

APPLEGATE DRAYAGE P98-006

- REQUEST:
- A. Negative Declaration,
 - B. Mitigation Monitoring Plan,
 - C. "R" Site Plan Review for the development of a 21,650 sq. ft. (14,250 square foot warehouse, 5000 square foot office, 2400 Square foot. maintenance shop) warehouse/distribution facility.

LOCATION: Northwest corner of the intersection of Raley Blvd. and Vinci Ave
APN: 215-0230-042.
North Sacramento (Grant Joint Union School District)
Council District 2

APPLICANT:	John P. Leonard c/o JPL Properties 2206 K St. Ste. 3 Sacramento, CA 95816 (916) 443-8300
OWNER:	Michael T. & Kathleen M. Applegate 325 N. 5th St. Sacramento, CA 95814 (916) 489-0507
PLANS BY:	Pacific Response, Inc. 2366 Gold Meadow Way Second Floor Gold River, CA 95670
APPLIC. FILED:	1-22-98 (<i>Revised site plan filed 5/13 & 6/3/98</i>)
STAFF CONTACT:	Don Lockhart, (916) 264-7584

SUMMARY: The applicant is requesting approval of the above noted entitlement, in the M-1S-R zone.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on project consistency with the General Plan, the North Sacramento Community Plan, and the Zoning Ordinance regarding the warehouse/light

industrial distribution and incidental office use on industrially zoned land. Furthermore, the proposed use is compatible with the existing industrial land uses that are in the project vicinity.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	North Sacramento - Industrial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	M-1S-R, (Light Industrial - 25' Landscaped setback - Review)

Surrounding Land Use and Zoning:

North: Vacant; M-1-R
 South: 29,900 sq.ft. tilt-up, light manufacturing M-1S-R
 East: pre-cast concrete manufacturing plant; M-1-R
 West: Magpie Creek Diversion Channel, Vacant; M-1S-R

Setbacks:	Required:	Provided:
Front: (east)	25'	25' landscaping
Sides:		
North (interior):	None	200' +
South	25'	131' + (to building) 25' landscaping
Rear (west):	None	20'
Property Dimensions:	660' ± X 660' ±	
Property Area:	435,600 ± sq.ft. (10.0 ± gross acres)	
Area to be developed:	228,000 ± sq.ft. (5.2 ± net acres)	
Topography:	Flat	
Street Improvements:	To be provided	
Utilities:	To be provided	
Height of Building:	25 feet, 1 story	
Exterior Building Materials:		
Office:	lower 5': gray "split face" masonry concrete units, upper 10': white stucco, 3'+ parchment roof overhang, w/"solar-bronze" windows & recessed storefront entry.	
Warehouse/loading dock	open "pass through" design with gray, standing seam metal roof to match office roof, 4' high loading dock.	
Shop outbuildings	materials to match office exterior	
Height of Fence:	(at back of setback) 6' chain link	

Fence material/color: black vinyl coating along ROW, standard chain link balance of site, with gray vinyl slats screening outdoor storage behind shop building.

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Grading Permit	Development Services Division
Building Permit	Development Services Division
Certificate of Occupancy	Development Services Division
Sign Permit	Development Services Division
NPDES General Permit for Stormwater Discharges Associated w/Industrial Activity	State Water Resources Control Board (SWRCB)
Permit to Operate (equipment specific)	Sacramento Metropolitan Air Quality Management District (SMAQMD)

BACKGROUND INFORMATION: The applicant is requesting Planning Commission approval of a Development Plan Review. The "R" Review is being conducted pursuant to City Zoning Ordinance, Section 35 - Development Plan Review - "R" Review. This section allows for the review of a proposed development plan to ensure, among other things, that the proposed development is consistent with the General Plan and any applicable community or specific plans; that the utilities and infrastructure is sufficient to support the proposed development and are compatible with City standards; and that the proposed development is compatible with surrounding development. While a Plan Review for a proposed development involving a use permitted under this ordinance may not be denied solely because of the proposed use, the nature of the impacts associated with the proposed use, given its size, location, layout and other similar factors, including but not limited to its anticipated impacts on adjacent streets and neighboring properties, are relevant considerations.

