

Clerk of the Board
Florence H. Evans




Interim County Executive
Ann Edwards

**County of Sacramento
Planning Commission**

MEMORANDUM

Date: April 12, 2022

To: Chris Pahule, Principal Planner
Division of Planning and Environmental Review

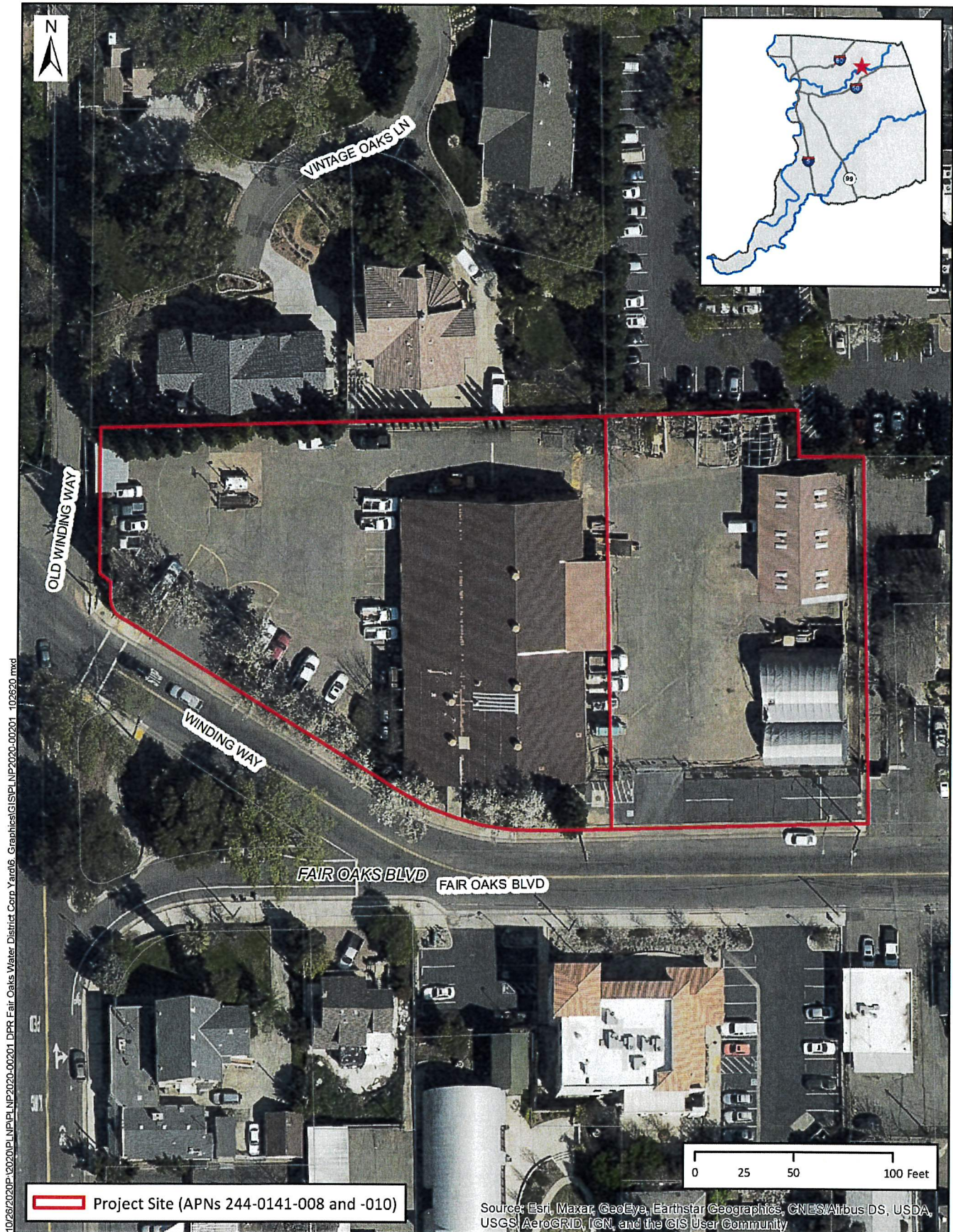
From: Lydia A. Frazier, Secretary
County Planning Commission 

