



**CITY OF SACRAMENTO PLANNING COMMISSION  
RECORD OF DECISION  
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814**

Project Name: SLCC Recycling/Sorting Facility  
Project Number: P07-099  
Project Location: 6100 27TH ST  
Assessor's Parcel No.: 036-0031-026-0000  
Applicant: Anita Williams 1919 19th Street, Sacramento, Ca 95814

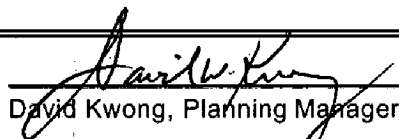
**PROJECT  
DESCRIPTION:**

A request to allow the development of an approximately 10,752 square foot recycling/sorting facility on approximately 0.7 acres in the Light Industrial Review, Executive Airport Overlay (M-1S-R-EA-4) zone. The project requires the following entitlements: a Development Plan Review, a Special Permit to construct the facility in the M-1S-R-EA-4 zone, and a Special Permit to reduce the required amount of parking at the site.

**ACTION TAKEN:** On October 11, 2007, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

Requested Entitlement(s)	Action
Environmental Exemption per CEQA Section 15332	Approved
Special Permit-Parking Reduction To reduce the required amount of parking at the site.	Approved
Special Permit-Other To construct an approximately 10,752 square foot recycling facility in the M-1S-R-EA-4 zone.	Approved
Development Plan Review-New Site Plan To construct an approximately 10,752 square foot recycling facility in the M-1S-R-EA-4 zone.	Approved

Action certified by:

  
David Kwong, Planning Manager

Sent to Applicant: **10/12/2007**

By:   
Staff Signature

**NOTICE OF PROTEST RIGHTS**

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

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (SCC 18.44.140).

### **EXPIRATION**

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

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

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

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

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

### **APPEALS**

Appeals of the Planning Commission decision of this item must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before **10/22/2007**. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

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**Attachment 1**  
**City Planning Commission Record of Decision**  
**Findings of Fact and Conditions of Approval**  
**SLCC Recycling/Sorting Facility (P07-099)**  
**6100 27<sup>th</sup> Street**

**Findings Of Fact**

**A. Environmental Determination: Exemption**

1. On October 11, 2007, the Planning Commission of the City of Sacramento found the following:

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

The proposed project consists of a project that is consistent with the General Plan, is located within the City limits, is located within an area not greater than five acres in size with no habitat value, will not have significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by utilities and public services.

**B.** On October 11, 2007, the Planning Commission approved a **Plan Review** to construct an approximately 10,752 square foot recycling/sorting facility on approximately 0.7 acres in the Light Industrial Review, Executive Airport Overlay (M-1S-R-EA-4) zone based on the following Findings of Fact:

1. The proposed development is consistent with the General Plan in that the proposed recycling/sorting facility will offer services for the daily needs of adjacent areas.
2. The facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways as:
  - a. the proposed project has been reviewed by the Development Engineering Division, Utilities Department, Fire Department, and Utilities Department. All issues related to utilities, access, sanitation and drainage have been reviewed; and
  - b. the project has been found to meet, or has been conditioned to meet, all applicable city requirements.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title as the subject site has been reviewed and has been found to adequately accommodate the applicable building coverage and setback requirements.
4. Approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that:
  - a. the recycling/sorting facility will not create negative impacts that will result in the creation of a nuisance; and
  - b. site maneuvering and access have been reviewed and have been found to not cause any negative traffic impacts.

**C.** On October 11, 2007, the Planning Commission approved a **Special Permit** to construct an approximately 10,752 square foot recycling/sorting facility in the Light Industrial Review, Executive Airport Overlay (M-1S-R-EA-4) zone based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed project use is allowed in the Light Industrial Review, Executive Airport Overlay (M-1S-R-EA-4) zone and provides a good/service in an area that has full access to City utilities and infrastructure.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the facility is compatible with the adjacent industrial uses and has taken steps, such as increased setbacks areas and landscaping, to provide a buffer between the proposed project and the residential units to the west and the school to the north.
3. The proposed project is consistent with the General Plan and Airport/ Meadowview Community Plan which designates the site for Heavy Commercial or Warehouse and Industrial, respectively.

**D.** On October 11, 2007, the Planning Commission approved a **Special Permit** to reduce the required amount of parking at the site based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed project use is allowed in the Light Industrial

Review, Executive Airport Overlay (M-1S-R-EA-4) zone and provides a good/service in an area that has full access to City utilities and infrastructure.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. The majority of people who come to the site are employees who will utilize other modes of travel besides driving, such as taking the bus or light rail, walking, carpooling, or biking, to travel to and from the site; and
  - b. On-street parking is available, located along 27<sup>th</sup> Street, which is south of the project site.
3. The Special Permit to reduce the required parking spaces is consistent with the General Plan in that the General Plan encourages land use changes that intensify underutilized sites within one-quarter mile of light rail stations.