The site is presently undeveloped, and is located within a developing industrial area of North Sacramento. The total project area is 10+ gross acres. The applicant proposes to develop 5.5 net acres of the site at this time. The project consists of an application for "R" Development Plan approval for new construction of a 21,650 sq. ft. (14,250 square foot warehouse, 5000 square foot office, 2400 Square foot. maintenance shop) warehouse/distribution facility. This project will allow for the relocation and expansion of existing operations from the Richards Boulevard industrial area. This site

will be used for the corporate offices and warehouse distribution activities of the Applegate Drayage company. The facility will operate 24 hours a day, 7 days a week.

The applicant has operated a regional distribution center in Sacramento since 1945, in the Richards Blvd. area, presently at 325 N. 5th St. Applegate Drayage is a dry and white goods distributor for various retailers. On-site activity will primarily consist of the transfer and re-distribution of packaged goods from central trailers to dispersal rigs which then travel throughout Northern California.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed light industrial use on this site is consistent with the land use designations of the General Plan.

The City General Plan establishes policies which deal with Quality of Life, (Policy 1, Sec. 1-30). It is the policy of the City to enhance and maintain the quality of life of its citizens by adhering to high standards for project and plan evaluation as they interact with the overall urban landscape. The site layout and building design have been reviewed by the City Design Review staff. The project has been revised to incorporate staff comments, to ensure that the new construction reflects elements of quality design. Also a condition of project approval is proposed to ensure that the new construction incorporates elements of quality design.

The City General Plan establishes policies which deal with Economic Development and Employment Opportunities, (Policy 3, Sec. 1-32). It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents.

B. Zoning Requirements

In the M-1S-R zone, all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence, or wall extend into said area.

All street frontages must have a 25' setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must

be 25' clear, excluding curbs. The site will be developed consistent with the above criteria.

In conducting Plan Review, staff considered the site layout, including the orientation and location of primary and ancillary buildings, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties.

The proposed structure fronts on Raley Blvd. to the east, with employee parking along the Raley Blvd. frontage. Truck parking is provided along the west and portions of the north and south perimeters. The open bay warehouse/loading docks are situated east to west, perpendicular to the office which fronts on Raley Blvd. The office building will be constructed in front of the loading area, and will present a more campus like and professional appearance, consistent with the emerging development standards along the Raley Blvd. corridor. In response to the suggestion of staff, the applicant also proposes to provide a landscaped, shaded outdoor area for employee break activity. The site plan and building floor plan are consistent with the applicable zoning criteria.

3. Setbacks/Fencing

The site is currently vacant. The site-plan conforms to the requirements of the zone (M-1-S-R) for 25' of landscaped setbacks along the street frontages. The applicant proposes to erect a fence around the perimeter of the property, including along the Raley Blvd. frontage, at the back of the 25' setback, for security purposes. This fence along Raley and Vinci will be vinyl clad, as well as a 12' return from Raley on the north side. Staff recommends that the 25' foot landscape setback on Vinci Ave. only apply to that portion of Vinci which is improved. The street ends in a cul-de-sac approximately 3/4 of the way along the south property line, at the proposed truck driveway. There are presently no plans to continue Vinci to the west, across Magpie Creek, although the City does have the necessary right-of-way to do so. Any such extension would entail a grade change to accommodate the necessary bridge crossing of the creek, which would require the removal of the landscaping. This development standard conforms with the intent of the M-1S-R zone, in that the portion of the site visible to the traveling public will be fully landscaped. A condition will be included which shall require that if Vinci Ave. is extended to the west, the project site shall conform to the 25' foot landscaping criteria of the M-1S-R zone along the south boundary.

4. Parking/Circulation

Staff also considered implications to traffic safety and traffic congestion, including the effect of the site development plan on traffic conditions on area streets, the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development.

The applicant proposes one driveway on Raley Blvd, and one truck driveway and one employee (automobile) driveway from Vinci Avenue. When Raley Blvd improvements are constructed, there will be a landscaped median in front of the project site. The Raley Blvd. driveway will then be limited to right turn in and right turn out only.