Subject: **PLNP2020-00201 – Fair Oaks Water District Corporation Yard (PSS-SPP) (Item No. 3; March 14, 2022)**

The County Planning Commission, meeting in regular session on March 14, 2022, by unanimous vote (5;0) recognized the exempt status of the request and approved the Development Plan Review, Special Development Permit and Design Review, subject to findings and conditions listed in Attachment 2.

cc: File
Applicant
Clerk of the Board

Project Maps Aerial



10/26/2020P:\2020\PLN\PLN\NP2020-00201 DPR Fair Oaks Water District\GIS\PLN\NP2020-00201_102620.mxd

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

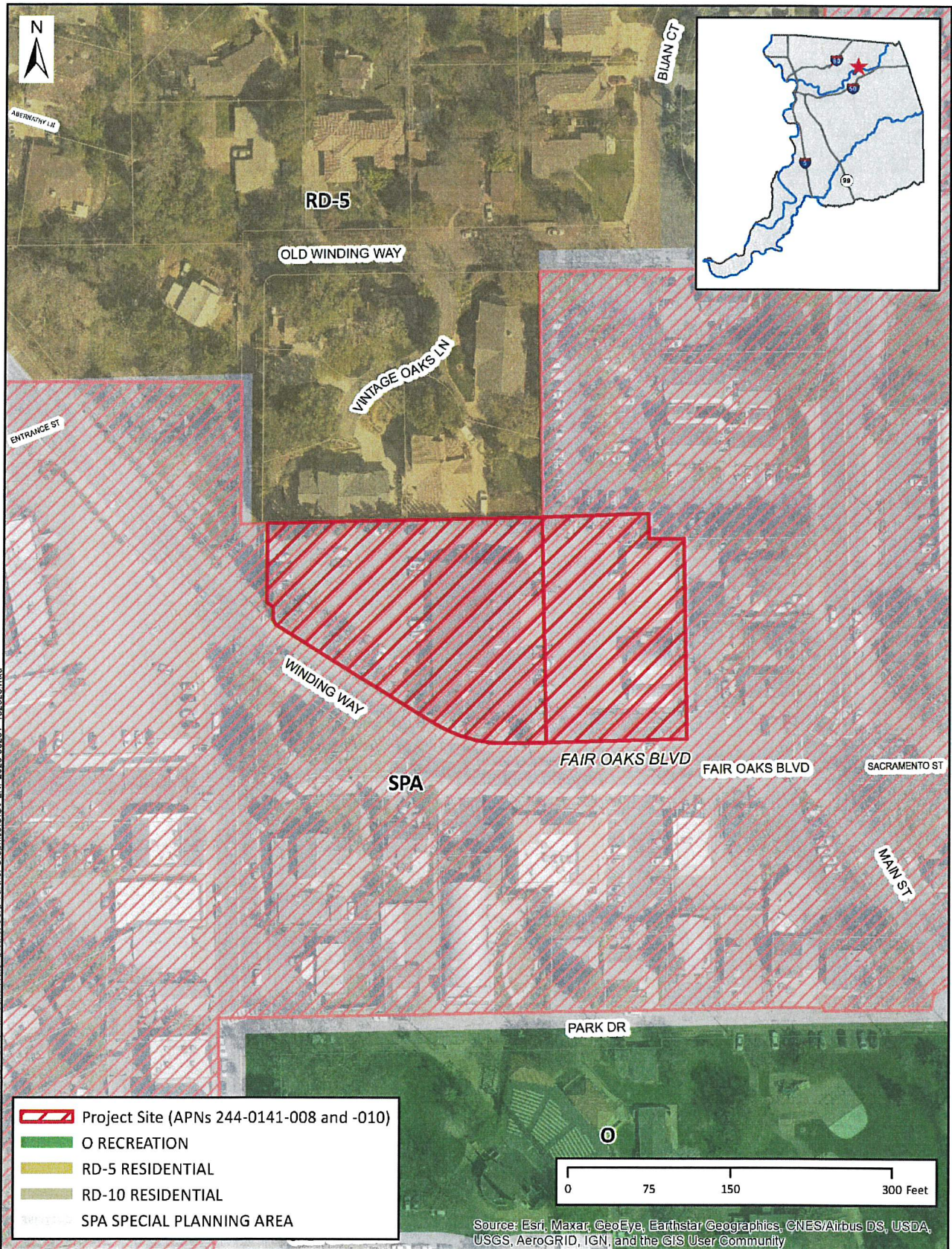
Project Maps Vicinity



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Project Maps Zoning Map



Findings and Conditions of Approval
Control Number PLNP2020-00201
A Development Plan Review and Special Development Permit For A
Property Located At 10326 Fair Oaks Boulevard In The Fair Oaks
Community.

PROJECT FINDINGS

Development Plan Review (PSS)

1. The request is consistent with the General Plan Land Use Diagram (LDR and COMM/OFF designations) and policies LU-17, LU-18, and LU-94.
2. The request is consistent with the Fair Oaks Community Plan Goals 7 and 8.
3. The request is consistent with the purpose and intent of the Fair Oaks Village SPA as it is consistent with existing development and will improve the Fair Oaks Village area.
4. The deviations requested are consistent with the existing development adjacent to and in the vicinity of the facility, and contribute to preserving the atmosphere of the Fair Oaks Village area.
5. The request substantially complies with the Countywide Design Guidelines.

Special Development Permit (SPP)

1. The establishment, maintenance, or operation of the use, building, or structure applied for will not under the circumstances of the project be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County in that:
 - a. The proposed development will carry out the intent of the General Plan and any applicable community plan;
 - b. The proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries;
 - c. The proposed development is compatible with existing and proposed land uses in the surrounding area;
 - d. The proposed development is justified by the project design or by the substantial energy savings proposed;
 - e. There is adequate assurance that all necessary infrastructure will be installed at the scheduled times;

- f. And the existing or proposed utility services are adequate for the uses and density proposed; and