### **Conditions Of Approval**

**B.** On October 11, 2007, the Planning Commission approved a **Plan Review** to construct an approximately 10,752 square foot recycling/sorting facility subject to the following conditions of approval:

#### **General**

- B1.** The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- B2.** The project shall be constructed in substantial conformance to the approved plans.
- B3.** Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- B4.** Remove the razor wire from the CMU walls.
- B5.** All rooftop mechanical equipment shall be screened from all views.
- B6.** All building materials shall be consistent with approved plans.
- B7.** The applicant shall obtain all necessary sign permits.

**B8.** Final landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

#### **CSD-1**

**B9.** Sewer service shall continue to be provided by CSD-1 infrastructure to the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

**B10.** Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

**C.** On October 11, 2007, the Planning Commission approved a **Special Permit** to construct an approximately 10,752 square foot recycling/sorting facility in the Light Industrial Review, Executive Airport Overlay (M-1S-R-EA-4) zone subject to the following conditions of approval:

#### **General**

**C1.** The project shall be constructed in substantial conformance to the approved plans.

#### **Utilities**

**C2.** Any new domestic water services shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

**C3.** Either the lot must be graded so that drainage does not cross property lines or the applicant must record a reciprocal drainage easement with the neighboring parcels as needed.

**C4.** The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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.

**C5.** The applicant must determine if they are required to obtain the State "NPDES General Permit for Stormwater Discharges Associated with

Industrial Activity". Applicant shall submit the determination to the Department of Utilities for approval. The submittal must include the applicable Standard Industrial Classification (SIC) code(s), which describe the business activities that will be occurring at the facility.

**C6.** A Hold Harmless Agreement must be approved by the City Attorney and executed before any permanent structures (including without limitation garages, patios, concrete slabs, tool sheds and similar structures) may be constructed on top of the existing public water main that runs through the property (along the south and westerly property lines) per City Code section 13.04.230.

## **Fire**

**C7.** All turning radii for fire access shall be designed as 35' inside and 55' outside.

**C8.** Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

**C9.** Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

**C10.** Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

**C11.** The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)

**C12.** Provide appropriate Knox access for site.

**C13.** Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

**C14.** An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 4,999 square feet. Refer to City Code 15.36.1003, Amendment of Article 10, Section 1003, for exceptions.

**C15.** Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

### **Development Engineering**

**C16.** Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

**C17.** The site plan shall conform to A.D.A. requirements in all respects. More specifically if the existing driveway closest to this site does not meet current A.D.A. standards then this driveway must be reconstructed to meet current A.D.A. standards.

**C18.** The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

**D.** On October 11, 2007, the Planning Commission approved a **Special Permit** to reduce the required amount of parking at the site subject to the following condition of approval:

**D1.** The applicant shall provide a minimum of eight parking spaces. Any modifications resulting in an amount of parking less than eight spaces shall require staff review and may require the approval of additional entitlements.

### **Advisory Notes**

#### **Parks**

1. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$1,613. This is based on 10,752 square

feet at the industrial rate of \$0.15 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

### **Regional Transit**

2. Transit information should be displayed in a prominent location for the employees/corps members. Please contact Devra Selenis, from the Marketing Department at 916-321-2859 for more information.
3. Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting, and trellises, should be provided to encourage walking to transit.
4. Provide bicycle parking facilities at the building entrances.
5. The applicant is encouraged to join the Sacramento Transportation Management Association.
6. SLCC is encouraged to offer employees and corps members subsidized transit passes at 50% or more.

### **Utilities**

7. Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
8. The proposed project is located in the Flood zone designated as a Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998 LOMR 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.
9. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.

### **Police**

10. Parking lots, aisles, passageways, recesses, and grounds contiguous to buildings should be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination for the safety and security of vehicles and pedestrians using the site during the hours of darkness or

diminished lighting. Such lighting should be equipped with vandal-resistant covers/lenses.

11. All exterior doors should be adequately illuminated at all hours with their own light source.

12. Each exterior door, perimeter, canopy, and parking area lights should be controlled by photocell and shall remain on during the hours of darkness or diminished lighting.

13. Security and parking area lights should be controlled by photocell and shall remain on during hours of diminished lighting.

14. All entrances to the parking areas should be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's / manager's request.

15. As much care as possible should be taken not to impair the view of the passing patrol units to observe inside the business. The use of restrictors, such as potted plants and reflective window treatments, should be closely monitored.

16. Landscaped areas should be planned for maximum growth while at the same time provide unobstructed observation of parking lots, buildings, and pathways; day and night.

17. Tree branches should be no lower than 6' feet at the lowest branch and shrubbery should be no taller than 3' high.

18. All exterior doors, perimeter, parking area, and canopy lights should be controlled by photocell and should be left on during hours of darkness or diminished lighting and have vandal resistant covers.

19. A lighting level of .25 to .50 foot-candles should be provided in all open parking areas and pedestrian travel areas.