Parking for the employees is provided on the east side. Tractor trailer parking is along the west and portions of the north and south edges. Primary loading activity will occur in the middle of the site on three sides of the loading dock. The site plan provides an adequate circulation configuration for the proposed use, including the movement of emergency vehicles on-site.

The Zoning Ordinance parking requirement is a minimum of one space per 1,000 square feet, not to exceed one space per 500 square feet, of industrial/warehouse space. The office standard is a minimum of one per 400 sq.ft. not to exceed 1 per 275 sq.ft. This would allow for a required parking range of 30 to 52 spaces. The proposed 50 spaces on-site will be adequate for the proposed use. No bicycle parking is shown on the site plan. The project will require a minimum of one bicycle parking space for the office use, and two spaces for the warehouse use. Fifty per cent of these spaces shall be Class I. The proposed parking, including loading and bicycle spaces, will be conditioned to be consistent with the Zoning Ordinance.

5. Landscaping

The project site is presently vacant. A landscape plan that incorporates the requirements of the water conserving landscaping ordinance and NPDES will be submitted for Planning staff's review and approval prior to issuance of building permits. All designated automobile parking areas shall meet the 50 percent shading requirements.

Also the applicant proposes to provide a landscaped, shaded outdoor area for employee break activity.

6. Signage

The applicant is not requesting any signage at this time. Any signage must

meet all the requirements set forth by the City's Sign Ordinance. The project proponent must obtain a sign permit from the City of Sacramento Planning and Development Department for any signage associated with this use.

7. Project Setting/Building Design

The project site is located west of Raley Blvd., which is the backbone boulevard of this North Sacramento industrial reserve area. Improvement plans for Raley include six travel lanes, with turn pockets, an on-street bikeway, and a landscaped median from Bell Ave. north to the City limit.

Staff commends the applicant for the effort put forth in the exterior design considerations for the project. There is a varied material and color palette for the office component, which fronts on Raley Blvd. The loading area has been sited to minimize visual impact to the traveling public on Raley as well, and the shop service area has been located along the rear property line.

The proposed exterior building materials for the office consist of a 5' wainscoting of gray "split face" masonry concrete units, with the upper 10' white stucco, and 3+ feet of roof overhang. The windows will be of a "solar-bronze" treatment, and the entry is a recessed storefront with an architectural archway embellishment. The facade surface is further varied through the use of several structural columns.

The warehouse/loading dock has an open "pass through" design with standing seam metal roof to match the dark gray office roof. The shop outbuildings exterior will incorporate materials to match office exterior.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on 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. These mitigation measures address potential wetland habitat and cultural resources impacts. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1-A).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site. No comments in opposition were received.

C. Summary of Agency Comments

The project was circulated for review by various agencies for considerations relating to the availability of City services, including but not limited to water, sewer, drainage, police and fire, and parks and community services; and whether such services are adequate based upon City standards. The following summarizes the comments received:

1. Public Works

Public Works staff comments which are listed as conditions in the Notice of Decision and Findings of Fact address the requirement for the driveways to be to City Standards, and the need to install full frontage improvements along Raley Blvd. and Vinci Ave.

2. Utilities

Utilities staff comments which are listed as conditions in the Notice of Decision and Findings of Fact address on-site surface drainage, post construction, stormwater quality control measures to be incorporated into the development, determination by the applicant of State requirements for NPDES General Permit for Stormwater Discharges Associated w/Industrial Activity, disposal of waste water, and compliance with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance.

3. Police/Fire

The comments which are specifically listed as conditions in the Notice of Decision and Findings of Fact address standard police department lighting and landscaping requirements, and provision of emergency access via "knox-box" equipped gates.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested "R" Development Plan Review. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends approval of the proposed development for the following reasons:

- The proposed project will be consistent with the General Plan and the North Sacramento Community Plan and policies.
- The proposed project will provide adequate setbacks, and is compatible with adjacent land uses and development.

Staff recommends the Planning Commission take the following actions:

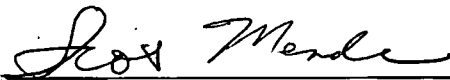
- A. Ratify the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the "R" Development Plan Review for the development of a 21,650 sq. ft. (14,250 square foot warehouse, 5000 square foot office, 2400 Square foot. maintenance shop) warehouse/distribution facility.