- g. The proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County.

(Sacramento County Zoning Code §6.4.6.H.1)

CONDITION/MITIGATION MEASURE AND RESPONSIBLE AGENCY

The conditions are formatted with the Responsible Agency as headings. The timing or implementation of the condition is at the beginning of the condition in ALL CAPITAL LETTERS. The entitlement that the condition is for is denoted at the end of the condition as an abbreviation (i.e. **PSS, SPP**) or if the condition is for all entitlements then it will be indicated by "**All**".

Sacramento County, Office of Planning and Environmental Review (PER)

1. AS AN ONGOING MEASURE: This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void. **All**
2. AS AN ONGOING MEASURE: The Owner, and/or Project Applicant, shall defend, indemnify and hold harmless the County, its Board of Supervisors, officers, directors, employees, volunteers, and its agents, including consultants, from any claim, demand, cause of action, proceeding brought by an individual or other entity to challenge, attack, set aside, void, or annul the approval of this entitlement and/or adoption of the environmental document which accompanies it. **All**
3. AS AN ONGOING MEASURE: The approved use will not be conducted in a manner that creates or constitutes either a public or private nuisance. All costs incurred by the County to enforce the conditions listed in this permit/certificate shall be the responsibility of the permit/certificate holder and/or property owner. Violation of any of the foregoing conditions constitutes grounds for revocation of this permit/certificate. **All**
4. AS AN ONGOING MEASURE: The final development plans shall be in substantial compliance with Exhibit A (Site Plan), Exhibit B (Floor and Roof Plans), Exhibit C (Building Elevations), Exhibit D (Landscape Plan), and Exhibit E (Grading Plan). **All**
5. AS AN ONGOING MEASURE: If the Planning Director determines the building design elements, including, but not limited to, color, finishes, or articulation are not substantially compliant with the approved Exhibits but are consistent

with the development standards as assessed at permit issuance, the proposed changes will be reviewed and approved through a subsequent design review or equivalent process complying with Zoning Code Section 6.3.2. The level of design review will be assessed based upon the number or extent of the changes from the original approval. **All**