20. All required lighting should be high-pressure sodium with vandal resistant covers/lenses.

21. The developer/applicant should enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours. A security person should be provided to patrol the project after normal working hours during all phases of construction, and adequate security lighting should be provided to illuminate vulnerable equipment and materials.

22. The applicant should post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement should be kept on file on the premises and at the Police Department.

23. No public telephones should be installed on the premises.

24. The applicant should be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.

25. All dumpsters should be kept enclosed and locked.

26. All alarm plans shall be approved by the Sacramento Police Department's Alarm Unit.

### **Urban Forestry**

27. There are no heritage trees on or adjacent to this site. All existing on site trees can be removed without a City tree removal permit.

28. All trees should be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.

29. All trees should be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".

30. No turf, groundcover or shrubs should be planted within 4' of any tree trunk.

### **CSD-1**

31. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

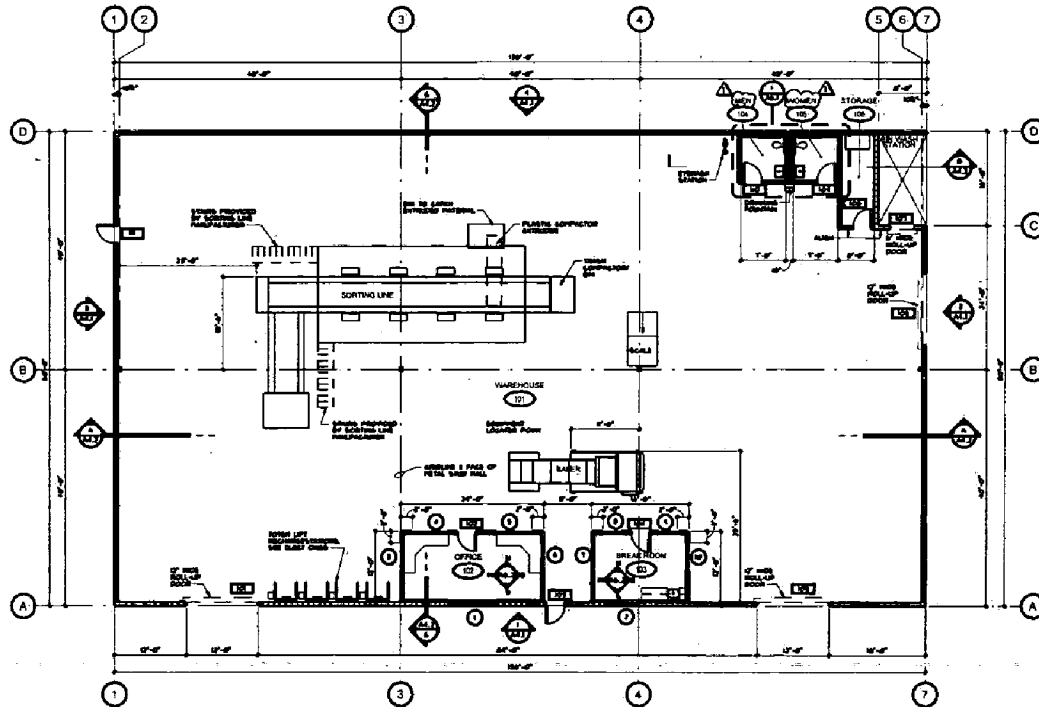
### **Building**

32. To comply with CBC section 311 and Table 3-D, provide a list of all materials to be stored at the proposed recycling/sorting facility, including maximum quantities in cubic feet and/or liquid gallons.

33. According to CBC section 503.1, the building shall adjoin or have access to a public way or yard on not less than one side. Required yards shall be permanently maintained. A recorded easement is required for ingress/egress.



Exhibit 1B – Floor Plan



PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. LOCATE EVERY CORNER OF EVERY ROOM EXCEPT WALL CORNERS, EXCEPT WHERE NOTED OTHERWISE, WITH A 3/4" DIA. METAL PLATE, 1/4" THICK, SET ON A 1/4" DIA. METAL PLATE, 1/4" THICK, SET ON A 1/4" DIA. METAL PLATE, 1/4" THICK.
3. FOR SYMBOLS, REFER TO SHEET A2.01.
4. SEE LOCATION OF EXISTING AND PROPOSED WALLS ON THE EXISTING FLOOR PLAN, SHEET A2.01.
5. REFER TO EXISTING DRAWINGS FOR POWER, LIGHTING AND DATA LOCATIONS.
6. REFER TO FINISHES ATTACHED FOR FLOOR FINISHES.

LEGEND

- CONCRETE SLAB ON GROUND
- EXISTING CONCRETE SLAB ON GROUND
- EXISTING CONCRETE SLAB ON GROUND
- EXISTING CONCRETE SLAB ON GROUND
- EXISTING CONCRETE SLAB ON GROUND



Lionakis Beumour Design Group Inc.