Report Prepared By,



Don Lockhart, Associate Planner

Report Reviewed By,

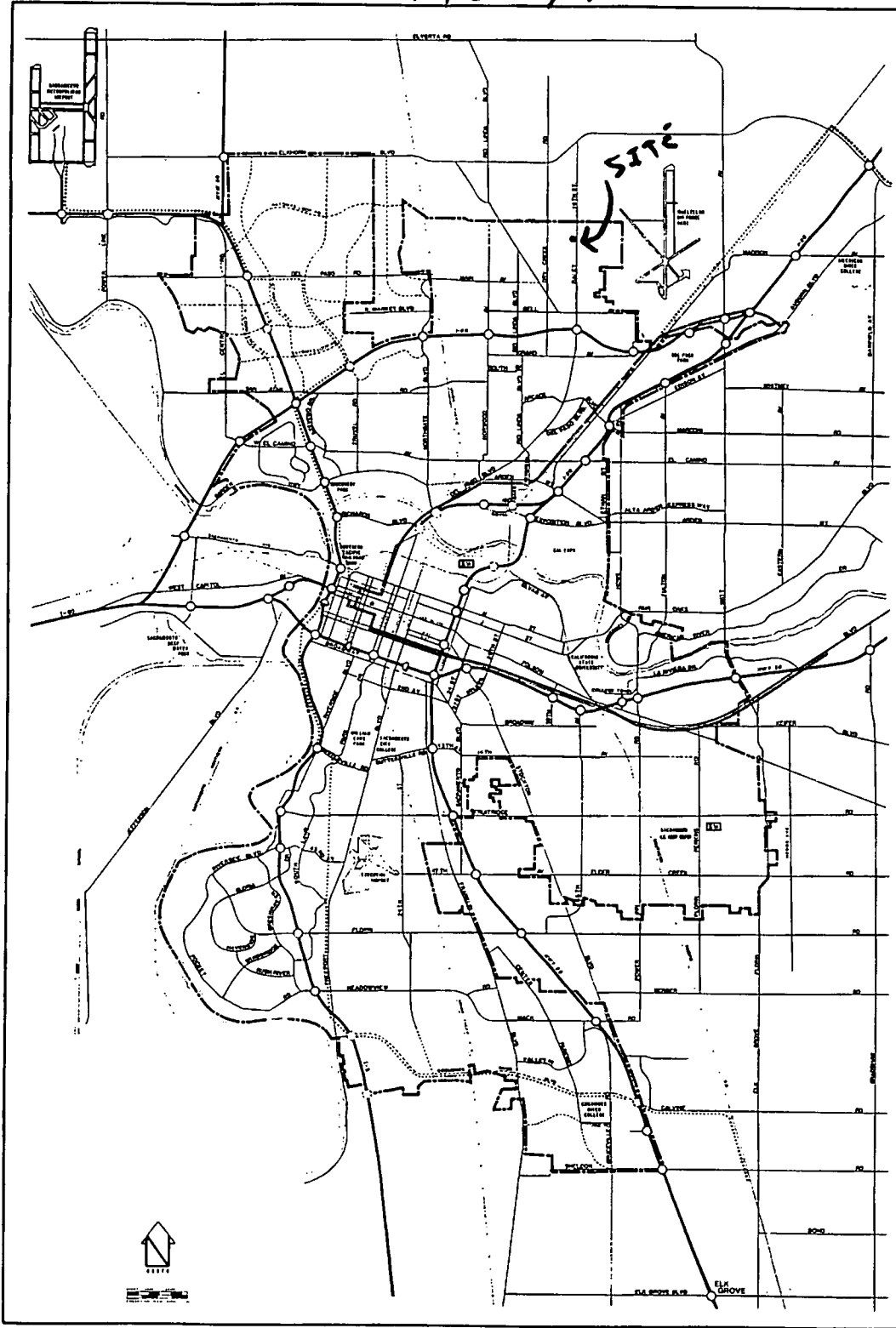


Scot Mende, Senior Planner

Attachments