6. PRIOR TO ISSUANCE OF A BUILDING PERMIT: For new construction projects, landscape installation that equals or exceeds 500sf, or landscape rehabilitation that equals or exceeds 2,500 sf, the applicant shall submit complete landscape planting and irrigation plans to the Office of Planning and Environmental Review Division for review and approval. Plans shall be consistent with the requirements of the State of California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) and applicable Sacramento County Zoning Code requirements for landscaping and parking lot shading. **All**
7. PRIOR TO FINAL INSPECTIONS: Landscape and irrigation is to be installed per the approved plans and certified as required by the State of California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO). **All**

Sacramento County Department of Transportation (DOT)

8. PRIOR TO IMPROVEMENT PLAN APPROVAL: Show on the plans the upgrade of driveways and sidewalks, if necessary, pursuant to the American Disabilities Act, the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: A letter of certification by the engineer will be required. **All**
9. PRIOR TO IMPROVEMENT PLAN APPROVAL: Show on the plans a 23-foot Easement for Public Utilities and Public Facilities on Winding Way and Fair Oaks Boulevard adjacent to the ultimate right-of-way pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Dedication shall be based on the Sacramento County Improvement Standards, Section 4-23 Pedestrian Districts & Commercial Corridors. **All**
10. PRIOR TO IMPROVEMENT PLAN APPROVAL: Grant the County a 23-foot easement for Public Utilities and Public Facilities on Winding Way and Fair Oaks Boulevard adjacent to the ultimate right-of-way pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Dedication shall be based on the Sacramento County Improvement Standards, Section 4-23 Pedestrian Districts & Commercial Corridors. **All**
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT: To the satisfaction of the Deputy County Executive of Public Works and Infrastructure, or his/her

designee, with the filing of the small lot Final Maps for residential developments and prior to issuance of building permits for all other development, the property shall be included in County Service Area No. 1, or another financing mechanism to the satisfaction of the Director of Transportation (including but not limited to an equivalent cash amount based upon the present value of the maximum special tax) at a rate that will fund the full cost of operating and maintaining the street and safety lights for that development, including an annual escalation factor. (This process takes approximately four months and the applicants must contact the County of Sacramento Department of Transportation at (916) 875-5123 at the earliest possible time to initiate the process and to obtain information concerning costs.) **All**

12. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY: Obtain an encroachment permit if upgrading existing driveway, or, if constructing a secondary driveway, and for any other work performed in the right-of-way (i.e. installation of a drainage culvert under the proposed driveway) pursuant to Sacramento County Improvement Standards. **All**
13. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY: Eliminate the existing eastern driveway and replace with curb, gutter, and sidewalk pursuant to Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. **All**

Sacramento County Engineering-Site Improvement and Permits Section (SIPS)

14. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Secure improvement plan approval to construct public street and on-site civil improvements pursuant to the County Improvement Standards and to the satisfaction of the County Engineering Division. **All**
15. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY: Construct street improvements per approved improvement plan. **All**

Sacramento County Department of Water Resources (DWR)

16. PRIOR TO IMPROVEMENT/GRADING PLAN SUBMITTAL: Provide a design-level drainage study for review and approval by the Sacramento County Department of Water Resources (WR), consistent with the Sacramento County Hydrology Standards, Sacramento County Drainage Study Requirements, Sacramento County Improvement Standards, Sacramento Region Stormwater Quality Design Manual, and Sacramento County Floodplain Management Ordinance. The design-level drainage study must be reviewed and approved prior to submittal of improvement plans and must at a minimum:

