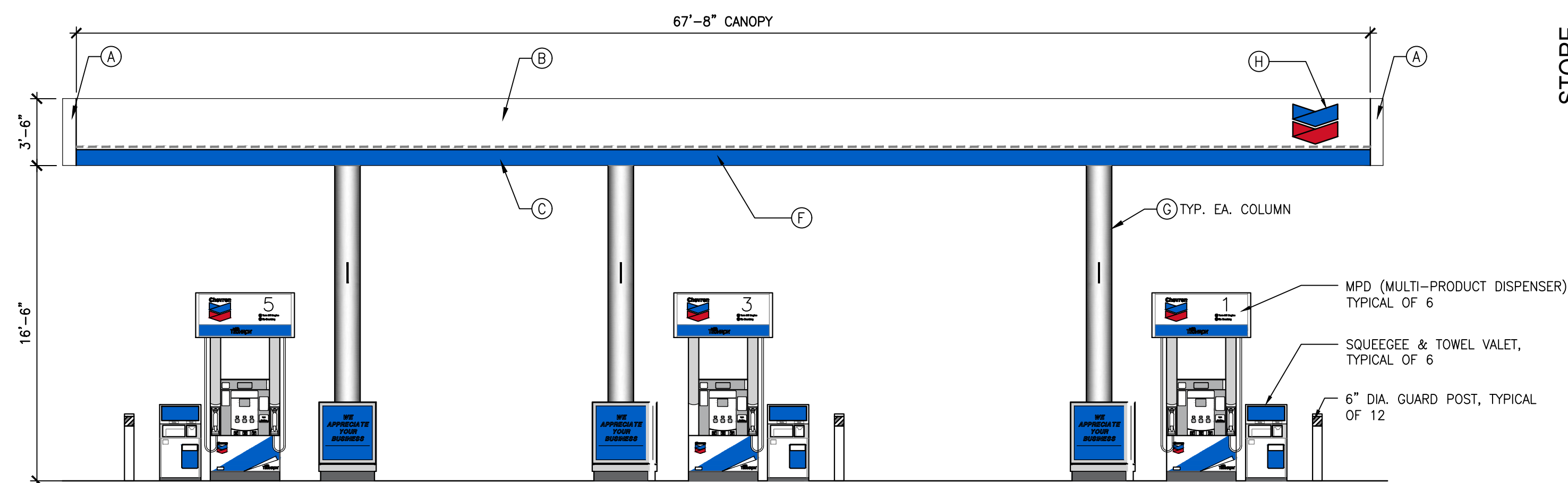
TANDEM 6-MPD - WEST ELEVATION WITH OVATION DISPENSERS

SCALE: 3/16"=1'-0"



TANDEM 6-MPD - SOUTH ELEVATION WITH OVATION DISPENSERS

SCALE: 3/16"=1'-0"

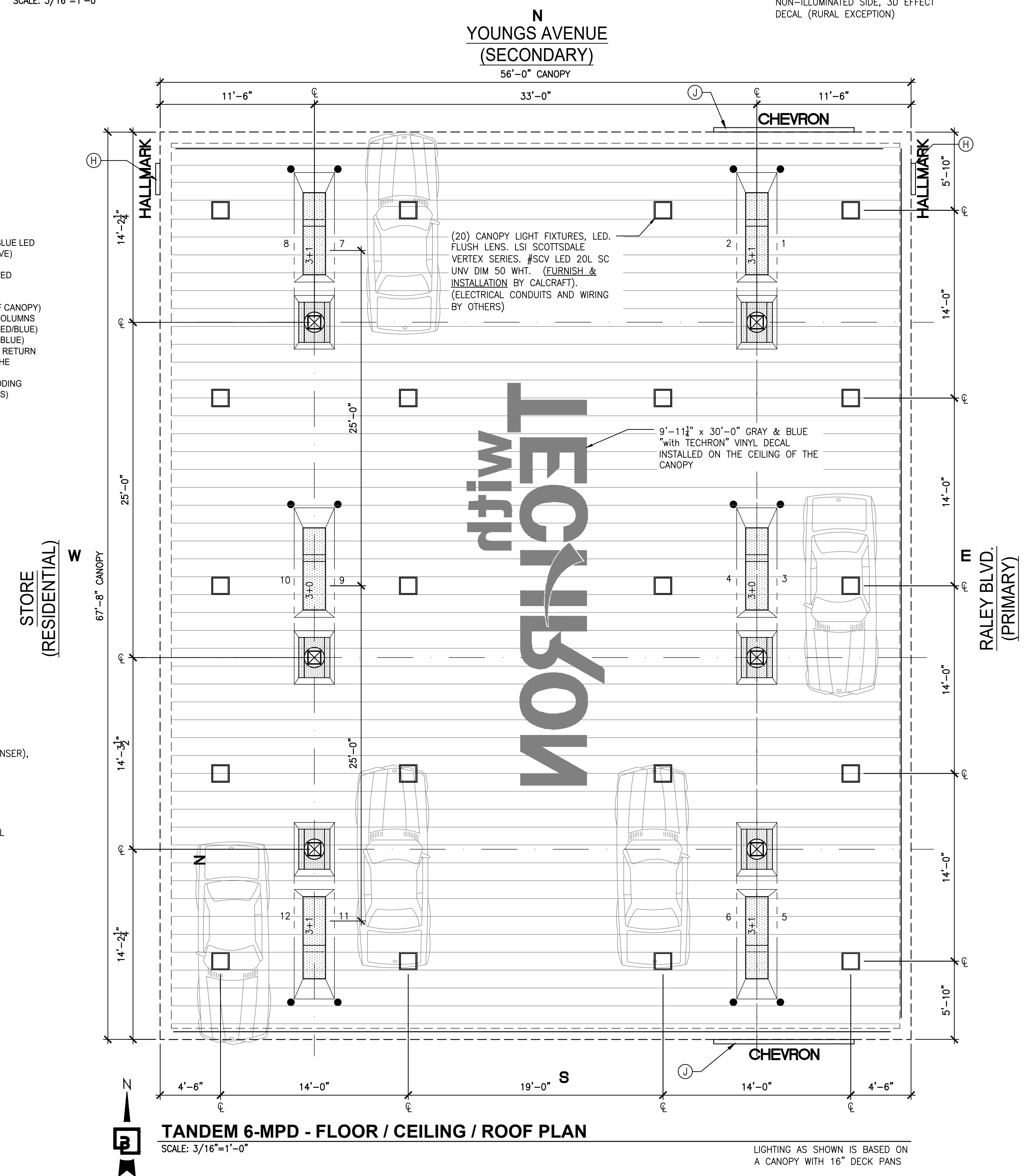


TANDEM 6-MPD - EAST ELEVATION WITH OVATION DISPENSERS

SCALE: 3/16"=1'-0"

COLOR LEGEND

- A FABRICATED ENDCAP (WHITE)
- B BULLNOSED ACM RETURN (WHITE)
- C ACCENT ANGLED BACK, ACM (BLUE) w/ BLUE LED DOWNLIGHT (MOUNTED IN POCKET ABOVE) (PMS-293)
- D BLUE LED DOWNLIGHT FIXTURE (MOUNTED INSIDE WHITE FABRICATED HOOD)
- E ACM FASCIA IN BLUE
- F DECK WHITE (CVX WH-835-S)(CEILING OF CANOPY)
- G CVX SILVER FLAKE (PMS-877) - 16" DIA. COLUMNS INTERNALLY ILLUMINATED HALLMARK (RED/BLUE)
- H INTERNALLY ILLUMINATED WOODMARK (BLUE)
- J WHITE ACM NON-DIMENSIONAL CANOPY RETURN w/ A BLUE VINYL 3D EFFECT DECAL AT THE BOTTOM. (RURAL EXCEPTION)
- M SILVER POLYPROPYLENE COLUMN CLADDING (USE ON REMODELS OR SMALL COLUMNS)



TANDEM 6-MPD - FLOOR / CEILING / ROOF PLAN

SCALE: 3/16"=1'-0"

LIGHTING AS SHOWN IS BASED ON A CANOPY WITH 16" DECK PANS

CHEVRON 91069
4221 RALEY BLVD
SACRAMENTO, CA 95838

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Chevron
CHEVRON U.S.A. INC.
6001 BOLLINGER CANYON RD.
SAN RAMON, CA 94583
ph 925.842.1000
www.Chevron.com

Client: Chevron U.S.A. INC.
Designed By: cjp
Drawn By: cjp
Checked By: none
Approved By: PROJECT NO: 23020
Scale: none
Sheet Title: CANOPY PLAN & ELEVATIONS
Sheet No: CA.1
Page No: 1 of 1



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

PLANNING DIVISION

915 I STREET
NCH, Third Floor
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5656
FAX 916-808-5543

Minor Modification to Previous Approval

FILE NUMBER: Z06-263

PREVIOUS FILE NUMBERS: P98-128

SPECIAL PERMIT X OR PLAN REVIEW

**PROJECT ADDRESS: 4221 Raley Blvd.
Sacramento, CA**

APN: 237-0173-036

**APPLICANT'S NAME & ADDRESS: Jim Southward
RHL Design Group, Inc.
3001 Douglas Blvd, Suite
Roseville, CA 95661**

PROPOSED PROJECT:

The applicant proposes to resurface the existing canopy and signs for a Chevron gas station re-imaging. Changes will include resurfacing a monument, a pole sign and hallmarks signs on the canopy and the gas pumps with new Chevron and "Extra Mile" logos. A new canopy fascia with low wattage LED down lights will be installed along the top length of the canopy and on a shortened spanner above the gas pumps. New trash valets and pump dispenser tags will be installed and new paint will occur on the building accent band and guard post for an existing gas station and convenience market in the General Commercial (C-2) zone.