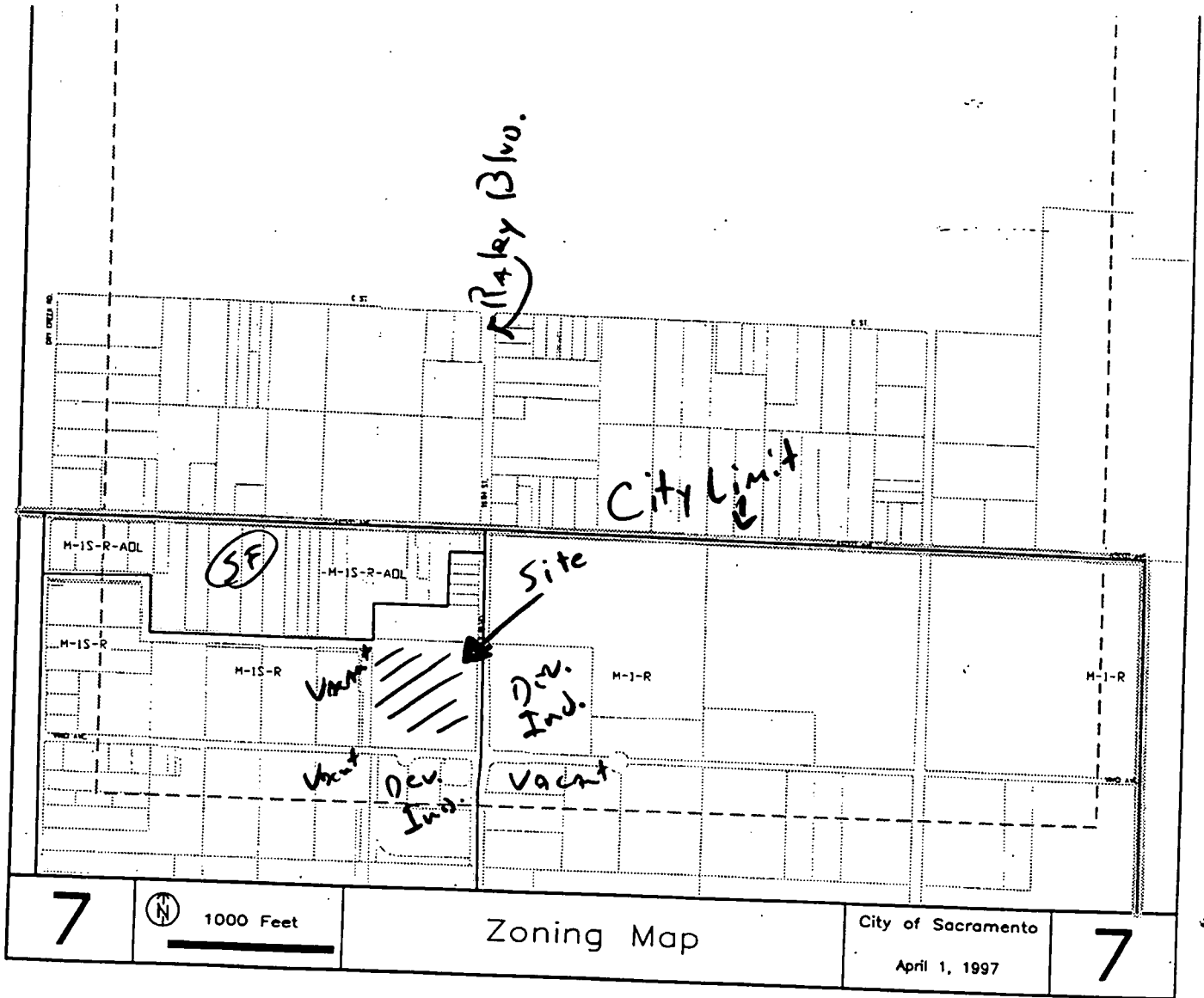
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision Approving the Variance
Exhibit C-1	Mitigation Monitoring Plan
Exhibit C-2	Site Plan