- h. Include a standard Nolte analysis for any proposed pipe connection to the existing public storm drain system
 - i. Identify the overland release path and point(s) of discharge and show that parking and drive areas will not pond deeper than one foot.
 - j. Include calculations for the improved valley gutter and wall opening.
 - k. Identify the minimum floor elevation.
 - l. Identify the easement width and alignment over the existing/proposed public storm system (pipes system or open channel).
 - m. Include a grading and drainage plan.
 - n. Include a runoff treatment and Low Impact Development (LID) plan and calculations.
 - o. Include electronic copies of models produced. **All**
17. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Provide improvement/grading plans for review and approval by WR pursuant to current Improvement Standards, Water Agency Code, the Floodplain Management Ordinance, Stormwater Quality Design Manual, and the approved design-level drainage study. **All**
18. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Improvement plans shall include a design for an improved valley gutter along the north property line to convey runoff from the public storm drain pipe that discharges onto the site from 10421 Fair Oaks Blvd. The portion of said pipe that is located onsite shall also be improved to meet current standards as well as the opening on the retaining wall at the discharge point onto the public right-of-way at the northwest corner of the site (the existing shallow pipe installed near the wall shall be removed and the wall opening widened to allow for proper overland flow without flooding any existing and proposed structures). As an alternative to the proposed improved valley gutter, the improvement plans may include a design to install an underground stormdrain pipe system to connect the upstream stormdrain pipe system to the existing public stormdrain system in the right-of-way. **All**
19. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Provide drainage easements as needed and pay any fee required by the Sacramento County Water Agency Code. **All**
20. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Existing and proposed structures and private utilities must be located completely outside drainage easements. This includes any proposed retaining wall and ADA access ramps. **All**

21. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Minimum pad/floor elevations shall be required pursuant to the Sacramento County Floodplain Management Ordinance and General Plan. **All**
22. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Onsite drainage facilities shall be labeled as private on the improvement plans, and a copy of a private maintenance agreement shall be provided to WR for review and approval. **All**
23. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Connection to the public system shall be with a County standard stormdrain manhole or WR-approved junction structure. **All**
24. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Incorporate storm runoff treatment and LID measures pursuant to the Stormwater Quality Design Manual. **All**
25. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Incorporate on-site source control measures in accordance with the current version of the Stormwater Quality Design Manual. **All**
26. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Incorporate on-site trash full capture measures in accordance with the current version of the Stormwater Quality Design Manual and State law. **All**
27. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: On-site runoff treatment, LID, source control, and trash full capture measures must be located outside the public right-of-way, drainage easements, or public-private transition junction structures. **All**
28. PRIOR TO IMPROVEMENT/GRADING PLAN APPROVAL: Record a WR-approved maintenance covenant for the required post-construction control measure devices. **All**
29. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Install onsite and offsite facilities pursuant to the approved improvement plans, Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, Sacramento County Improvement Standards, Sacramento Region Stormwater Quality Design Manual, and Sacramento County Construction Specifications. **All**
30. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Provide a certified grading plan and/or initiate an elevation certificate application for the proposed building. **All**
31. PRIOR TO FINAL OCCUPANCY ISSUANCE: If applicable, provide an elevation certificate. **All**

Sacramento Metropolitan Fire District (SMFD)

32. PRIOR TO IMPROVEMENT PLAN APPROVAL: Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. **All**
33. PRIOR TO IMPROVEMENT PLAN APPROVAL: Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart that is no less than ½ the diagonal measurement of the overall project site. **All**
34. PRIOR TO IMPROVEMENT PLAN APPROVAL: Show the design for aerial apparatus access. Aerial apparatus access shall be a minimum 26-feet in width, located 15-30-feet from the building, and located on no less than 2 sides of the building (as determined by the Fire Code official). **All**
35. PRIOR TO IMPROVEMENT PLAN APPROVAL: Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway. **All**
36. PRIOR TO IMPROVEMENT PLAN APPROVAL: Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutterline or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads. **All**
37. PRIOR TO IMPROVEMENT PLAN APPROVAL: Provide a note on the plans that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds, with a maximum axle load of 31,000 pounds, and meet Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project." **All**

38. PRIOR TO IMPROVEMENT PLAN APPROVAL: Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction (including foundations). The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. **All**
39. PRIOR TO IMPROVEMENT PLAN APPROVAL: Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Records Office having jurisdiction. **All**
40. PRIOR TO IMPROVEMENT PLAN APPROVAL: Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Records Office having jurisdiction. The roadway maintenance agreement shall include the following:
- p. Provisions for the necessary repair and maintenance of the roadway surface
 - q. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13' 6") or width of twenty feet (20')
 - r. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - s. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems **All**
41. PRIOR TO ISSUANCE OF A BUILDING PERMIT: The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District **does not** allow deferred submittals for Fire Sprinkler or Fire Alarm plans. **All**
42. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. **All**
43. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY: Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The

minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. **All**

Sacramento Area Sewer District (SASD)

44. PRIOR TO IMPROVEMENT PLAN APPROVAL: SASD requires each building on each lot with a sewage source to have a separate connection to SASD’s sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.