ANALYSIS & CONDITIONS:

The subject site was previously approved for appropriate planning entitlements (P98-128) and building permits for existing structures and signs. The applicant now requests a minor modification to remodel the existing Chevron gas station and convenience market. The size of the existing building, canopy, and signs will remain the same as before but will have updated materials. Staff supports the change and approves the proposed designs.

Conditions of Approval:

- 1) Number and location of the existing signs and buildings including canopies shall not change from what was previously approved (P98-128).
- 2) The applicant shall substantially conform to the plans submitted.
- 3) The proposed project shall meet the sign ordinance and this approval does not approve new or additional signage.
- 4) The applicant must submit for new sign permits and the signage shall have Planning approval prior to issuance of sign permits.
- 5) The applicant shall obtain all necessary (sign) building permits prior to commencing construction.
- 6) Canopy signage shall be limited to two signs (2 Chevron wordmark's) one per each side of the canopy as shown on submitted plans.
- 7) Detached signage shall be limited to the existing one monument sign and shall not exceed 189.10 total square feet.
- 8) Any other changes or additions shall require additional Planning review and approval.
- 9) The applicant shall comply with all conditions of the previous approval (P98-128).

APPROVED BY: Jamie Cutlip, Assistant Planner



DATE: 4/10/07 FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR

FILED TO WWW.CALTRANS.CA

1 SIGN SITE PLAN

EXISTING SIGNS

NO.	TYPE	LOCATION	HEIGHT	AREA	STATUS
1	HALLOWEEN	501224	10.0	10.0	REMOVED
2	HALLOWEEN	501224	10.0	10.0	REMOVED
3	HALLOWEEN	501224	10.0	10.0	REMOVED
4	HALLOWEEN	501224	10.0	10.0	REMOVED
5	HALLOWEEN	501224	10.0	10.0	REMOVED
6	HALLOWEEN	501224	10.0	10.0	REMOVED
7	HALLOWEEN	501224	10.0	10.0	REMOVED
8	HALLOWEEN	501224	10.0	10.0	REMOVED
9	HALLOWEEN	501224	10.0	10.0	REMOVED
10	HALLOWEEN	501224	10.0	10.0	REMOVED
11	HALLOWEEN	501224	10.0	10.0	REMOVED
12	HALLOWEEN	501224	10.0	10.0	REMOVED
13	HALLOWEEN	501224	10.0	10.0	REMOVED
14	HALLOWEEN	501224	10.0	10.0	REMOVED
15	HALLOWEEN	501224	10.0	10.0	REMOVED
16	HALLOWEEN	501224	10.0	10.0	REMOVED
17	HALLOWEEN	501224	10.0	10.0	REMOVED
18	HALLOWEEN	501224	10.0	10.0	REMOVED
19	HALLOWEEN	501224	10.0	10.0	REMOVED
20	HALLOWEEN	501224	10.0	10.0	REMOVED
21	HALLOWEEN	501224	10.0	10.0	REMOVED
22	HALLOWEEN	501224	10.0	10.0	REMOVED
23	HALLOWEEN	501224	10.0	10.0	REMOVED
24	HALLOWEEN	501224	10.0	10.0	REMOVED
25	HALLOWEEN	501224	10.0	10.0	REMOVED
26	HALLOWEEN	501224	10.0	10.0	REMOVED
27	HALLOWEEN	501224	10.0	10.0	REMOVED
28	HALLOWEEN	501224	10.0	10.0	REMOVED
29	HALLOWEEN	501224	10.0	10.0	REMOVED
30	HALLOWEEN	501224	10.0	10.0	REMOVED
31	HALLOWEEN	501224	10.0	10.0	REMOVED
32	HALLOWEEN	501224	10.0	10.0	REMOVED
33	HALLOWEEN	501224	10.0	10.0	REMOVED
34	HALLOWEEN	501224	10.0	10.0	REMOVED
35	HALLOWEEN	501224	10.0	10.0	REMOVED
36	HALLOWEEN	501224	10.0	10.0	REMOVED
37	HALLOWEEN	501224	10.0	10.0	REMOVED
38	HALLOWEEN	501224	10.0	10.0	REMOVED
39	HALLOWEEN	501224	10.0	10.0	REMOVED
40	HALLOWEEN	501224	10.0	10.0	REMOVED
41	HALLOWEEN	501224	10.0	10.0	REMOVED
42	HALLOWEEN	501224	10.0	10.0	REMOVED
43	HALLOWEEN	501224	10.0	10.0	REMOVED
44	HALLOWEEN	501224	10.0	10.0	REMOVED
45	HALLOWEEN	501224	10.0	10.0	REMOVED
46	HALLOWEEN	501224	10.0	10.0	REMOVED
47	HALLOWEEN	501224	10.0	10.0	REMOVED
48	HALLOWEEN	501224	10.0	10.0	REMOVED
49	HALLOWEEN	501224	10.0	10.0	REMOVED
50	HALLOWEEN	501224	10.0	10.0	REMOVED
51	HALLOWEEN	501224	10.0	10.0	REMOVED
52	HALLOWEEN	501224	10.0	10.0	REMOVED
53	HALLOWEEN	501224	10.0	10.0	REMOVED
54	HALLOWEEN	501224	10.0	10.0	REMOVED
55	HALLOWEEN	501224	10.0	10.0	REMOVED
56	HALLOWEEN	501224	10.0	10.0	REMOVED
57	HALLOWEEN	501224	10.0	10.0	REMOVED
58	HALLOWEEN	501224	10.0	10.0	REMOVED
59	HALLOWEEN	501224	10.0	10.0	REMOVED
60	HALLOWEEN	501224	10.0	10.0	REMOVED
61	HALLOWEEN	501224	10.0	10.0	REMOVED
62	HALLOWEEN	501224	10.0	10.0	REMOVED
63	HALLOWEEN	501224	10.0	10.0	REMOVED
64	HALLOWEEN	501224	10.0	10.0	REMOVED
65	HALLOWEEN	501224	10.0	10.0	REMOVED
66	HALLOWEEN	501224	10.0	10.0	REMOVED
67	HALLOWEEN	501224	10.0	10.0	REMOVED
68	HALLOWEEN	501224	10.0	10.0	REMOVED
69	HALLOWEEN	501224	10.0	10.0	REMOVED
70	HALLOWEEN	501224	10.0	10.0	REMOVED
71	HALLOWEEN	501224	10.0	10.0	REMOVED
72	HALLOWEEN	501224	10.0	10.0	REMOVED
73	HALLOWEEN	501224	10.0	10.0	REMOVED
74	HALLOWEEN	501224	10.0	10.0	REMOVED
75	HALLOWEEN	501224	10.0	10.0	REMOVED
76	HALLOWEEN	501224	10.0	10.0	REMOVED
77	HALLOWEEN	501224	10.0	10.0	REMOVED
78	HALLOWEEN	501224	10.0	10.0	REMOVED
79	HALLOWEEN	501224	10.0	10.0	REMOVED
80	HALLOWEEN	501224	10.0	10.0	REMOVED
81	HALLOWEEN	501224	10.0	10.0	REMOVED
82	HALLOWEEN	501224	10.0	10.0	REMOVED
83	HALLOWEEN	501224	10.0	10.0	REMOVED
84	HALLOWEEN	501224	10.0	10.0	REMOVED
85	HALLOWEEN	501224	10.0	10.0	REMOVED
86	HALLOWEEN	501224	10.0	10.0	REMOVED
87	HALLOWEEN	501224	10.0	10.0	REMOVED
88	HALLOWEEN	501224	10.0	10.0	REMOVED
89	HALLOWEEN	501224	10.0	10.0	REMOVED
90	HALLOWEEN	501224	10.0	10.0	REMOVED
91	HALLOWEEN	501224	10.0	10.0	REMOVED
92	HALLOWEEN	501224	10.0	10.0	REMOVED
93	HALLOWEEN	501224	10.0	10.0	REMOVED
94	HALLOWEEN	501224	10.0	10.0	REMOVED
95	HALLOWEEN	501224	10.0	10.0	REMOVED
96	HALLOWEEN	501224	10.0	10.0	REMOVED
97	HALLOWEEN	501224	10.0	10.0	REMOVED
98	HALLOWEEN	501224	10.0	10.0	REMOVED
99	HALLOWEEN	501224	10.0	10.0	REMOVED
100	HALLOWEEN	501224	10.0	10.0	REMOVED