Attch. A



Vicinity MAP

Attch. B



Land Use + Zoning

ATTACHMENT C

**NOTICE OF DECISION AND FINDINGS OF FACT FOR APPLEGATE DRAYAGE,
NORTHWEST OF THE INTERSECTION OF RALEY BOULEVARD AND VINCI DRIVE,
SACRAMENTO, CALIFORNIA IN THE LIGHT INDUSTRIAL - 25' LANDSCAPED
SETBACK - REVIEW (M-1S-R) ZONE.
(P98-006)**

At the regular meeting of June 11, 1998 Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Ratified the Negative Declaration;**
- B. **Adopted the Mitigation Monitoring Plan;**
- C. **Approved the "R" Development Plan Review for the development of a 21,650 sq. ft. (14,250 square foot warehouse, 5000 square foot office, 2400 Square foot. maintenance shop) warehouse/distribution facility.**

This action was made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Negative Declaration:** The Negative Declaration is approved for the proposed Applegate Drayage light industrial use based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; and
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. **Mitigation Monitoring Plan:** The Mitigation Monitoring Plan for the proposed Applegate Drayage light industrial use is approved based upon the following findings:
 - 1. One or more mitigation measures have been added to the above-identified project;

2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1-A;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. "R" Development Plan Review: The "R" Development Plan Review for the development of a 21,650 sq. ft. (14,250 square foot warehouse, 5000 square foot office, 2400 Square foot. maintenance shop) warehouse/distribution facility is hereby approved, subject to the following findings of fact and conditions of approval:
1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 2. Granting approval of the "R" Development Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a) The proposed project meets building square footage requirements, building and landscape setbacks, parking requirements, and height requirements of the Zoning Ordinance, and
 - b) The proposed warehouse/light industrial distribution use is compatible with the surrounding light industrial land uses in the area.
 3. The project site plan design, exterior colors and architectural design will not conflict with the intent of maintaining an industrial park campus setting in the M-1-S-R designation.
 4. The proposed development is consistent with the General Plan and the North Sacramento Community Plan;
 5. 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;
 6. 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 the Zoning Ordinance;

CONDITIONS OF PROJECT APPROVAL

- C. The "R" Development Plan Review The "R" Development Plan Review for the development of a 21,650 sq. ft. (14,250 square foot warehouse, 5000 square foot office, 2400 Square foot. maintenance shop) warehouse/distribution facility is hereby approved subject to the following conditions:
- C1. The trash dumpster shall comply with the City's Zoning Ordinance (Section 34) standards relating to trash/recycling.
 - C2. The automobile parking lot and driveways shall meet the 50% shading requirement.
 - C3. The applicant shall obtain all necessary building permits prior to construction.
 - C4. The applicant shall comply with all other height, setback, bicycle parking, and landscaping requirements specified in the Zoning Ordinance.
 - C5. Notwithstanding Condition C11, exterior lighting design shall be such as not to produce hazardous and/or annoying glare to passing motorists, abutting residential uses, or the general public and be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
 - C6. Driveway permits shall be obtained per the City's Public Works Department requirements.
 - C7. A dedicated pedestrian access is required adjacent from Raley Blvd.
 - C8. An on-site looped fire main for the fire hydrants around the building is required.
 - C9. Decorative planting shall be maintained as to not obstruct or diminish lighting level throughout the project. Plants and shrubs are to be maintained at maximum height of 30 inches and trees maintained at a minimum branch height at 6 feet from lowest mature branch to ground.
 - C10. Exterior lighting levels shall be 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise; a minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the project during the same hours.
 - C11. Adequate planter areas shall be provided for new trees, consistent with species to be planted.
 - C12. The applicant shall submit a landscape and irrigation plan that incorporates the

- requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits. All designated parking areas shall meet the 50 percent shading requirement.
- C13. Any on-site truck wash area must be isolated from the on-site drainage system and the flows from this area must be routed to the sanitary sewer system. Disposal of concentrated wash water and sediment will have to be accomplished in accordance with County guidelines.
- C14. The applicant shall comply with all materials handling and storage requirements imposed by the U.S.D.A., County Environmental Health Department, Regional Water Quality Control Board and County Regional Sanitation District.
- C15. The parking lot must conform to ADA requirements in all respects.
- C16. Dedicate and construct Raley Blvd. to 55 foot half-street to the satisfaction of Public Works.
- C17. Dedicate an additional 7 feet of right-of-way along Vinci Avenue, and construct frontage improvements to the satisfaction of Public Works.
- C18. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C19. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.
- C20. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- C21. 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 determination to the Department of Utilities for approval.