1111 Massachusetts Street  
Sacramento, CA 95811  
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Architecture - Planning  
Engineering - Interiors



PERMIT SUBMITTAL 0-24-1  
PLAN CHECK 10-5-1

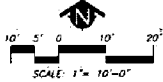
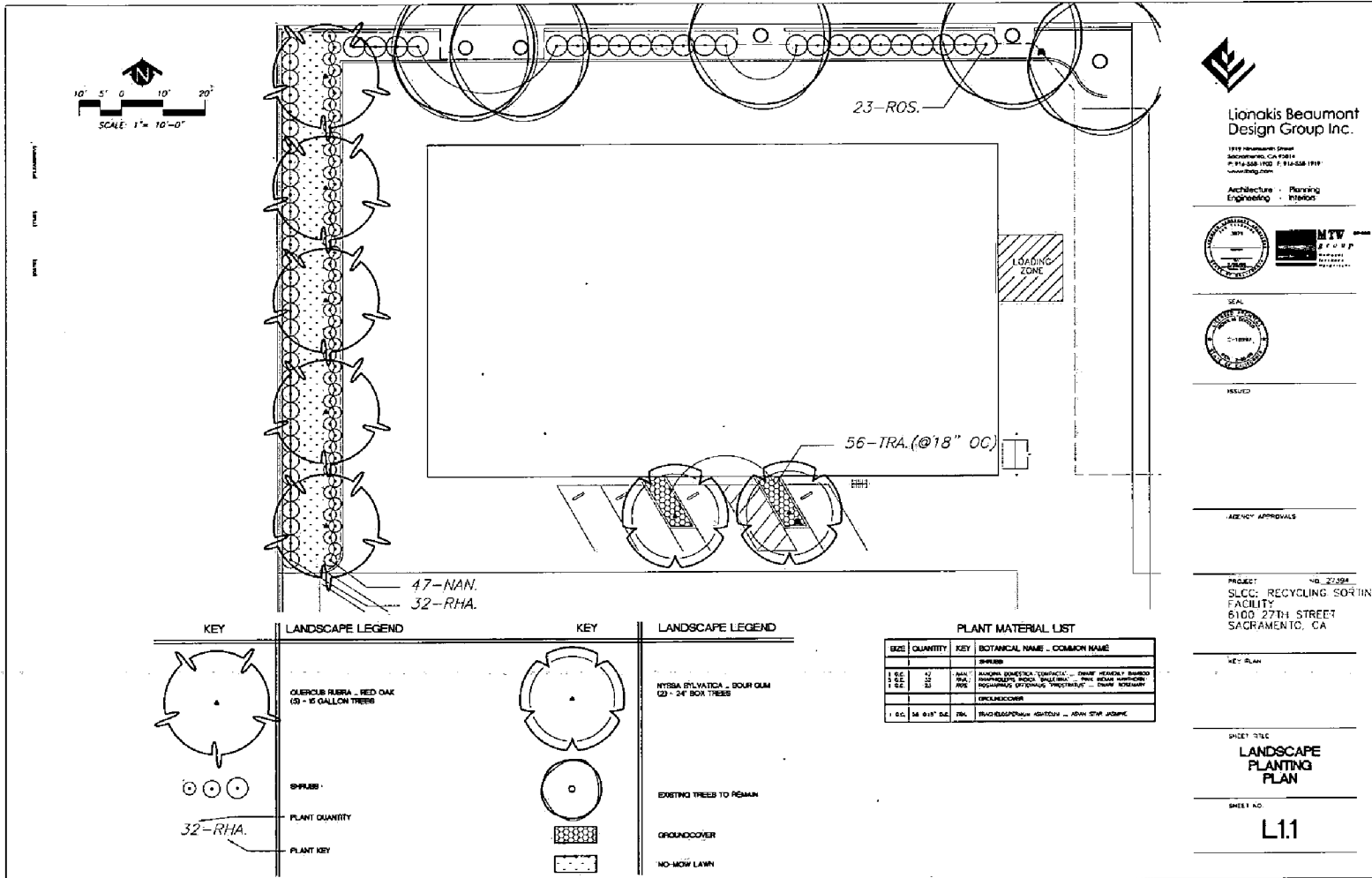
PROJECT NO. 2224  
SLOC RECYCLING SORT II FACILITY  
6100 27TH STREET  
SACRAMENTO, CA

FLOOR PLAN

A2.1



Exhibit 1D – Landscape Plan



**Lionakis Beaumont  
Design Group Inc.**

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PREPARED

AGENCY APPROVALS

PROJECT NO. 22298  
SLCG - RECYCLING SORTING  
FACILITY  
6100 27TH STREET  
SACRAMENTO, CA

DATE: 04/11/11

SHEET TITLE  
**LANDSCAPE  
PLANTING  
PLAN**

SHEET NO.