PROPOSED SIGNS

NO.	TYPE	LOCATION	HEIGHT	AREA	STATUS
1	HALLOWEEN	501224	10.0	10.0	REMOVED
2	HALLOWEEN	501224	10.0	10.0	REMOVED
3	HALLOWEEN	501224	10.0	10.0	REMOVED
4	HALLOWEEN	501224	10.0	10.0	REMOVED
5	HALLOWEEN	501224	10.0	10.0	REMOVED
6	HALLOWEEN	501224	10.0	10.0	REMOVED
7	HALLOWEEN	501224	10.0	10.0	REMOVED
8	HALLOWEEN	501224	10.0	10.0	REMOVED
9	HALLOWEEN	501224	10.0	10.0	REMOVED
10	HALLOWEEN	501224	10.0	10.0	REMOVED
11	HALLOWEEN	501224	10.0	10.0	REMOVED
12	HALLOWEEN	501224	10.0	10.0	REMOVED
13	HALLOWEEN	501224	10.0	10.0	REMOVED
14	HALLOWEEN	501224	10.0	10.0	REMOVED
15	HALLOWEEN	501224	10.0	10.0	REMOVED
16	HALLOWEEN	501224	10.0	10.0	REMOVED
17	HALLOWEEN	501224	10.0	10.0	REMOVED
18	HALLOWEEN	501224	10.0	10.0	REMOVED
19	HALLOWEEN	501224	10.0	10.0	REMOVED
20	HALLOWEEN	501224	10.0	10.0	REMOVED
21	HALLOWEEN	501224	10.0	10.0	REMOVED
22	HALLOWEEN	501224	10.0	10.0	REMOVED
23	HALLOWEEN	501224	10.0	10.0	REMOVED
24	HALLOWEEN	501224	10.0	10.0	REMOVED
25	HALLOWEEN	501224	10.0	10.0	REMOVED
26	HALLOWEEN	501224	10.0	10.0	REMOVED
27	HALLOWEEN	501224	10.0	10.0	REMOVED
28	HALLOWEEN	501224	10.0	10.0	REMOVED
29	HALLOWEEN	501224	10.0	10.0	REMOVED
30	HALLOWEEN	501224	10.0	10.0	REMOVED
31	HALLOWEEN	501224	10.0	10.0	REMOVED
32	HALLOWEEN	501224	10.0	10.0	REMOVED
33	HALLOWEEN	501224	10.0	10.0	REMOVED
34	HALLOWEEN	501224	10.0	10.0	REMOVED
35	HALLOWEEN	501224	10.0	10.0	REMOVED
36	HALLOWEEN	501224	10.0	10.0	REMOVED
37	HALLOWEEN	501224	10.0	10.0	REMOVED
38	HALLOWEEN	501224	10.0	10.0	REMOVED
39	HALLOWEEN	501224	10.0	10.0	REMOVED
40	HALLOWEEN	501224	10.0	10.0	REMOVED
41	HALLOWEEN	501224	10.0	10.0	REMOVED
42	HALLOWEEN	501224	10.0	10.0	REMOVED
43	HALLOWEEN	501224	10.0	10.0	REMOVED
44	HALLOWEEN	501224	10.0	10.0	REMOVED
45	HALLOWEEN	501224	10.0	10.0	REMOVED
46	HALLOWEEN	501224	10.0	10.0	REMOVED
47	HALLOWEEN	501224	10.0	10.0	REMOVED
48	HALLOWEEN	501224	10.0	10.0	REMOVED
49	HALLOWEEN	501224	10.0	10.0	REMOVED
50	HALLOWEEN	501224	10.0	10.0	REMOVED
51	HALLOWEEN	501224	10.0	10.0	REMOVED
52	HALLOWEEN	501224	10.0	10.0	REMOVED
53	HALLOWEEN	501224	10.0	10.0	REMOVED
54	HALLOWEEN	501224	10.0	10.0	REMOVED
55	HALLOWEEN	501224	10.0	10.0	REMOVED
56	HALLOWEEN	501224	10.0	10.0	REMOVED
57	HALLOWEEN	501224	10.0	10.0	REMOVED
58	HALLOWEEN	501224	10.0	10.0	REMOVED
59	HALLOWEEN	501224	10.0	10.0	REMOVED
60	HALLOWEEN	501224	10.0	10.0	REMOVED
61	HALLOWEEN	501224	10.0	10.0	REMOVED
62	HALLOWEEN	501224	10.0	10.0	REMOVED
63	HALLOWEEN	501224	10.0	10.0	REMOVED
64	HALLOWEEN	501224	10.0	10.0	REMOVED
65	HALLOWEEN	501224	10.0	10.0	REMOVED
66	HALLOWEEN	501224	10.0	10.0	REMOVED
67	HALLOWEEN	501224	10.0	10.0	REMOVED
68	HALLOWEEN	501224	10.0	10.0	REMOVED
69	HALLOWEEN	501224	10.0	10.0	REMOVED
70	HALLOWEEN	501224	10.0	10.0	REMOVED
71	HALLOWEEN	501224	10.0	10.0	REMOVED
72	HALLOWEEN	501224	10.0	10.0	REMOVED
73	HALLOWEEN	501224	10.0	10.0	REMOVED
74	HALLOWEEN	501224	10.0	10.0	REMOVED
75	HALLOWEEN	501224	10.0	10.0	REMOVED
76	HALLOWEEN	501224	10.0	10.0	REMOVED
77	HALLOWEEN	501224	10.0	10.0	REMOVED
78	HALLOWEEN	501224	10.0	10.0	REMOVED
79	HALLOWEEN	501224	10.0	10.0	REMOVED
80	HALLOWEEN	501224	10.0	10.0	REMOVED
81	HALLOWEEN	501224	10.0	10.0	REMOVED
82	HALLOWEEN	501224	10.0	10.0	REMOVED
83	HALLOWEEN	501224	10.0	10.0	REMOVED
84	HALLOWEEN	501224	10.0	10.0	REMOVED
85	HALLOWEEN	501224	10.0	10.0	REMOVED
86	HALLOWEEN	501224	10.0	10.0	REMOVED
87	HALLOWEEN	501224	10.0	10.0	REMOVED
88	HALLOWEEN	501224	10.0	10.0	REMOVED
89	HALLOWEEN	501224	10.0	10.0	REMOVED
90	HALLOWEEN	501224	10.0	10.0	REMOVED
91	HALLOWEEN	501224	10.0	10.0	REMOVED
92	HALLOWEEN	501224	10.0	10.0	REMOVED
93	HALLOWEEN	501224	10.0	10.0	REMOVED
94	HALLOWEEN	501224	10.0	10.0	REMOVED
95	HALLOWEEN	501224	10.0	10.0	REMOVED
96	HALLOWEEN	501224	10.0	10.0	REMOVED
97	HALLOWEEN	501224	10.0	10.0	REMOVED
98	HALLOWEEN	501224	10.0	10.0	REMOVED
99	HALLOWEEN	501224	10.0	10.0	REMOVED
100	HALLOWEEN	501224	10.0	10.0	REMOVED

YOUNGS AVENUE

Z06-263
Received 03-14-07

2 NOT USED

NO SCALE

REVISED

3 NOT USED

NO SCALE

4 NOT USED

NO SCALE

5 (E) 'CHEVRON ID' SIGN

NO SCALE

6 REFACED 'CHEVRON ID' SIGN (TYP. OF 2 SIDES)

NO SCALE

(E) 501224</

1 EXISTING SOUTH ELEVATION (NORTH ELEVATION BUILDING)

3 PROPOSED SOUTH ELEVATION (NORTH ELEVATION BUILDING)

2 EXISTING EAST ELEVATION (WEST ELEVATION BUILDING, NO HALLMARKS)

4 PROPOSED EAST ELEVATION (WEST ELEVATION BUILDING)

5 CHEVRON WORDMARK SIGN

6 CHEVRON HALLMARK SIGN

7 NOT USED

8 CANOPY CORNER DETAIL

COLOR LEGEND	
①	NEUTRAL GRAY
②	WHITE
③	BLACK
④	RED
⑤	GREEN
⑥	BLUE
⑦	BROWN
⑧	PINK
⑨	PURPLE
⑩	YELLOW
⑪	ORANGE
⑫	TEAL
⑬	SLATE
⑭	CHARCOAL
⑮	NAVY
⑯	CRIMSON
⑰	EMERALD
⑱	GOLD
⑲	SILVER
⑳	PLATINUM
㉑	DIAMOND
㉒	ONYX
㉓	JAGGED
㉔	FLAME
㉕	ICEBERG
㉖	SKY
㉗	SEA
㉘	FOREST
㉙	DESERT
㉚	WATER
㉛	SKYLINE
㉜	LANDSCAPE
㉝	URBAN
㉞	RURAL
㉟	COASTAL
㊱	WILDERNESS
㊲	DESERT
㊳	WATER
㊴	SKYLINE
㊵	LANDSCAPE
㊶	URBAN
㊷	RURAL
㊸	COASTAL
㊹	WILDERNESS
㊺	DESERT
㊻	WATER
㊼	SKYLINE
㊽	LANDSCAPE
㊾	URBAN
㊿	RURAL

RESOLUTION NO. 99-641

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF NOV 9 1999

RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT WHICH GRANTS THE CITY PLANNING COMMISSION'S APPROVAL OF ENTITLEMENTS FOR THE CHEVRON STATION REPLACEMENT PROJECT CONSISTING OF 0.73± ACRES LOCATED IN NORTH SACRAMENTO AT THE SOUTHWEST CORNER OF RALEY BLVD. AND YOUNGS AVE., SACRAMENTO, CA (P98-128) APN 237-0173-036


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:


WHEREAS, the City Council conducted a public hearing on November 9, 1999 and took final action on November 9, 1999 concerning the entitlements for the above project, and based on documentary and oral evidence submitted at the public hearing;

NOW THEREFORE BE IT RESOLVE BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

That the attached Notice of Decision and Findings of Fact are hereby adopted for the Chevron Station Replacement.

ATTEST:


CITY CLERK


VICE MAYOR

P98-128

FOR CITY CLERK USE ONLY

Resolution No.: **99-641**

Date Adopted: **NOV 9 1999**

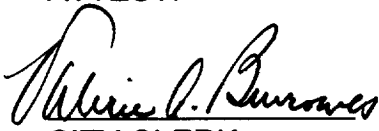
F. Variance for building setback

F1. One hour exterior fire walls will be required along the south and west property lines since the building setback is less than 20 feet to the property lines.