- C22. This project is greater than 5 acres (10 ± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 433-6318.
- C23. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.
- C24. As noted on the site plan, a 20' wide drainage easement exists across the southwest corner of the property. A copy of the easement shall be provided to the Department of Utilities prior to plan approval.
- C25. If Vinci Ave. is extended to the west, across Magpie Creek, the project site shall conform to the 25' foot landscaping criteria of the M-1S-R zone along the entire south boundary.
- C26. The fence along Raley Blvd. shall be vinyl clad, as well a 12' return from Raley on the north side. The fence along Vinci Ave. shall be vinyl clad to the east edge of the truck entry drive.

Advisory notes:

1. There is a floodway adjacent to or within the western portion of this site. No unmitigated construction within the floodway is allowed. According to the 1989 FIRM the remaining property is within zone X.
2. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

3. A COE project for the widening of Magpie Creek Diversion is in its final environmental review. The project, at the earliest, is expected to go to construction in the spring of 1998. The project includes a proposed levee, patrol road, and a 6 foot fence along the right-of-way line. The required right-of-way will be delineated on the COE construction plans. The applicant should contact the COE to determine if the proposed building falls within the right-of-way and/or construction easement.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE

Exhibit C-1	Mitigation Monitoring Plan
Exhibit C-2	Site Plan
Exhibit C-3	Conceptual Elevations

(P98-006)

Exhibit C-1

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

**"R" Development Plan Review - Applegate Drayage
(North Sacramento) P98-006**

Type of Environmental Document:
Negative Declaration

Prepared By:
**City of Sacramento Development Services Division
Don Lockhart, Associate Planner**

Date:

Adopted By:
City of Sacramento Planning Commission

CITY OF SACRAMENTO MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Neighborhoods, Planning and Development Services Department, Planning Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814-2978, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: APPLEGATE DRAYAGE P98-006

Applicant Name: Michael T. & Kathleen M. Applegate c/o John P. Leonard c/o JPL Properties

Address: 2206 K St. Ste. 3 Sacramento, CA 95816.

Project Location / Legal description of Property (if recorded): Northwest corner of the intersection of Raley Blvd. and Vinci Ave

- A. **Negative Declaration**
- B. **Mitigation Monitoring Plan**
- C. **"R" Site Plan Review** for the development of a 21,650 sq. ft. (14,250 square foot warehouse, 5000 square foot office, 2400 Square foot. maintenance shop) warehouse/distribution facility.

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on plant and animal life, and cultural resources. 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 prescribed by this Plan shall be funded owner/developer identified above.

SECTION 3: PLAN COMPONENTS4/5. Plant/Animal LifeMITIGATION MEASURE #1:

The applicant shall provide the City with a Wetland Delineation for the subject site. If no jurisdictional waters of the US are delineated on-site, no mitigation will be required. However, if the delineation entails jurisdictional waters (wetlands) which may also provide habitat for federally listed species, the applicant shall also obtain the necessary permits from the ACOE and the USFWS, prior to the development of the site.

Entity Responsible for Ensuring Compliance:

City of Sacramento Neighborhoods, Planning and Development Services Department
City of Sacramento Department of Public Works
US Army Corps of Engineers
US Fish and Wildlife Service

MONITORING PROGRAM:

The applicant shall provide the City with a Wetland Delineation for the subject site. If no jurisdictional waters of the US are delineated on-site, no mitigation will be required. However, both the Public Improvement Plans and the Building Plans shall include notes stating that if the delineation entails jurisdictional waters (wetlands) which may also provide habitat for federally listed species, the applicant shall also obtain the necessary permits from the ACOE and the USFWS, prior to the development of the site. The applicant shall provide the City copies of all federally issued permits for the site, prior to the issuance any Grading or Building permits.

