

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, April 18, 1995, the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit to allow a 448 space off-site parking lot (325 employee spaces, 123 fleet vehicle spaces) for the project known as Z93-048. Findings of Fact and conditions of approval for the project are listed on pages 4 and 5.

Project Information

Request: Zoning Administrator Special Permit to establish a 448 space off-site parking lot on 9.5± partially developed acres in the Light Industrial (M-1) zone for employees of the Sacramento Municipal Utility District.

Location: 6100 Folsom Blvd.

Assessor's Parcel Number: 008-0010-024; 008-0010-009, 011-0081-001,002,003,008; 011-0090-010,011,012

Applicant: Mogavero Notestine Associates
2229 J Street
Sacramento, CA 95816

Property Owner: Sacramento Municipal Utility District
6201 S Street
Sacramento, CA 95816

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Parking lot and warehousing
Existing Zoning of Site: Light Industrial (M-1)

Surrounding Land Use and Zoning:

North: C-2, R-1, C-1; Residential and Commercial
South: C-4; SMUD Headquarters and Manufacturing
East: M-1; Commercial
West: M-1; Caltrans Maintenance Facility

Property Dimensions: Irregular

Z93-048

April 18, 1995

ITEM 2

Property Area: 9.5± acres
 Existing Parking Spaces: 100 employee spaces and 200 fleet vehicle spaces
 Proposed Parking Spaces: 325 employee spaces and 123 fleet vehicle spaces

Project Plans: See Exhibit A

Background Information

This application was first filed in July 1993. At that time the application requested a 558 space off-site parking lot (338 employee spaces and 220 fleet vehicle spaces). A traffic study was conducted and mitigation was placed on the project. It was later determined that this mitigation was infeasible. SMUD then modified their proposal to establish a 448 space off-site parking lot (325 employee spaces and 123 fleet vehicle spaces). A revised traffic study was completed which incorporated feasible mitigation measures.

Residents within a 500 foot radius of the project site were notified. The East Sacramento Improvement Association was also contacted by phone about the project. At the time, they did not have any comments. SMUD also held a community meeting to discuss the project with area residents. Two residents attended the meeting and had questions regarding frontage improvements.

Additional Information

The SMUD Folsom Boulevard Parking Lot Project is an area wide parking project begun to bring SMUD into compliance with the City's ordinance on parking spaces for businesses. SMUD has numerous buildings in the immediate area of S Street, 59th and 65th Streets, and Folsom Boulevard. SMUD constructed its' Headquarters and auxiliary buildings on S Street, and the corporation yard at 1708 59th Street in the 1950's, 60's, and 70's without sufficient parking spaces for employees to meet the present City ordinance. The lack of spaces resulted in SMUD employees parking on surrounding residential streets, causing complaints from residents. To alleviate the problem SMUD purchased the nearest remaining open parcel, at 6100 Folsom Boulevard, to provide for additional parking for it's employees and fleet vehicles. The 9.5± acre parcel, zoned Light Industrial (M-1) and previously owned by Cal Trans, is partially paved and has an existing warehouse and small utility building on site. SMUD is having a new central plant constructed at the southeast corner of the site, to provide heating and cooling water for the new Customer Service Center at 6301 S Street and for the existing Headquarters building at 6201 S Street. The site is bordered on the north by commercial and residential across Folsom Boulevard, commercial on the east, Light Rail/SMUD Headquarters/Kramer Carton Co. on the south, and a Cal Trans maintenance facility on the west.

The parking lot was designed by the firm of Mogavero Notestine Associates to provide efficient parking in a safe, visually pleasing manner, sensitive to the area serving as a transition to the work

place and its adjacency to residential neighborhoods. To provide environmental as well as fiscal economies, the designer, in cooperation with the Department of Utilities and Public Works, used a surface drainage scheme consisting of landscaping swales, retention areas, drywells, and plantings to provide a natural filtration system to mitigate potential rainwater runoff. The parking lot is kept to the rear portion of the lot, leaving the area fronting on Folsom Boulevard for future development appropriate with the area (SMUD has no plans for development at this time).