**L11**

KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	QUERCUS RUBRA - RED OAK (2' - 10 GALLON TREES)		NYSSA SYLVATICA - BOURQUIN (2' - 24" BOX TREES)
	EXISTING TREES TO REMAIN		GROUNDCOVER
	NO-MOW LAWN		

SIZE	QUANTITY	KEY	BOTANICAL NAME - COMMON NAME
			SPRINKLER
1 S.C.	12	NAN.	QUERCUS RUBRA (2' - 10 GALLON TREES)
1 S.C.	24	TRA.	NYSSA SYLVATICA (2' - 24" BOX TREES)
1 S.C.	56	TRA.	NYSSA SYLVATICA (2' - 24" BOX TREES)

## Attachment 2

### Applicant's Response to City Staff's Comments



September 24, 2007

Ms. Stephanie Hockman, Junior Planner  
City of Sacramento Planning Department  
New City Hall  
915 I Street, 3rd Floor  
Sacramento, CA 95814

Lionakis Beaumont  
Design Group

1919 Nineteenth Street  
Sacramento, CA 95811  
Phone: 916-558-1900  
Fax: 916-558-1919  
www.lbdg.com

**RE: SLCC Beverage Container Sorting & Recycling Facility (BCSFR)  
6100 27<sup>th</sup> Street, Sacramento, CA.  
Response to City Staff Comments P07-099**

Dear Stephanie:

This letter is in response to the staff comments and questions presented on August 13, 2007 and September 10, 2007. Each question/comment number correlates to the numbering in the comment letter from the City and is followed by our response. Beyond the comments from each department, there is a section with the City Arborist's comments and a section with the Solid Waste Division's Statement of Recycling.

#### CONDITIONS/QUESTIONS

##### DEVELOPMENT ENGINEERING

1. **What is the source of the materials that will be sorted at the site?**
  - Materials accepted at the BCSRF will be limited primarily to beverage containers that are part of the California Redemption Value (CRV) program. These will be glass, aluminum and certain plastics. Other metals and types of materials occasionally are discarded with the primary materials. The primary source of materials is restaurants, special events, community organizations and businesses, all of which have signed up for SLCC's free recycling services. SLCC maintains a roster of events and accounts for CRV collections, and services those accounts Monday through Saturday.
2. **Will people be dropping off materials? If so, what are the drop off hours**
  - No. The facility will not be open to the general public. Only SLCC trucks will deliver materials to the facility.
3. **How will the materials get to the site?**
  - SLCC box trucks (approximately 16 feet long boxes), pick up materials from local business, events and apartment complexes and unload at the proposed SLCC BCSRF. Unloading takes the form of offloading 96-gallon totes (plastic trash bins with wheels) by using the truck lift gate and wheeling the totes to three yard bins (small refuse dumpsters) inside the facility.

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- 4. How many pounds/tons of materials will be onsite at any given time?**
  - Average will be about two to three tons per day. High season (Memorial Day to a week after Labor Day - post-State Fair and immediately after other large events) might briefly be up to six tons. Low season (slow winter months) will probably be up to one ton at any time or maybe less, depends on glass collections as glass weighs so much more than plastic and aluminum. There will be a minimal amount of paper and cardboard. In the fiscal year 2005/2006 our total collection volume of all material types collected and sorted was 406 tons.
  
- 5. Will trucks be dropping off the materials? If so, approximately how many truck trips per day will there be?**
  - Normally about four. High season may be double that. Slow days maybe only two.
  
- 6. What are the current uses of the two buildings adjacent to the project site?**
  - Building south will be the SLCC operations building. Office space, vehicle storage, tools, equipment and uniform storage, corpsmember and staff lockers, break room, rest rooms, meeting room. The building east will be SLCC Training/Education and Administration. Meeting rooms, training rooms, offices, break rooms, rest rooms, I.T. room.
  
- 7. What hours will the facility operate?**
  - The BCSRF will operate Mondays through Thursdays from about 7:30 a.m. - 3:30 p.m. Friday from noon to 4:00 p.m. Saturdays 7:30 a.m. to 3:30 p.m. and four or five Sundays per year, only if needed.
  
- 8. Will employees be dropped off at the site to work? If so, where will the drop off/pick up area be located?**
  - Employees (corpsmembers and staff) will start their days at either the operations building (corpsmembers and operations staff) or at the training/admin building (education and admin staff members), which are the two buildings on either side of the proposed BCSRF.
  - The sorting facility is an on-the-job training center and only 8 - 10 corpsmembers and one or two staff members will go over to the BCSRF following the 7:00 a.m. morning roll call. The sorting operation is only one of many work experience projects. Most corpsmembers will be assigned to field-base work crews. As such they will start and end their days at the operations center and then transition to classroom based training which will take place in the training/admin building. Staff and corpsmembers arriving in autos will park at the operations or training buildings, however the majority of the corpsmembers will arrive by light rail - 47th Avenue stop, located one block south, on 27<sup>th</sup> Street or they will be dropped off at the curb in front of the operations or education and training buildings.