20. Cultural ResourcesMITIGATION MEASURE #2

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

City of Sacramento Department of Neighborhoods, Planning and Development Services
City of Sacramento Department of Public Works

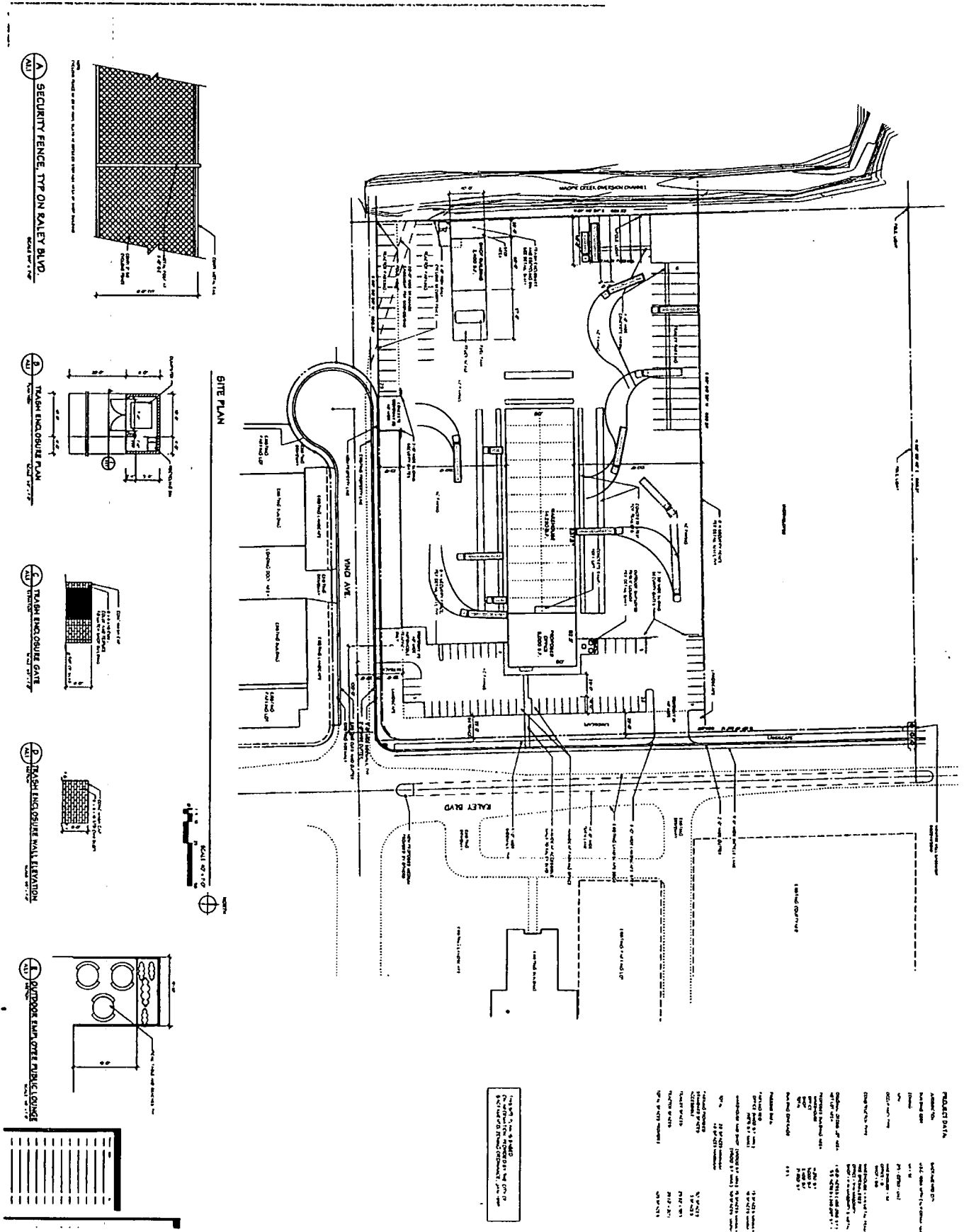
MONITORING PROGRAM:

Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted in the event that any archeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological or historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Planning Division for approval.

Exhibit C-2 Site Plan



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