The number of parking spaces has been determined based on the present maximum/minimum required by ordinance for the buildings at 59th Street and 6100 Folsom Boulevard (484/269, less 123 presently provided at 59th, balance is 361/146), and the maximum allowed by the building on the S Street parcel (1245 less 867 presently provided, balance is 378). The max./min. range of the number of parking spaces for employees to be provided is 739/146. However, the number of employee spaces is limited within that range to a maximum of 325 employee spaces by the City prepared traffic study (limit is 448 spaces total, 325 employee spaces and 123 fleet spaces). The minimum number of parking spaces required for the new Customer Service Center and the other buildings on the S Street parcel (860) is provided by existing spaces with new spaces provided by the Customer Service Center construction on that parcel, exclusive those at the new Folsom Boulevard Parking Lot.

The District is also working to limit traffic by using a Transportation Management Program, which has a full time Transportation Management Coordinator. Presently, the District has exceeded its ride share goal of 35% by having a program that provides the maximum allowable subsidy to employee commuters on the cost of Regional Transit tickets, has an active car pool and a van pool program with preferential parking, and has a locker/shower facility for joggers and bicyclists, and having bicycle lockers at all of its buildings. The District's Flex Time program provides for a four day work week to further eliminate commute traffic, and has a trial Telecommuting Program in progress. Presently a shuttle bus is used to transport employees around its one and a half mile campus to discourage the use of individual vehicles during the work day, and remote reporting is used at outlying sites to limit commutes and service transit distances during the day.

Environmental Determination

As proposed, the project will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur (See Exhibit B).

SMUD was the lead agency for the preparation of the environmental document while the City acted as a consultant. The SMUD Board ratified the Negative Declaration on February 2, 1995.

Conditions of Approval

1. Provide frontage improvements along Folsom Blvd. to a 45' half street (curbs, gutters, sidewalks, street lights, paving with bike lanes). Improvements shall be indicated on plans submitted to the Building Division and shall be reviewed and approved by Public Works prior to issuance of a Building permit.
2. On site grading, paving, and drainage shall be approved by Public Works prior to issuance of a Building Permit.
3. A non-standard drive on Folsom Blvd. may be required. The driveway shall be designed to the satisfaction of the City Traffic Engineer prior to issuance of Building Permits (contact Steve Pyburn, 264-7481).
4. Access easement and/or encroachment permit is required for CalTrans entrance onto 60th Street.
5. Speed control devices should be installed on main access drive (recommendation of Transportation Division, not a requirement).
6. The 6' high chainlink fence adjacent to the railroad tracks south of the site must be maintained at the south end of the pedestrian path. The fence may be removed if the P.U.C./Regional Transit allows access across the tracks.
7. A minimum of 200 feet of vehicle stacking is required on-site at the Folsom Blvd. driveway (future development of the area adjacent to Folsom Blvd. may be effected).
8. All parking spaces must comply with City Standards and any proposed compact spaces should be indicated on the plan. Site plan shall indicate that 325 of the spaces are employee parking spaces and 123 spaces are fleet vehicle parking spaces.
9. Revised site/landscape plan shall indicate the retention of the mature oleanders/camphor trees adjacent to Folsom Blvd., the existing chain link fence. The plan shall also indicate that the area between the oleanders and the new parking lot will remain graveled and will not be used for parking or storage.
10. The applicant shall comply with the attached Mitigation Monitoring Plan (Exhibit B) prior to the issuance of Building Permits.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the establishment of an off-site parking lot is necessary for the operation of the business and the project will not substantially alter the characteristics of the site or the surrounding area.

- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that adequate on-site parking, landscaping, driveway, street frontage and street improvements will be provided.
- 3. The project is consistent with the General Plan which designates the subject site as Heavy Commercial or Warehouse.