G. Variance for second detached sign.

G1. The pole sign at the corner of Youngs Ave. and Raley Blvd. shall be replaced with an approved monument sign not exceeding 50 square feet of sign area and six feet in height including the monument base before issuance of a building permit.

ATTEST:


CITY CLERK


VICE MAYOR

P98-128

Attachments

Attachment 1

Exhibit 1A	Site Plan
Exhibit 1B	Building Elevations- Front and Back
Exhibit 1C	Building Elevations- Left and Right Sides
Exhibit 1D	Canopy Elevations
Exhibit 1E	Floor Plan
Exhibit 1F	Landscape Plan

RESOLUTION NO. 39-641

NOV 9 1999

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
CHEVRON STATION #9-1069 @ 4221 RALEY BLVD.
SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL ZONE.
(P98-128)
APN: 237-0173-036**

The City Planning Commission heard and considered evidence in the above entitled matter at the regular meeting of September 23, 1999. Based on verbal and documentary evidence at said hearings, the Planning Commission approved said entitlements.

Pursuant to the provisions of the City's Comprehensive Zoning Ordinance, Chapter 7, Section 2-D, the Councilmember from District 2 "called-up" the above entitlements to be considered by the City Council.

The City Council conducted a public hearing on November 9, 1999 to consider the entitlements. Based on verbal and documentary evidence at said hearing, the City Council took the following actions for the location listed above:

- a. Exempt pursuant to CEQA Section 15302 (b);
- B. Approved of the Rezone for 0.73± developed acres from Highway Commercial (HC) zone to General Commercial-Review (C-2R) zone and forwarded to City Council;
- C. Approved the Plan Review to construct a gasoline station/ convenience market in the General Commercial- Review (C-2R) zone;
- D. Approved the Special Permit to operate a 24 hour convenience market within 500 feet of a residential area on 0.73± developed acres;
- E. Approved the Special Permit to sell beer and wine for offsite consumption;
- F. Approved the Variance to reduce the required minimum interior sideyard setback from 7.5 feet to one foot.
- G. Approved the Variance to allow two free standing signs within 300 feet of one another on the same parcel.

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

RESOLUTION NO. 99-641
NOV 9 1999

FINDINGS OF FACT

- A. **Categorical Exemption:** the City Council finds and determines that the proposed project is exempt from environmental review pursuant to Section #15302 (b) of the CEQA Guidelines.
- C. **Plan Review** to construct a gasoline station/ convenience market in the General Commercial- Review (C-2R) zone
1. The Plan Review, as conditioned, is granted upon sound principles of land use in that:
 - a. The proposed development is consistent with the General Plan and the North Sacramento Community Plan;
 2. The Plan Review, as conditioned, will comply with zoning code requirements, in that:
 - a. The property involved is of adequate size and shape to accommodate the proposed use;
 - b. The building and fuel canopy meet the required building coverage, setback, and parking area.
 3. The Plan Review, as conditioned, will not be detrimental to the public health and welfare in that:
 - a. The facilities, including utilities, driveways, sanitation and drainage meet the City standards.
- D. **Special Permit** to operate a 24 hour convenience market within 500 feet of a residential area on 0.73± developed acres in the General Commercial (C-2) zone;
1. The Special Permit, as conditioned, is granted upon sound principles of land use in that:
 - a. 24 hour commercial uses within 500 feet of a residential district are permitted uses in the C-2R zone subject to the granting of a Special Permit by the City Planning Commission; and
 - b. Sufficient parking is available for employees, and visitors.

- c. The project will utilize a commercially built location.
 - d. The project will not adversely affect the surrounding land uses.
 - 2. The Special Permit as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
 - a. The operation of the 24 hour convenience market would be in accordance with the Police Department requirements;
 - b. The operation of the 24 hour convenience market would meet the concerns of the surrounding residential community;
 - 3. The Special Permit as conditioned, complies with the objectives of the General and North Sacramento Community Plan in which it is to be located in that:
 - a. The project will not alter the present or anticipated density of the subject site or region; and
 - b. The project will carry out the goals of the Sacramento General Plan and North Sacramento Community Plan.
- E. **Special Permit to sell beer and wine for offsite consumption.**
- 1. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
 - a. The owners will limit the hours of the sale of beer and wine.
 - b. The owner will control how the beer and wine will be sold to avoid the possibility of loitering on the premises.
 - c. The owner will meet the requirements of the Police Department.
- F. **Variance to reduce the required minimum interior sideyard setback from 7.5 feet to one foot.**
- 1. The Variance, as conditioned, shall not extend a special privilege to the property owner in that:

- a. Proper building design would include one hour exterior fire walls.
 2. The Variance, as conditioned, will not be injurious to the public welfare, nor to property in the vicinity of the applicant in that:
 - a. The building setback would prevent unwanted activity from occurring behind the building, as is presently the case.
 - b. A one hour fire would be provided as required by the Building Code.
 3. The Variance, as conditioned, is in harmony with the general purpose and intent of the Zoning Ordinance and will not affect the General Plan or North Sacramento Community Plan in that:
 - a. The proposed remodeled use would be an improvement to the surrounding area.
 - b. The proposed remodeled use is in conformity with the goals and policies of the Sacramento General Plan and the North Sacramento Community Plan.
- G. **Variance** to allow two free standing signs within 300 feet of one another on the same parcel.
1. The Variance, as conditioned, shall not extend a special privilege to the property owner in that:
 - a. There are presently two pole signs on the property.
 2. The Variance, as conditioned, will not be injurious to the public welfare, nor to property in the vicinity of the applicant in that:
 - a. The one detached sign at the street corner would be a monument sign which would have less light, glare and visual intrusion on the surrounding neighborhood.
 - b. The new sign would be required to comply with the Building Code
 1. The Variance, as conditioned, is in harmony with the general purpose and intent of the Zoning Ordinance and will not affect the General Plan or

North Sacramento Community Plan in that:

- a. The proposed monument sign would be an improvement to the surrounding area.

CONDITIONS OF APPROVAL

The Plan Review, Special Permits and Variance are hereby approved subject to the following conditions:

C. Plan Review

Planning

- C1. The applicant shall provide bicycle security racks at the front of the business.
- C2. The parking areas must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used. The type and location of the cameras shall meet the satisfaction of the Police Department.
- C3. All landscaping shall be maintained as at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.
- C4. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
- C5. The owner/operator of the convenience store/gas station shall not allow non-customers to gather or loiter in or around the convenience store/gas station.
- C6. Applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as applicant's agents for the sole purpose of enforcing Section 602 (k) of the California Penal Code and that applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block letters: NO TRESPASSING VIOLATORS WILL BE PROSECUTED UNDER 602 (K) C.P.C.
- C7. The owner/operator shall be responsible for the removal of all litter

generated by this business. The business premises shall be patrolled once a day for trash/litter.

- C8. The owner/operator of the convenience store/gas station shall be responsible for abatement/removal of any and all graffiti on the property within 48 hours. Neighborhood Services Department is available to assist the operator by providing information for preventative measures to reduce the occurrence of graffiti. Graffiti shall mean any unauthorized inscription, work, figure, or design that is marked, etched, scratched, drawn, or painted on or otherwise affixed to or on any surface.
- C9. The owner/operator of the convenience store/gas station shall maintain the grounds and landscaping areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and grass as needed if original landscaping dies.
- C10. The proposed new convenience store shall not be less than 40 feet to the existing vehicle fuel dispensing station canopy.
- C11. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
- C12. Increase the height of the berm in front and to the sides of the air/ water station facing Youngs Ave. from two feet to three feet.
- C13. The parapet wall on the west side of the building shall be as tall as the other three parapet walls or taller in order to hide the mechanical equipment and provide noise attenuation to adjacent residential unit to the west.

Public Works

- C14. Repair or replace existing deteriorated curb, gutter and sidewalk to the satisfaction of the Department of Public Works.
- C15. Applicant shall remove the two parallel parking spaces located adjacent to the southern property line.
- C16. Applicant shall remove the western most parking space adjacent to the store.
- C17. Applicant shall reduce the width of the existing driveway on Raley

Boulevard near Youngs Avenue to 45' 18' and make it an entrance only driveway by angling the throat area of the driveway and by appropriate signing and striping. The driveway shall be reconstructed to the satisfaction of the Department of Public Works.

- C18. Applicant shall comply with A.D.A. requirements in all respects.
- C19. All new driveways shall be constructed to City Standards to the satisfaction of the Department of Public Works.
- C20. The applicant shall construct a median on Raley Boulevard adjacent to the subject site. The median shall consist of a left-turn pocket from Raley Boulevard onto Youngs Avenue at its northern end and shall extend to the southern property line of the subject site. The median shall be designed and constructed to the satisfaction of the Department of Public Works.
- C21. The applicant shall coordinate with the property owner to provide an Irrevocable Offer of Dedication for the additional right-of-way required for the future widening of Raley Boulevard (approximately 10') to the satisfaction of the Department of Public Works.

Advisory Note:

Advisory Note: Modifications to the existing street lighting system in the area may need to be part of the improvement plans due to any proposed improvements within the right of way.

Utilities

- C21. Stormwater quality control measures as specified in the draft "Best Management Practice Guide for Retail Gasoline Outlets" dated March, 1997 shall be incorporated into the development to minimize the increase of urban runoff pollutants and non-stormwater discharges.
- C22. These measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include source control measures.
- C23. 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.