All

45. 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 sewer impact fees are due. Fees are to be paid prior to the issuance of building permits. **All**

Sacramento Regional County Sanitation District (SRCSD)

46. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT: Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or by email at PermitServices@sacsewer.com. **All**

Sacramento Municipal Utility District (SMUD)

47. AS AN ONGOING MEASURE: SMUD has existing overhead 12 kV facilities along Fair oaks 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. 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. **All**

48. AS AN ONGOING MEASURE: SMUD has existing underground 12 kV facilities along Fair Oaks Boulevard 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. **All**

49. PRIOR TO IMPROVEMENT PLAN APPROVAL: Structural setbacks less than 14-foot shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. **All**

50. PRIOR TO IMPROVEMENT PLAN APPROVAL: 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. **All**
51. PRIOR TO IMPROVEMENT PLAN APPROVAL: 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. **All**
52. AS AN ONGOING MEASURE: 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. **All**
53. PRIOR TO IMPROVEMENT PLAN APPROVAL: 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.). **All**
54. PRIOR TO IMPROVEMENT PLAN APPROVAL: In the event the County 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 County's IOD. **All**
55. PRIOR TO IMPROVEMENT PLAN APPROVAL: 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>. (Timing - Ongoing) The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. **All**

ADVISORY NOTICES

These are advisories from County Departments or Agencies regarding fees or circumstance that may arise associated with the project requiring additional action by the applicant.

DOT

56. Any proposed project not incorporating an entry design that will accommodate access control gates pursuant to Sacramento County Code 17.04, (Section 503.6.1 of the International Fire Code, as amended by the County) shall be denied with respect to for future access control gates. Note: Gate plan submittal is a separate submittal process.

57. All building, parking, landscaping, monument sign, fence, and gate setbacks shall be based on the ultimate right-of-way, all of which must be shown on the project site exhibit, the civil improvement plans, and the building plans.

Sacramento County Environmental Management Department (EMD)

58. Any facility in Sacramento County that handles and/or stores a hazardous material equal to or greater than the minimum reportable quantities (55 gallons for liquids, 500 pounds for solids and 200 cubic feet (at standard temperature and pressure) for compressed gases) must obtain a permit and submit a Hazardous Materials Business Plan to EMD. The purpose of the HMBP Program is to protect public health and the environment and groundwater from risks or adverse effects associated with the storage of hazardous materials. The facility has an EMD hazardous materials permit. Contact Megan Floyd at floydm@sacounty.net for additional information.
59. Any facility in Sacramento County that generates hazardous waste must obtain a permit from EMD. The purpose of the program is to ensure compliance with the Hazardous Waste Control Act, verify Hazardous Waste accumulation, labeling, container and tank management standards, and waste generator status, respond to complaints of illegal disposal of hazardous waste, and issue permits and inspects businesses that treat hazardous waste pursuant to permit by rule, conditional authorization, or conditional exemption laws and regulations. The facility has an EMD hazardous waste permit. Contact Megan Floyd at floydm@sacounty.net for additional information.
60. Prior to building permit issuance, facility must be connected to the public water system.
61. Prior to building permit issuance, facility must be connected to the public sewer.

SMFD

62. The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.
63. It is highly recommended that specific requirements for your project be addressed with the Fire District during the planning stage. Specific requirements for bridges, fire hydrants, entry gates, and access roadways shall be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide clarification on specific requirements or to enquire about an Alternative Materials and Methods Request.

SASD

- 64. The existing building is currently connected to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards and Specifications apply to any onsite and offsite public sewer construction.
- 65. Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction’s building department.
- 66. If the proposed garbage enclosure will contain a drain to the sewer, it must be covered.