## **FIRE**

- 9. All turning radii for fire access shall be designed as 35' inside and 55' outside.**
  - Layout is okay with Kelly Heavin.
- 10. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13' 6" or more.**
  - This is incorporated into site plan.
- 11. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5**
  - Install new fire hydrant (NE corner and south of property).
- 12. Timing and Installation. When fire protections, including fire apparatus access roads and water supplies for fire protections, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction**
  - This will be part of the construction documents.
- 13. The furthest projection of the exterior wall of a building shall be accessible from within 150ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)**
  - This will be part of the construction documents.
- 14. Provide appropriate Knox access for site**
  - This will be part of the construction documents.
- 15. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.**
  - This will be part of the construction documents.
- 16. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 4,999 square feet. Refer to City Code 15.36.1003, Amendment of Article 10, Section 1003, for exceptions.**
  - This will be part of the deferred submittal.
- 17. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant**
  - Addressed on civil drawings.



**18. Provide a secondary access. The chief is authorized to require two means of access for a PUD having sites serving 25 or more dwelling units. CFC 902.1 Appendix III-D, Section 2.1**

- Existing site complies with condition.

**19. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1**

- Please see site plan.

**POLICE**

**20. All handicapped, compact, loading/unloading, and delivery parking spaces shall be clearly marked with pavement markings and appropriate signs.**

- This will be part of the construction documents.

**21. All alarm plans shall be approved by The Sacramento Police Department's Alarm Unit**

- Will comply.

**UTILITIES**

**22. Any new domestic water services shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities.**

- This will be part of the construction documents.

**23. Either the lot must be graded so that drainage does not cross property lines or the applicant must record a reciprocal drainage easement with the neighboring parcels as needed.**

- See civil drawings.

**24. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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 for the project site during construction.**

- This will be part of the construction documents.



**25. The applicant must determine if they are required to obtain the State "NPDES General Permit for Storm water Discharges Associated with Industrial Activity". Applicant shall submit the determination to the Department of Utilities for approval. The submittal must include the applicable Standard Industrial Classification (SIC) code(s), which describe the business activities that will be occurring at the facility.**

- This will be part of the construction documents.

**26. A Hold Harmless Agreement must be approved by the City Attorney and executed before any permanent structures (including without limitation garages, patios, concreted slabs, tool sheds and similar structures) may be constructed on top of the existing public water main that runs throughout the property (along the south and westerly property lines) per City Code section 13.04.230**

- There will be no structures on easement. AC Paving & curb only. Agreement will be processed

#### **PLANNING**

**27. Please Provide calculations which show that the proposed tress will meet the 50% shading requirement for the parking area**

- Shading requirement calculations will be provided with deferred submittal.

**28. Please remove razor wire from the CMU walls.**

- SLCC agrees to remove the razor wire.

#### **COUNTY SANITATION DISTRICT 1**

**29. Sewer service shall continue to be provided by CSD-1 infrastructure to the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction**

- This will be part of the construction documents.

**30. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.**

- This will be part of the construction documents.

#### **ADVISORY COMMENTS**

##### **URBAN FORESTRY**

**1. The drive aisles and parking area have poor shade coverage**

- SEE ARBORIST COMMENTS BELOW.



2. **The west planter looks large enough for trees besides Crape Myrtle.**
  - SEE ARBORIST COMMENTS BELOW.
3. **It appears that larger planters can be installed south of the building to shade the parking stalls.**
  - SEE ARBORIST COMMENTS BELOW.
4. **There is a planter adjacent to the handicap parking space, you may want to move this closer to the building as it may pose an obstacle for handicapped drivers.**
  - Handicapped accessible stall & loading area have been provided.

#### **REGIONAL TRANSIT**

5. **Transit information should be displayed in a prominent location for the employees/corps members/ Please contact Devra Selenis, from the Marketing Department at 916-321-2859 for more information.**
  - Availability and access to public transit is also important to SLCC.
6. **Connectivity of pedestrian ways and amenities such as pavers, vertical curbs, tree shading, lighting, and trellises, should be provided to encourage walking to transit.**
  - We agree. In fact, one of the key reasons this site appealed strongly to SLCC is it's proximity to regional transit. The 47th Street RT Light Rail Station and Bus Stop is on the same block, approximately 300 yards south of the SLCC Campus. The route to the light rail and bus stops is direct and well-lit.
7. **Provide bicycle parking facilities at the building entrances.**
  - Shown on site plan.
8. **The applicant is encouraged to join the Sacramento Transportation Management Association.**
  - SLCC will investigate.
9. **SLCC is encouraged to offer employees and corps members subsidized transit passes at 50% or more.**
  - SLCC will consider.
10. **Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provided to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.**
  - This has been completed July 27<sup>th</sup>, 2007.



**11. The proposed project is located in the Flood zone designated as a Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) Dated July 6, 1998 LOMR 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.**

- Excellent.

**12. The proposed development is located within the County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.**

- Contacted CSD-1 and received information on requirements.

#### **PARKS**

**13. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$1,613. This is based on 10,752 square feet at the industrial rate of \$0.15 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.**

- Will pay as required.