- C24. 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).
 - C25. The pad elevation for the convenience store shall be set based on the following guidelines:
 - a. A minimum of one (1) foot above the highest adjacent back of curb grade;
 - b. Overland release in the general area, and
 - c. Conformity to existing adjacent pad elevations.
 - C26. The finished floor elevation of the convenience store shall be 0.50 feet above the pad elevation.
- D. Special Permit for 24 hour operation
- D1. Two employees shall be working at the store at all times.
 - D2. 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 .25 foot-candles of illumination per square foot at the surface of any walkway, alcove, passageway related to the project during the same hours.
 - D3. The following minimum security standards shall be incorporated into the interior design of the building:
 - a. Cashier station shall be raised to provide a noticeable height advantage to employees.
 - b. Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind spots.

- c. Cold boxes shall be equipped with an audible enunciator to alert employees when the doors are opened.
 - d. The facility shall be equipped with UL approved money safes. Signs shall be prominently posted stating that employees do not have access to the safe.
 - e. The facility shall be equipped with remote locking devices to enable public entry doorway to be locked from cashier station.
- D4. A sign indicating a 24 hour emergency phone number and contact person shall be kept current and posted on the building.
- D5. The management and employees will not allow loitering on the premises.
- D6. The owners will meet the requirements of the Police Department.
- D7. All illegal activities observed on or around the business shall be promptly reported to the Police Department.
- D8. The applicant shall provide two working toilet facilities for use by the public. These rest rooms must be self-locking and the key must be available from the employees. Extra keys must be available in case of an emergency. Locks may be of the electronic remote control type. Interior rest rooms must be visible to attendants.
- D9. Any and all pay telephones at this site shall be located in the Store's interior with adequate signage to direct Public to telephone. No external phones at this site.

E. Special Permit for Beer and Wine

- E1. Licensee shall post and maintain on the premises and in the parking lot used in conjunction therewith notices clearly visible to the patrons of the licensee and parking lot and to persons on the public sidewalk stating, in block lettering, the following: "UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. B & P Code 25612.5; C.P.C. 647E(A); S.C.C. 26.24(c)".
- E2. Beer and wine products shall be secured during the hours of 11pm. and 6am.

- E3. Beer and wine shall be allowed between the hours of 6am and 11pm subject to the following conditions:
- a. All public telephones must be maintained in a manner consistent with City ordinances regulating pay telephones. This telephone is to be limited to outgoing call only.
 - b. Applicant shall work with the Licensing Coordinator of the Police Department to ensure that the property is posted for "No Loitering" in accordance with 602 (k) P.C. An agreement is to be filed with the Police Department which will allow officers to remove loiterers and applicants agreement to prosecute.
 - c. Two employees shall be working at the store from opening until closing everyday.
 - d. Alcoholic beverages may not be sold between the hours of 11pm and 6am.
 - e. Beer will not be sold in single containers, including quart and liter containers.
 - f. Signs listing conditions (i) through (v) shall be posted conspicuously inside the store.
 - g. The sale of alcohol shall be limited to beer and wine only, no hard liquor sales allowed.
 - h. The word beer, wine or liquor shall not appear in the name or on any signs.
 - i. No advertising of beer or wine sales shall be allowed on exterior signs or window signs on the site.
 - j. Wine coolers shall not be sold in quantities of less than factory packs of four.
- E4. There will be no sale of beer or wine between the hours of 11:00 p.m. and 6:00 a.m.
- E5. The doors on the beer and wine cooler area will be automatically locked at 11:00 p.m. and remain locked until 6:00 a.m.

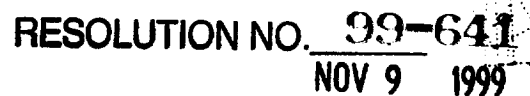
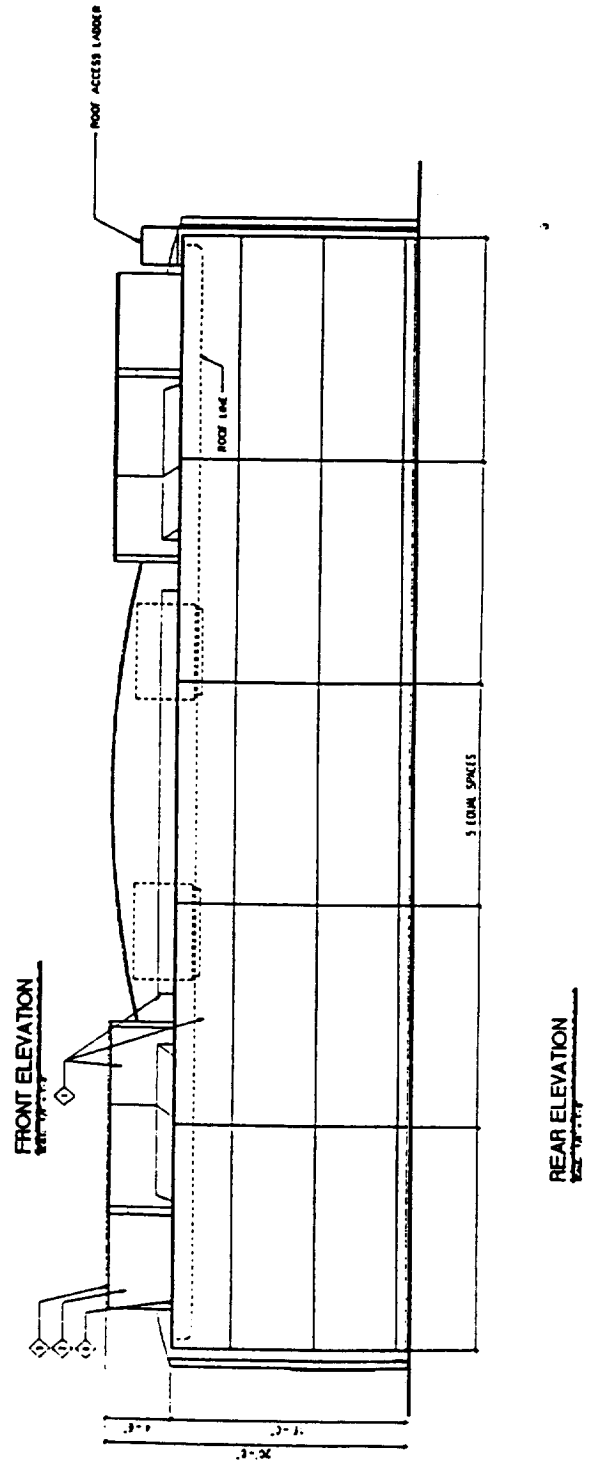
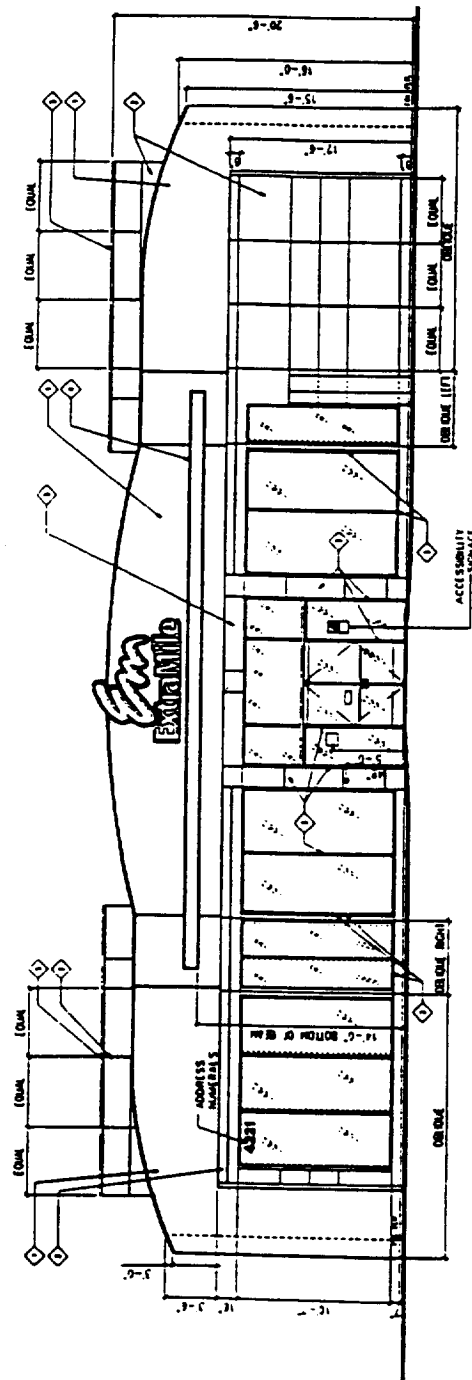