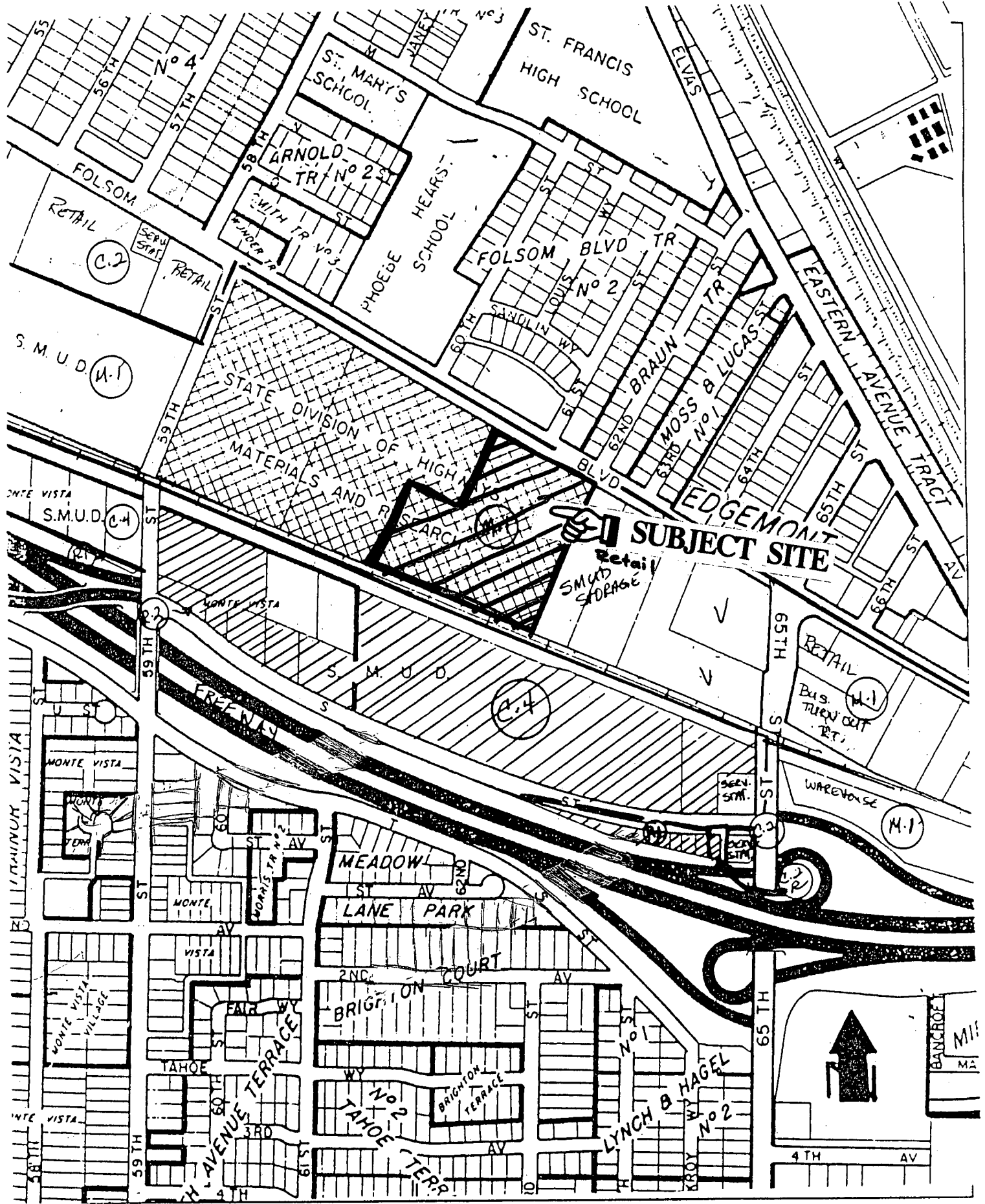
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no Building Permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator 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 is final.