SRCS D

- 67. SASD 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 SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

Sacramento Air Quality Management District (SAQMD)

- 68. All new pavements, including sidewalks, roads, pedestrian paths, parking lots, and plazas, have an albedo of at least 0.25-0.5.
- 69. The new buildings will utilize certified cool roofs. The California Energy Commission’s Title 24, Part 6, suggests an aged solar reflectance of 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and a minimum thermal emittance of 0.75. The Cool Roof Rating Council provides a product directory of roofs.

Acronyms and Abbreviations

Hearing Bodies and Advisory Committees			
COPC	Planning Commission	PRC	Project Review Committee
DRAC	Design Review Advisory Committee		
Entitlements			
PSS	Development Plan Review	SPP	Special Development Permit – COPC

THE FOLLOWING IS A COMPLETE SET OF CONDITIONS, INCLUDING APPLICABLE AMENDMENTS,
APPROVED BY THE COUNTY PLANNING COMMISSION ON MARCH 14, 2022.

SPECIAL DEVELOPMENT PERMIT

Sacramento County
Planning Commission

Hearing Date: March 14, 2022

Control No.: PLNP2020-00201
Assessor's Parcel No.: 244-0141-008 and -010

Zoning: Commercial District subarea of the Fair Oaks Village Special Planning Area

Property Location: The property is located at the northeast corner of Winding Way and Fair Oaks Boulevard intersection, in the Fair Oaks community.

APPLICANT/OWNER:

Fair Oaks Water District
10326 Fair Oaks Boulevard
Fair Oaks, CA 95628
Contact: Tom Gray

PROJECT ARCHITECT:

Gutierrez and Associates
5701 International Blvd., Suite 7
Oakland, CA 94621
Contact: Efren Gutierrez

ACTION: ON MARCH 14, 2022 THE PLANNING COMMISSION APPROVED A SPECIAL DEVELOPMENT PERMIT WITH CONDITIONS TO ALLOW THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS:

- *Commercial Fences - Front and Side Street Yards. (Section 5.2.5.D.1): Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping. An eight-foot-tall wall is proposed along portions of the public right-of-way behind sidewalks and required landscaping.*
- *Commercial Fences - Adjacent to Residential Zones. (Section 5.2.5.D.2): A masonry wall of at least six (6) feet in height shall be provided along the interior property lines for all industrial, commercial, and mixed-use projects when located adjacent to residential and agricultural-residential zoning districts, except where pedestrian connections are needed. The project proposed to keep the existing 4.5-foot-tall retaining wall with a six-foot-tall wooden fence*

on top along the shared property line with the existing residential zones to the north.

- *Trash Enclosure Screening Requirements. (Section 5.2.4.B.4): A five-foot-wide landscape planter shall be installed around the perimeter of trash enclosures. As proposed, the trash enclosure would not contain perimeter landscaping.*

ATTACHMENTS THAT DEMONSTRATE ALTERNATIVE DEVELOPMENT

STANDARDS:

- Site Plan (Exhibit "A")
- Landscape Plan (Exhibit "D")
- Grading Plan (Exhibit "E")

ENVIRONMENTAL DETERMINATION: The County Planning Commission recognized the EXEMPT status of the request under Section 15302(b) (Class 2) of the California Environmental Quality Act (CEQA).

CONDITIONS:

Refer to applicable conditions in Attachment 2, Findings and Conditions of Approval.

FINDINGS:

Refer to applicable findings in Attachment 2, Findings and Conditions of Approval.

CAUTION: THIS SPECIAL DEVELOPMENT PERMIT IS OF NO FORCE AND EFFECT UNTIL THE EXPIRATION OF A 10-DAY APPEAL PERIOD FROM AND AFTER THE DATE OF THE HEARING ON THE SPECIAL DEVELOPMENT PERMIT.

This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. All costs incurred by the County to enforce the conditions listed in this permit shall be the responsibility of the permit holder and/or property owner. The above use will not be conducted to constitute either a public or private nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any construction is planned.

A Special Development Permit, if not used for the purpose for which it was granted, shall lapse and shall become void three years following the date on which the permit became effective, unless by condition of the permit a greater time is allowed, or upon the expiration date of a valid building permit obtained after the grant of the special development permit, whichever date is last to occur.

SACRAMENTO COUNTY PLANNING COMMISSION

BY:  _____
LYDIA FRAZIER, Secretary