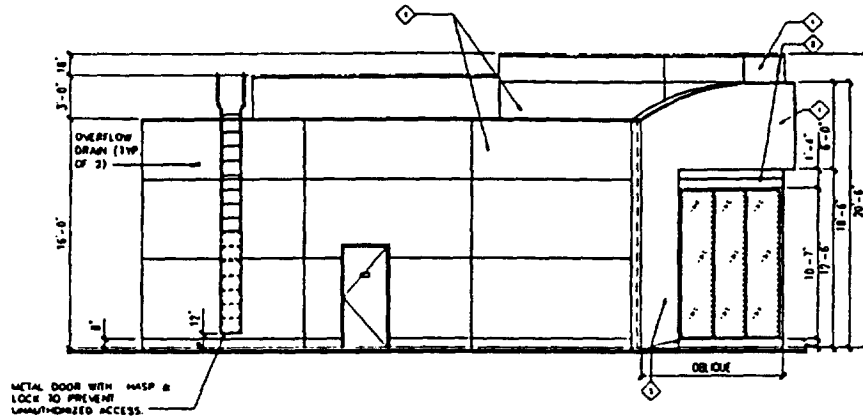
Exhibit 1B
Front and Back Elevations



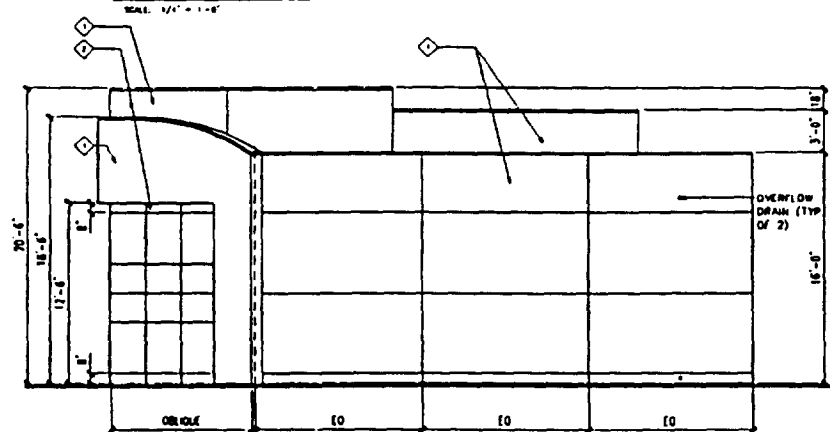
RESOLUTION NO. 99-641

NOV 9 1999

Exhibit 1C
Left and Right Elevations



LEFT ELEVATION



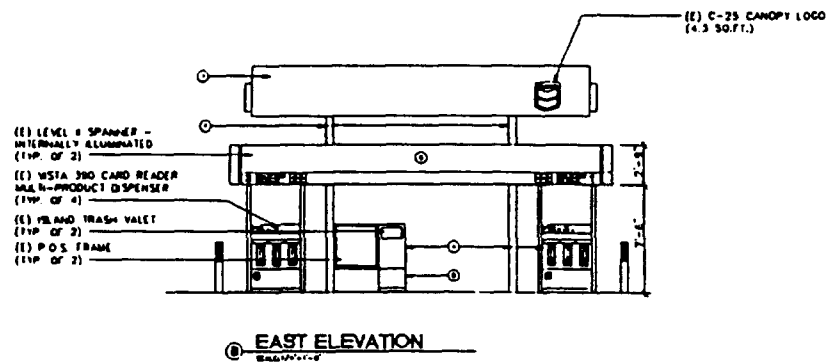
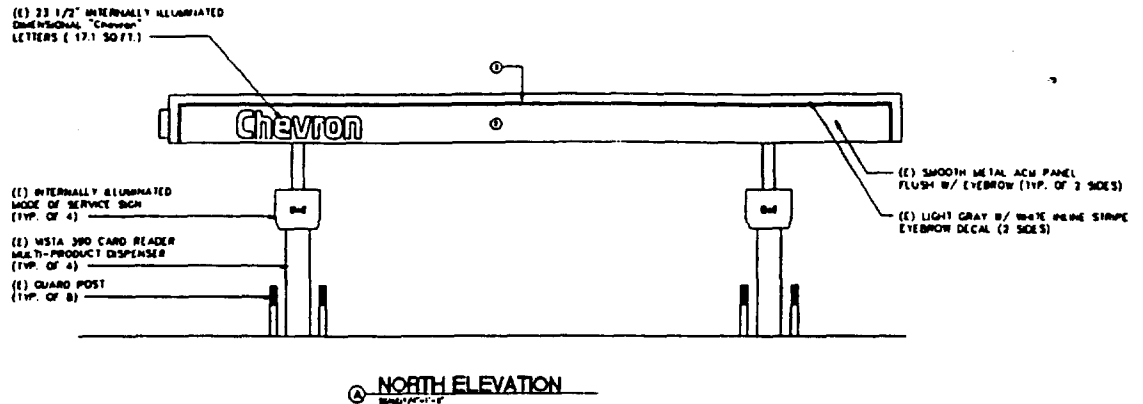
RIGHT ELEVATION

RESOLUTION NO. 99-641

NOV 9 1999

Notice of Decision/ Finding of Fact
P98-128

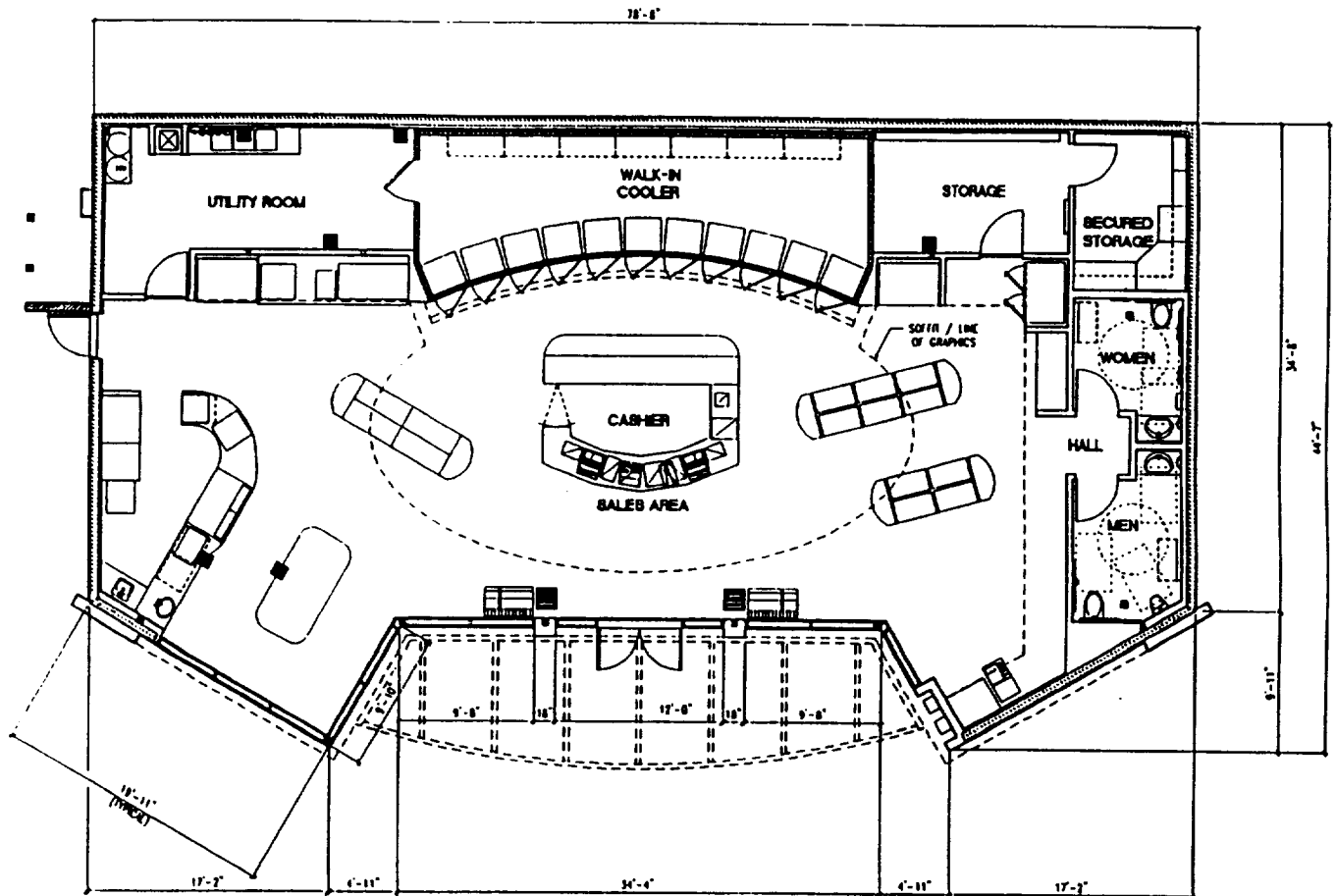
Exhibit 1D
Canopy Elevations



RESOLUTION NO. 99-641

NOV 9 1999

Exhibit 1E
Floor Plan



WALL LEGEND
8"x8"x16" CONCRETE MASONRY UN
2x4 WALLS
3 1/2" INSULATED COOLER WALLS

RESOLUTION NO. 33-641

NOV 9 1999



DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator and Design Director approve with conditions the Tentative Subdivision Map, and the Design Director approve with conditions the Site Plan and Design Review of the Tentative Subdivision Map with a deviation for the creation of a parcel without public street frontage for the project known as **Z23-065**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide one approximately 14.4-acre vacant parcel into five parcels within the Residential Mixed-Use (RMX-PUD) Zone and Delta Shores Planned Unit Development.
2. **Site Plan and Design Review of the Tentative Subdivision Map** with a deviation for the creation of a parcel without public street frontage. No construction is proposed with this map.