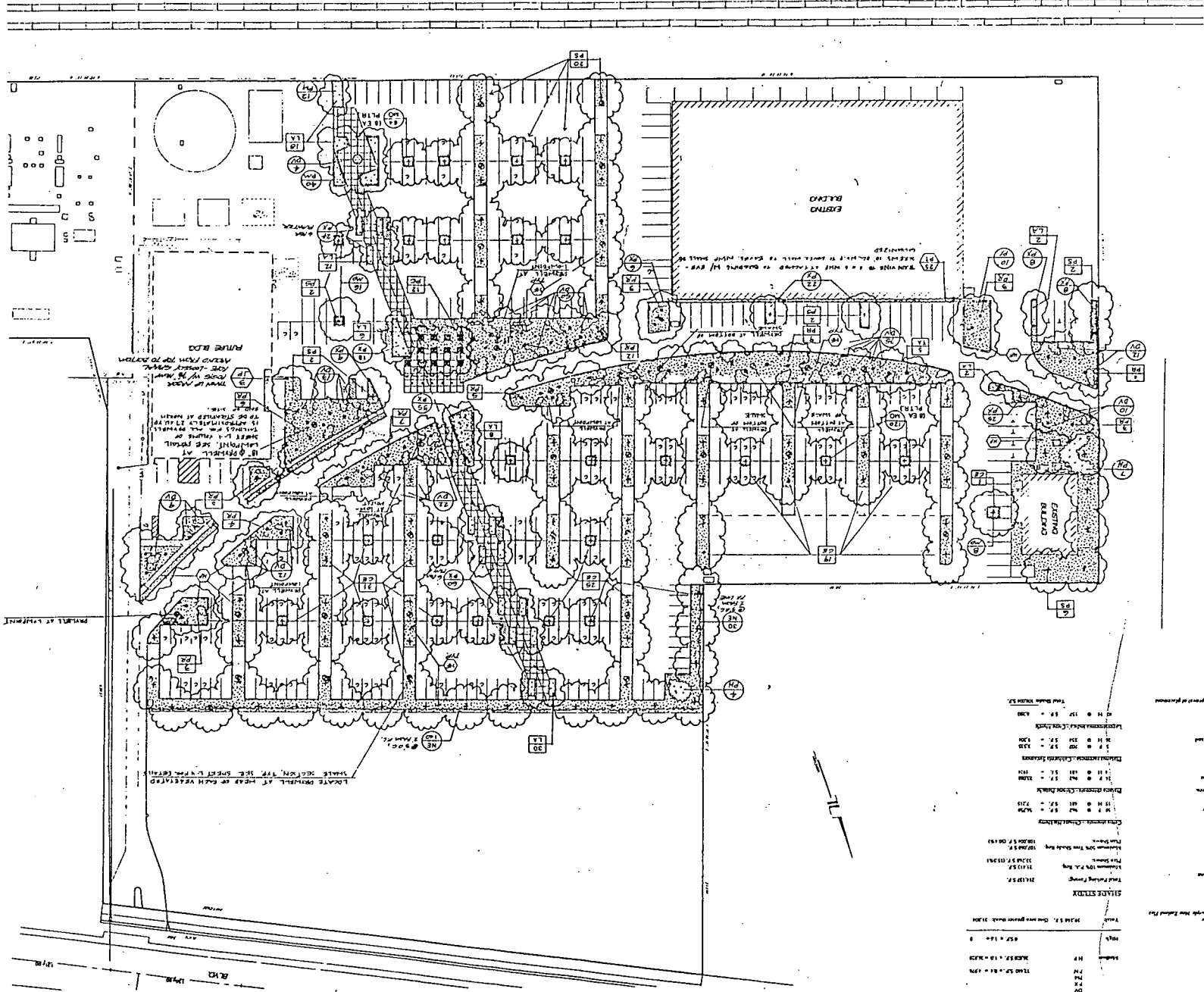
- cc: File ✓
 Applicant ✓
 ZA Log Book ✓
 William J. Jurkovich, SMUD, PO Box 15830, Sacramento 95852-1830 ✓
 Lisa Burke - Planning South Area Team ✓
 Steve Pyburn - Transportation ✓
 Gary Spross - Site Conditions ✓