#### **POLICE**

**14. Parking lots, aisles, passageways, recesses, and grounds contiguous to buildings should be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination for the safety and security of vehicles and pedestrians using the site during the hours of darkness or diminished lighting. Such lighting should be equipped with vandal-resistant covers/lenses.**

- See electrical drawings for photometrics.

**15. All exterior doors should be adequately illuminated at all hours with their own light source.**

- This will be part of construction documents.

**16. Each exterior door, perimeter, canopy, and parking area lights should be controlled by photocell and shall remain on during the hours of darkness and diminished lighting.**

- This will be part of construction documents.

**17. Security and parking area lights should be controlled by photocell and shall remain on during hours of diminished lighting.**

- This will be part of construction documents.



- 18. All entrances to the parking areas should be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's / manager's request.**

  - This will be part of construction documents.
- 19. As much care as possible should be taken not to impair the view of the passing patrol units to observe inside the business. The use of restrictors, such as potted plants and reflective window treatments should be closely monitored.**

  - This is acceptable.
- 20. Landscaped areas should be planned for maximum growth while at the same time provide unobstructed observation of parking lots, buildings, and pathways; day and night.**

  - This is acceptable.
- 21. Tree branches should be no lower than 6' at the lowest branch and shrubbery should be no taller than 3' high.**

  - This will be the responsibility of SLCC and their on-going maintenance.
- 22. All exterior doors, perimeter, parking area, and canopy lights should be controlled by photocell and should be left on during hours of darkness or diminished lighting and have vandal resistant covers.**

  - This is acceptable.
- 23. A lighting level of .25 to .50 foot-candles should be provided in all open parking areas and pedestrian travel areas.**

  - This is acceptable.
- 24. All required lighting should be high-pressure sodium with vandal resistant covers/lenses.**

  - This is acceptable.
- 25. The developed/applicant should enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours. A security person should be provided to patrol the project after normal working hours during all phases of construction, and adequate security lighting should be provided to illuminate vulnerable equipment and materials.**

  - This will be during construction only.
- 26. The applicant should post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement should be kept on file on the premises and at the Police Department.**

  - Will comply with City Code.



- 27. No public telephone should be installed on the premises.**
  - This is acceptable.
- 28. The applicant should be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.**
  - This is acceptable.
- 29. All dumpsters should be kept enclosed and locked.**
  - This is acceptable.
- 30. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.**
  - Applicant has contacted CSD-1 for fee quote.

#### **BUILDING**

- 31. To comply with CBC section 311 and Table 3-D, provide a list of all materials to be stored at the proposed recycling/sorting facility, including maximum quantities in cubic feet and/or liquid gallons.**
  - This will be part of construction documents.
- 32. According to CBC section 503.1, the building shall adjoin or have access to a public way or yard on not less than one side. Required yards shall be permanently maintained. A recorded easement is required for ingress/egress**
  - This will be part of construction documents.

#### **ARBORIST COMMENTS**

##### **GENERAL**

- 1. Applicant proposes to construct a 10,000 square foot recycling facility w/ a roof elevation of 24' outside the central city.**
  - This is correct.
- 2. All on site trees can be saved or removed at the owner's discretion. Large existing Eucalyptus trees along north property line are in poor condition and appear to have a high likelihood of limb failure. Removal of the fence line trees is recommended.**
  - This will be taken into consideration.
- 3. Drive aisle and surface parking stalls do not have adequate shade coverage. It appears that adequate planter and canopy space is available and attached red line identifies a revision option.**
  - A shade coverage calculation shall be provided with deferred submittal.



#### **SPECIFIC COMMENTS**

1. **There are no heritage trees on or adjacent to this site. All existing on site trees can be removed without a City tree removal permit.**
  - This is correct.
2. **Revise landscape plant to show three large canopy species trees at a spacing of 40' in the 12' wide planter west of the proposed building, (attached red lined landscape plan specifies appropriate species and spacing).**
  - Deferred submittal landscape plans shall reflect change.
3. **Relocate two 12' wide sliding doors to be 7' from perpendicular walls per redline.**
  - Can not comply due to building operation's flow.
4. **Consolidate two small tree planters to create one 8' wide planter near the center of the parking stalls.**
  - Will provide shading requirements to city standards.
5. **Add one planter on east and west side of stalls per red line. An 18" to 20" wide strip of paving can be installed for driver/passenger step out.**
  - Can not comply due to building operation's flow.
6. **Revise landscape plan to show three semi columnar trees (see species selection) in planters south of the building.**
  - Can not comply due to building operation's flow.

#### **IRRIGATION**

1. **All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/3' radius nozzles installed 30" to 40" from center trunk line. Other irrigation designs may be approved pending review of the City Landscape Architecture department and the Urban Forest Services Division.**
  - This will be part of construction documents.