PROJECT INFORMATION

Location: SW of the easternmost intersection of Cosumnes River Blvd. and Delta Shores Circle South

Parcel Number(s): 053-0180-054-0000

Council District: 8

Applicant/Owner: M&H Realty Partners c/o Barron Caronite
425 California Street, 10th Floor
San Francisco, CA 94101

Project Planner: Danny Abbes, Associate Planner, (916) 808-5873

Hearing Date: January 25, 2024

Land Use Information

General Plan Designation: Traditional Center

Zoning: Residential Mixed-Use (RMX-PUD)

PUD: Delta Shores Planned Unit Development

Design Review Area: Citywide

Parking District: Traditional

Existing Land Use of Site: Vacant

Surrounding Zoning and Land Uses

North:	R-3-PUD	Vacant
South:	R-3-PUD	Vacant
East:	R-1A-PUD	Vacant
West:	RMX-PUD	Vacant

Site Characteristics

Existing Property Area:	1 lot, ± 627,000 square feet / 14.41 net acres
Proposed Property Areas:	5 lot (sizes detailed in Table 1)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

ATTACHMENTS

Attachment 1: Proposed Tentative Subdivision Map

PROPOSED PROJECT AND ANALYSIS

Background

The site is within the Delta Shores Planned Unit Development (PUD). This PUD was established in 1983 and occupies 800 acres adjacent to the city's southwestern boundary. Current buildout of Delta Shores includes main roadways Cosumnes River Boulevard and Delta Shores Circle South, and tens of thousands of square feet of retail development immediately east of Highway 5, as well as approximately twelve new residences that have been constructed and occupied. There is an active Planning approval for 87 single-unit dwellings (DR21-267) and an active Planning proposal for a 235-unit apartment complex (DR23-146).

The project site is one large (14.41-acre) commercial lot located south of Cosumnes River Boulevard and west of Delta Shores Circle South that is currently surrounded by vacant land at all sides.

The site is located within the Residential Mixed Use (RMX) Zone. The purpose of the RMX zone is to allow a mix of residential and commercial uses as a matter of right, and to preserve the residential character of neighborhoods while encouraging the development of neighborhood-oriented ground-floor retail and service uses.

Project Details

The proposed division of the subject site into five commercial lots requires entitlements for a Tentative Subdivision Map and Site Plan and Design Review to analyze site access and lot size, width and depth. This request requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Parcel Map (TPM)

The applicant is proposing to subdivide the existing 14.41-acre undeveloped commercial lot into five separate commercial lots and is requesting a deviation to development standards for the creation of a parcel without public street frontage. Proposed Parcel MU-3 does not have direct access to either Cosumnes River Boulevard or Delta Shores Circle South; however, a reciprocal access agreement among all proposed parcels will allow users of Parcel MU-3 public street access. General conditions #1 and #4 require that 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 easements shall be conveyed and reserved, and shown on the Final Map.

The applicant states that the proposed layout of the subdivision is in line with future development based on discussions with potential tenants and general market feedback. The subdivision will allow for eventual commercial development in a location that is within walking distance of future residential

subdivisions, and would help encourage commercial facilities such as a grocery store, retail, and restaurants to locate at the site, consistent with the vision of the Mixed-Use area within the Delta Shores PUD Guidelines.

Table 1 below shows proposed lot dimensions. All proposed lots except MU-5 have irregular shapes.

Table 1: R-1 zone—Lot size, width, and depth. (17.204.230)						
	Lot Size No Requirement		Lot Width No Requirement		Lot Depth No Requirement	
Lot	Proposed	Deviation	Proposed	Deviation	Proposed	Deviation
MU-2	415,840 sq. ft.	N	± 444feet	N	± 288 feet	N
MU-3	32,962 sq. ft.	N	± 173 feet	N	± 162 feet	N
MU-4	64,198 sq. ft.	N	± 177 feet	N	± 670	N
MU-5	48,458 sq. ft.	N	± 300 feet	N	± 162 feet	N
MU-6	66,339 sq. ft.	N	± 162 feet	N	± 350 feet	N

Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on December 20, 2023. During the meeting, the proposed conditions of approval for the Tentative Subdivision Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff did not receive any comments from any community group.

All property owners and residents within 500 feet of the subject site were sent hearing notices for this public hearing. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions. At the time of the writing of this report, staff did not receive any public comments.

ENVIRONMENTAL DETERMINATION

On January 13, 2009, the City certified the Environmental Impact Report, adopted the Findings of Fact and a Mitigation Monitoring Plan for the Delta Shores Project EIR (City project number P06-197; (City Council Resolution No. 2009-030), which evaluated the environmental impacts associated with the development and operation of the Delta Shores project (P06-197)(proposed project).

The current project (Delta Shores Mixed-Use Tentative Subdivision Map (Z23-065) consists of a request for a Tentative Subdivision Map to subdivide one approximately 14.4-acre vacant parcel into five parcels within the Residential Mixed-Use (RMX-PUD) Zone and Delta Shores Planned Unit Development and Site Plan and Design Review of the Tentative Subdivision Map with a deviation for the creation of a parcel without public street frontage. No construction is proposed with this map.

The Current Project is consistent with the uses reviewed and evaluated in the certified EIR and the analysis of impacts and mitigation in the EIR is adequate for the Current Project.

The CEQA Guidelines provide that a lead agency shall not prepare a subsequent or supplemental EIR in such a case unless one or more of the conditions set forth in CEQA Guidelines Section 15162 is present. Following staff review, it was determined that the project did not result in any of the circumstances identified in CEQA Guidelines 15162. No further environmental review is required.

The EIR can be found at:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on 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 that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

Draft Conditions of Approval – Tentative Parcel Map

These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (Z23-065). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final 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

1. In conjunction to recordation of any of these parcels, 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 all appropriate parcels at no cost, at the time of sale or other conveyance of either parcel.
2. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept

on file in, the Planning Division Office (P06-197).

3. Meet all conditions of the existing PUD (P06-197) unless the condition is superseded by a Tentative Map condition.
4. Show all continuing and proposed/required easements on the Final Map.
5. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.
6. Applicant shall participate in the Delta Shores Finance Plan and pay all necessary fees and shall execute all agreements which may be required to implement this condition as determined by the City of Sacramento.

Public Works

7. 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 the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
8. 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

9. SMUD has existing overhead 12kV facilities along the east side of parcel 2 & 6 that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
10. SMUD has existing underground low voltage secondary facilities in the north east corner of parcel 6 that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
11. 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.

12. 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.
13. 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.
14. 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.).
15. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
16. 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>.
17. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
18. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Sacramento Regional County Sewer District

19. Pursuant to Regional San's easement rights for the 66-inch Sacramento Force Main:
 - a. Any improvement or proposed use, including landscaping, that restricts Regional San access to its existing easements to construct, operate, maintain, and repair its facilities will not be permitted.
 - b. Permanent structures, walls, signs, and footings will not be permitted within the existing Regional San easement areas.
 - c. Construction staging and stockpiling within the existing Regional San easement areas will not be permitted. A note will be placed on any plans issued for construction activities.
 - d. Deep-rooted trees, trees with mature growth of more than five feet, oak trees, and other environmentally protected species will not be permitted within Regional San's existing easement area.
 - e. Any proposed tree plantings and landscaping shall be placed so mature roots will not infiltrate manholes or other Regional San structures. A geotextile fabric root protection barrier system may be required.
20. The project shall install purple piping and associated irrigation appurtenances (including but

not limited to valve boxes, sprinkler heads, flow meters, etc.) for all open space and landscaping corridors. The purple pipe shall be installed in lieu of regular irrigation piping and related appurtenances for the future distribution and delivery of Title 22 tertiary recycled water to the project site. If recycled water service is not available at the time of the onsite development, the onsite purple pipe irrigation system should be charged with another water supply, such as potable water. Once recycled water becomes available, the onsite irrigation system shall be disconnected from the potable water system via an air gap and connected to the recycled water distribution system. Regional San and the City of Sacramento are currently establishing a timeline for when the recycled water will be available at the project site.

21. An approved Access Permit will be required from Regional San for any access to Regional San facilities or property. A note will be placed on any plans issued for construction activities.
22. Improvements shall not be installed in such a manner that will impede vehicular access by Regional San for maintenance purposes.
23. The applicant shall provide Regional San with continuous, unimpeded access to its facilities at all times.
24. Any proposed utility crossings of a Regional San interceptor shall be a maximum of 45 degrees from the line perpendicular to the interceptor's centerline.
25. Any proposed utility crossing of the Regional San interceptor shall have a minimum vertical clearance of five (5) feet.
26. Parallel utilities (water, drain, electrical, etc.) will not be permitted within the existing Regional San easement area.
27. Sewer service laterals cannot connect directly to the Regional San interceptor system.
28. The applicant shall submit for Regional San review and approval all landscaping, utility, and improvement plans directly affecting Regional San easements, facilities, and property.
29. A maximum peak wet weather flow (PWWF) of 1.283 million gallons per day (mgd) shall be conveyed to the Regional San City Interceptor on an interim basis only.

The interim service area associated with this flow is comprised of Phase 1 and Phase 2 of the Delta Shores project, the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House. The PWWF of 1.283 mgd was calculated based on equivalent single-family dwelling units (ESD) and acreage. The interim PWWF of 1.283 mgd shall be allocated within the service area by ESDs and acreage as follows.

Interim Service Area Sub-Shed	ESD's	Area (acres)	PWWF (mgd)
Phases 1 and 2 for the Delta Shores Project	1603	231.51	1.153
Town of Freeport	168	28	0.135
Bartley Cavanaugh Golf Course Club House ¹	12	2	0.010

Total ²	1783	261.51	1.283
--------------------	------	--------	-------

1. ESDs and equivalent acreage for the Bartley Cavanaugh Golf Course Club House course are based on existing uses.

The total PWWF is less than the sum of the calculated PWWF from each sub-shed because the peaking factor decreases with increasing flow.