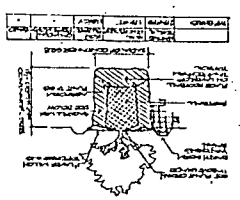
VICINITY, LAND USE AND ZONING MAP

EXHIBIT A

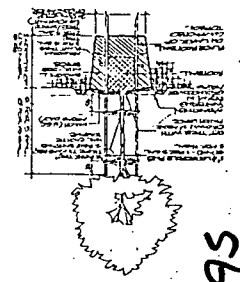
PLANTING PLAN



Shrub Planting



Tree Planting



SEE DETAIL 2, SHEET L-4

- PLANTING NOTES**
1. All trees and shrubs to be planted in accordance with the specifications and drawings.
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PLANTING LIST

PLANT CODE	SPECIES	QUANTITY	LOCATION
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200

Parking Summary

Emp. vehicle spaces - 325
 Prof. vehicle spaces - 103
TOTAL 448 spaces

4-18-95

840-662

2#

L2

8 Notes

8 Other

8 Plant

8 Condition

MOGATERO
 NORTH
 ASSOCIATES



888-443-8888
 888-443-8888
 888-443-8888
 888-443-8888
 888-443-8888

MITIGATION MONITORING PLAN

for

SMUD OFF-SITE PARKING LOT/ Z93-048

Type of Environmental Document:
Negative Declaration

Prepared By:
SMUD Environmental Services and City of Sacramento Planning Division

Date: December 12, 1994

293-048

4-18-95

#2

SACRAMENTO MUNICIPAL UTILITY DISTRICT
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required by the Sacramento Municipal Utility District (SMUD) Environmental Services and prepared in cooperation with the City of Sacramento, Department of Planning and Development, Planning Division 1231 I Street, Suite 200, Sacramento, CA 95814, (916) 264-5604, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number:

SMUD Off-Site Parking Lot, Z93-048
Sacramento Municipal Utility District (SMUD)
6201 S Street
Sacramento, CA 95852

Applicant - Name: Mogavero Notestine Associates/David Mogavero

Address: 2229 J Street, Sacramento, CA 95816

Project Location/Legal Description of Property: 6100 Folsom Blvd. (APN#'s 008-0010-024, 008-0010-009, 001-0081-001, 002, 003, 008; 011-0090-010, 11, 012)

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures for water and traffic. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as described by this Plan shall be funded by SMUD.

SECTION 3: PLAN COMPONENTS

WATER

MITIGATION MEASURE: Water Drainage

WATER DRAINAGE MITIGATION

SMUD agrees to pay legally required fees, taxes or assessments imposed through the use

of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates SMUD to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed or levied.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

SMUD

Environmental Services
Project Management
Legal Dept.

City of Sacramento

Department of Planning and Development
Department of Public Works
City Attorney

MONITORING PROGRAM:

Prior to issuance of a Notice to Proceed and any City Building Permit by the City Department of Public Works and City Building Division, respectively, the SMUD Legal Department shall execute an agreement as described above subject to approval by the Sacramento City Attorney. SMUD Facilities Management shall provide the City Entities with a copy of this executed agreement prior to the issuance of a Notice to Proceed and any City Building Permit.

TRAFFIC CIRCULATION

MITIGATION MEASURES: Intersection Mitigation

Future plus Project Conditions

1. 65th Street at Folsom Boulevard: Add a left turn lane to the westbound approach by configuring the approach to include a dual left turn lane, one through lane and one through-right turn lane.
2. 60th Street at Folsom Boulevard: Add a right turn lane to the north and southbound approaches by configuring the approaches to include a through-left lane and one right turn lane.

MONITORING PROGRAM: Implementation of the mitigation measures must be as follows:

Mitigation Measures 1. and 2.: Prior to the issuance of any building permit for this

293-048

4-18-95

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project SMUD shall contribute a fair-share of the costs of implementing these mitigation measures. The fair-share shall be determined by the Transportation Division and shall be based on the estimated amount of project traffic at the impacted intersections. The cost for the required improvements shall be based on plans and construction cost estimates, supplied by SMUD, as approved by the Department of Public Works.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

SMUD

- Environmental Services
- Project Management
- Legal Department

City of Sacramento

- Department of Planning and Development
- Department of Public Works, Transportation Division
- Department of Public Works, Development Services