#### **PLANTING NOTES**

1. **All trees are to be planted in a gradual mound 2" to 3" higher than the surrounding grade and mulched w/ wood chips (playground fiber or coarser) to a depth of approximately 3".**
  - This is acceptable.
2. **No turf, groundcover or shrubs can be planted within 4' of any tree trunk.**
  - This is acceptable.



#### **SPECIES SELECTION**

1. **Plant three 15 gallon or 24" box Willow Oak (*Quercus phellos*) or Tupelo (*Nyssa sylvatica*) in south parking area planters.**
  - Will consider depending on canopy size.
2. **Plant three 15 gallon or 24" box Shumard Oak (*Quercus shumardii*) or Turkey Oak (*Quercus cerris*) 40' apart in west planter.**
  - Will consider depending on canopy size.

### **Solid Waste Division**

#### **Statement of Recycling**

1. **The recycling volume requirement for this project is \_\_\_\_ cubic yards. Please refer to the attached sections from SCC 17.72.030 to determine the project's recycling volume requirement.**
  - 100% of all recyclable material will be recycled on-site, given the nature of this land use.
2. **Please list the common recyclable items this project will generate once it is owner occupied. Please refer to the attached section from SCC 17.72.030 to determine the common recyclable items for this project**
  - This project will generate minimal on-site waste, however as a sorting and recycling facility it will recycle: Plastics (PET, HDPE), Glass (amber, green, clear), Aluminum, Bimetal, and Paper/Fiber.
3. **Please describe how you will educate the owners/occupants about the recycling plan for this project.**
  - All SLCC staff and corpsmembers are educated about current rules and goals for recycling, particularly paper and CRV beverage containers. Posters, signs, verbal reminders, recycling bins and regular collections will serve to educate staff and corpsmembers about this one activity that is central to our program.
4. **We request that 90% of construction and demolition waste be recycled. Please list the materials from the construction and demolition waste that will be recycled.**
  - All metal beams and reinforcing materials are recycled content steel. The exterior and roof will be new resources (concrete for the exterior, and wood and paper products for the roofing).

Ms. Stephanie Hockman  
September 24, 2007  
Page 12 of 12



**5. Please provide the name, address, and phone number of the company you will work with to collect and properly dispose of the construction and demolition waste.**

- Waste Management  
8761 Younger Creek Drive  
Sacramento, CA 95828  
Ph: (916) 387-1400

**6. Please provide us with the name of the material recovery facility that the recyclables from the construction and demolition will go.**

- Waste Management will also haul recyclable materials meeting the following criteria to different locations:
  - o Wet garbage is taken to BLT landfill – (916) 379-0500
  - o Over 50% recyclable containers go to K&M landfill – (916) 452-0142
  - o Less than 50% recyclable containers go to L&D landfill – (916) 383-9420
- If the City or Design team so chooses we would be open to other methods of recycling, but we would need to analyze our options, and review costs.

If you have any more questions feel free to contact me at (916) 558-1900.

Sincerely,

Anita M. Williams  
Associate



**SACRAMENTO CITY PLANNING DIVISION**  
915 I Street, Suite 300, New City Hall, Sacramento, CA 95814  
(916) 808-5656 x3

Application taken by: J. Broker/ Date: 06-29-07

Project Location: 6100 27<sup>th</sup> Street  
Assessor's Parcel No.: 036-0031-026  
Owner: Sacramento Local Conservation Corps., Inc.  
Address: 8460 Belvedere Ave. Suite 7, Sacramento, CA 95826  
Applicant: Anita Williams  
Address: 1919 19<sup>th</sup> Street, Sacramento, CA 95814

**REQUESTED ENTITLEMENT(S):**

Item A: Environmental Exemption per CEQA Section 15332; Development Plan Review;  
Item B: A Special Permit to construct the facility in the M-1S-R-EA-4 zone;  
Item C: A Special Permit to reduce the required amount of parking at the site;  
Item D: A Special Permit to provide off-site parking on two adjacent parcels that are also owned by the applicant.

**ACTIONS TAKEN:**

Items A-D were approved.

Sent to Applicant: \_\_\_\_\_ By: Renee Enos  
Date: 10-24-07  
Customer Service Representative

**EXPIRATION**

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

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

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

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

Original to Applicant  
Copies: File & Permit Book

**P07-099**



Development Services  
Department

**CITY OF SACRAMENTO**  
CALIFORNIA

New City Hall  
915 I Street, Suite 300  
Sacramento, CA 95814  
Phone: 916/808-5656 x3

Date: October 24, 2007

Sacramento County Assessor  
Real Property Support  
3701 Power Inn Road #3000  
Sacramento, California 95826-4329

RE: 036-0031-026

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

- A Special Permit to construct the facility in the M-1S-R-EA-4 zone;
- A Special Permit to reduce the required amount of parking at the site;
- A Special Permit to provide off-site parking on two adjacent parcels that are also owned by the applicant.

Yours truly,

Renee Enos  
Customer Service Representative

Cc: (OWNER)

As owner of record of the above-mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.

**P07-099**