30. The applicant shall construct a permanent collection system and associated pump station that will re-direct all interim flow to an alternative Regional San connection point before any one of the following events:
 - a. The calculated PWWF exceeded the allocated 1.28 mgd limit
 - b. The development of any area outside the interim service areas of Phase 1 and Phase 2 of the Delta Shores project.
 - c. Development activity within one of the three interim service area sub-sheds defined in the table above beyond the specific allocated ESDs and acreage.
31. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid before the issuance of building permits. For questions about Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or email PermitServices@sacsewer.com.

Department of Utilities

32. Applicant shall participate in the Delta Shores Fee District Finance Plan and pay all required fees.
33. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
34. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for the off-site water and storm drain main extensions. Street right-of-way shall be dedicated for common drainage pipes identified in the master water and drainage plan. All dedications shall be at no cost to the City, shall be free and clear of all encumbrances and liens, and shall be to the satisfaction of the DOU.
35. Applicant shall dedicate a 14-foot-wide access easement along the western property line(s) of MU-2, MU-3 and MU-4 for maintenance access to the adjacent City drainage basin to the satisfaction of the DOU.
36. Applicant shall grant a minimum of two (2) access points to and from the 14-foot-wide access easement to the satisfaction of the DOU.
37. The applicant shall construct the 14-foot-wide vehicular access along the western property line to the satisfaction of the DOU.
38. The applicant shall grant and reserve easements, as needed, for water, 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: "Private easements for utilities, drainage, water and 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."

39. There are existing City drainage mains on northwest corner of Parcels MU-4 and southeast corner of MU-2. Applicant shall provide evidence of easements. If there are none, the applicant shall dedicate public drainage easements to the satisfaction of the DOU.
40. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements.
41. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water study shall be consistent with the current Delta Shores Water Master Plan. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) 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, (2) 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 water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
42. Prior to or concurrent with the submittal of improvement plans, prepare a project specific sewer study for review and approval by the DOU. Sewer study shall be consistent with the Delta Shores Sewer Master Plan. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements. Note: No vertical development shall occur until City Regional Sump 53 is operational.
43. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study. Drainage study shall be consistent with the current Delta Shores Drainage Master Plan. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval.
44. The east portion of the project area is in Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Areas in Zone X have no requirements to elevate or flood proof.
45. The west portion of the project area affecting Parcels MU-2, MU-3, MU-4 and MU 5 is in a Special Flood Hazard Area (SFHA), designated as AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of any residential structure located in AE zone must have the lowest floor, including the basement,

elevated a minimum of one (1) foot above the base flood elevation BFE. New construction of any residential structure will require a Hold Harmless Agreement and an Elevation Certificate. For Commercial and/or mix use structures, the finished floor shall meet the requirements of the Onsite Design Manual Section 3.5 and in addition, if the FEMA elevation requirement cannot be met, any structure shall have floodproofing (Floodproofing Certificate will be required) to one (1) foot above the BFE. Note: The project will be required to meet the aforementioned FEMA and local jurisdiction requirement unless the floodzone designation has been remapped.

Fire Department

46. Secondary access points may be required for future residential improvements. The chief is authorized to require two means of access for sites serving 40 or more dwelling units and/or when it is determined by the chief that access by a single road might be impaired by vehicle congestion. California Fire Code Section 503.1.2
47. If any fire service mains cross property lines, a reciprocal easement agreement may be required.
48. If any shared driveways are required for Fire Department access, a reciprocal ingress egress agreement shall be provided for review by the City Attorney.
49. Required 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:

50. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

51. 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 EchoWater Resource Recovery Facility (EchoWater Facility).
52. Regional San has the dual 66-inch Sacramento Force Main (Regional San operating system N50) and 16-inch SPA Recycled Water Line (Regional San operating system N48), along with associated easements located within the proposed project's boundaries.
53. The applicant is responsible for the protection and repair of the City sanitary sewer, drainage and water mains during construction.
54. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.

Draft Conditions of Approval – Site Plan and Design Review
Planning and Design Review

1. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
2. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
3. This approval shall expire in three (3) years from the approval date.

Flood 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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Draft Findings of Fact – Environmental:

The Zoning Administrator of the City of Sacramento finds as follows:

On January 13, 2009, pursuant to the California Environmental Quality Act 14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an environmental impact report (EIR) and, adopted the Findings of Fact and a Mitigation Monitoring Plan for the Delta Shores Project (P06-197) (Resolution No. 2009030) which evaluated the environmental impacts associated with the development and operation of the Delta Shores project (P06-197)(proposed project).

The current project (Delta Shores Mixed-Use Tentative Subdivision Map (Z23-065) consists of a request for a Tentative Subdivision Map to subdivide one approximately 14.4-acre vacant parcel into five parcels within the Residential Mixed-Use (RMX-PUD) Zone and Delta Shores Planned Unit Development and Site Plan and Design Review of the Tentative Subdivision Map with a deviation for the creation of a parcel without public street frontage. No construction is proposed with this map.

The Zoning Administrator has determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the and evaluated in the certified EIR as amended by and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. As part of this analysis, all uses allowed under the current zoning were evaluated.

The Zoning Administrator has reviewed and considered the information contained in the previously certified EIR for the Project and all oral and documentary evidence received during the hearing for the current project and has determined that the previously certified EIR, constitutes an adequate, accurate, objective, and complete review of the proposed Current Project and finds that no additional environmental review is required based on the reason set forth below:

- a. No substantial changes are proposed by the Project that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. No substantial changes have occurred with respect to the circumstances under which the Project will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- c. No new information of substantial importance has been found that shows any of the following:
 - i. The Current Project will have one or more significant effects not discussed in the previously certified EIR;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;
 - iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.

Based on its review of the previously certified EIR for the Project, the previously adopted findings of fact and findings of overriding consideration, and all oral and documentary evidence received during the hearing on the Project, the Director finds that the EIR

Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.

Upon approval of the Project, the Planning Director shall file or cause to be filed

a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

The documents and other materials that constitute the record of proceedings upon which the Director has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.

Draft Findings of Fact – Tentative Parcel Map:

1. None of the conditions described in City Code section 17.828.090 and 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 as conditioned;
 - 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); and

5. The Zoning Administrator 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).

Draft Findings of Fact – Site Plan and Design Review:

1. The design, layout, and physical characteristics of the proposed subdivision are consistent with the General Plan which designates the site as Traditional Center (TCNT). There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of the proposed subdivision are consistent with all applicable design guidelines and with all applicable development standards. The deviation to create a parcel without public street frontage is consistent with the purpose and intent of the Planning and Development Code in that reciprocal access among the parcels provides adequate access to the proposed parcel that does not abut a public street.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed subdivision are visually and functionally compatible with the surrounding area in that reciprocal access among the parcels will provide adequate access for future development plans.
5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.
6. The design, layout, and physical characteristics of the proposed subdivision are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the site will have sufficient access to the commercial lots.

Danny Abbes

Danny Abbes
Associate Planner

MCA

Marcus Adams (Jan 19, 2024 12:15 PST)

Marcus Adams
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

[illegible]

AC	ADRES	PLCE	PUBLIC UTILITY ESASEMENT
1	ENTER LINE	PADUS	
2	COMMERCIAL MIXED USE	R/W	RECYCLED WATER
3	EXISTING	R/W	RIGHT OF WAY
4	FORCE MAIN	SHAD	SALVAGEMENT
5	FUTURE		DISTRICT ESASEMENT
6	HIGH PRESSURE	SS	SANITARY SEWER
7	LOW PRESSURE	SS	SEWAGE MAIN (WATER)
8	WATER MAIN		WATER MAIN

SUBDIVISION BOUNDARY
 CENTERLINE
 RIGHT OF WAY
 LOT LINE
 EASEMENT



AN RAMON ■ (925) 866-0322
ROSEVILLE ■ (916) 788-4456
WWW.OSANDQ.COM

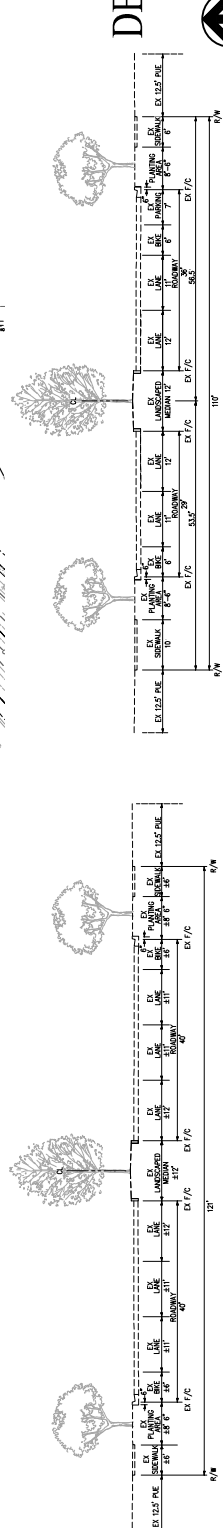
LARGE LOT TENTATIVE MAP FOR
DELTA SHORES MIXED USE

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JULY 2023

SCALE: 1" = 60' DATE: JULY 2023

cbg

CIVIL ENGINEERS • SURVEYORS • PLANNERS



B EXISTING DELTA SHORES CIRCLE SOUTH

EXISTING COSUMNES RIVER BOULEVARD

NOT TO SCALE