

**P99-063 Main Avenue Warehouses**

- REQUEST: A. **Environmental Determination: Negative Declaration;**
- B. **Mitigation Monitoring Plan**
- C. **Plan Review** to construct two warehouses containing 16,200± square feet in one, and 54,000 square feet in the other in the Light Industrial-Review (M-1SR) zone;
- D. **Lot Line Merger** to merge four parcels into two parcels: one containing 1.483± acres, and the other containing 3.578± acres in the Light Industrial- Review (M-1SR) zone.

LOCATION: South side of Main Avenue, approximately 238 feet east of Raley Blvd.  
APN: 238-0011-006 through 009  
North Sacramento Community Plan area  
Grant Joint Union/ Robla School District  
Council District 2

APPLICANT: Morton and Pitalo, Inc., 1788 Tribute Road, Suite 200  
Sacramento, CA 95815  
Contact Person: Ron Bowman, Phone # 927-2400

OWNER: Massie & Company, 8170 Belvedere Ave  
Sacramento, CA 95826

APPLICATION FILED: May 14, 1999

STAFF CONTACT: Doug Holmen, 264- 8267

**SUMMARY:**

The applicant is proposing to merge four parcels containing 5.06± acres into two parcels and construct two single story warehouses. One would contain 16,200± square feet, and the other would contain 54,000± square feet. The most easterly parcel abutting Main Avenue (APN 238-0011-09) contains a nonconforming single family residence which would be demolished. There are no issues associated with the proposed project.

RECOMMENDATION

**Staff recommends approval of the Plan Review and Lot Merger subject to conditions set forth herein.** The proposed project is in conformity with the Sacramento General Plan and North Sacramento Community Plan and the City's Zoning Ordinance.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	Industrial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Light Industrial (M-1SR)

## Surrounding Land Use and Zoning:

North: Warehousing; M-1SR  
 South: Industrial; M-1SR  
 East: Industrial; M-1SR  
 West: Residential; M-1SR

## Setbacks:            Required    Provided

Front:	25'	25'
Side (west int):	none	87' (Building A); 32±' (Building B)
Side (east int):	none	29'
Rear:	none	30' (Building A); 144±' (Building B)

Property Dimensions:	333' x 660'
Property Area:	5.061± gross acres 4.655± net acres
Square Footage of Building:	Building A= 16,200 square feet Building B= 54,000 square feet
Height of Building:	Building A= 30 feet, one story Building B= 31½ feet, one story
Exterior Building Materials:	Concrete tilt-up
Roof Material:	Asphalt
Parking Provided:	Building A= 24 spaces Building B= 54 spaces Total parking= 78 spaces
Parking Required:	71 total spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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>
Transportation Management Plan	Public Works, Transportation Division
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

The proposed project would be constructed on two reconfigured parcels which currently consist of three vacant parcels and one parcel with a nonconforming residence which would be razed. The property is appropriately zoned. The warehouses would compliment the other warehouse structures in the area. There are no issues associated with the project.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project is in conformance with the General Plan and Community Plan land use designations. It is a policy in the General Plan to: "Allow industrial development only in those areas where potential impacts can be expected to be minimized." The area to the west and south of McClellan Air Force Base is a good location for industrial and warehouse development.

The North Sacramento Community Plan states in the section related to industrial development (page 27) that: "the West-of-McClellan area needs to be developed with recognition of the significant environment influence of McClellan Air Force Base. The McClellan Air Installation Compatible Use Zone Guidelines indicate industrial use in the area west of the base would be compatible."

A goal for the proposed project area is: "Provide the opportunity to develop a large portion of the West-of-McClellan area as a regional warehousing and distribution facility area." The objective for this goal is: "Develop the full potential of the West-of-McClellan area by establishing its suitability for regional warehousing and distribution facilities. These uses are not employee intense and, as such, are consistent with land use suggestions of McClellan Air Force Base guidelines." Although the McClellan Air Force Base is closing, other airfield operations and noisy uses may continue; as a result these compatibility guidelines still apply.

The proposed project would be in conformance with the above goal and objectives of the North Sacramento Community Plan.

B. Site Plan Design/Zoning Requirements

1. Zoning Requirements

The proposed warehouse buildings are allowed in the M-1SR zone. The Light Industrial (M1-S) zone allows for warehousing. The "S" designation requires a 25' landscaped setback on all street frontages. The "R" designation within the zoning requires that no building permits or other construction permits shall be issued for any development until there has first been a Plan Review of preliminary and final site plans. At least one public hearing shall be held for conditions relating to: site layout and orientation of buildings, landscaping; traffic safety; consistency with the densities allowed in the General and Community Plans; and infrastructure availability. Based upon the existing zoning, the proposed project requires a Plan Review.

The proposed project would be constructed on land appropriately zoned and compliment the other warehouse structures in the area.

2. Setbacks

The proposed project is in an area that requires the buildings to be set back and landscaped a minimum of 25 feet from the street property line. The proposed warehouse has a minimum setback of 25 feet from Main Avenue.

2. Parking/Circulation

The proposed project would require a total of 71 parking spaces. The applicant intends to provide 78 parking spaces. Building A would provide 24 parking spaces (17 spaces are required), and Building B would provide the required 54 parking spaces. Therefore, the proposed project meets the zoning requirement for parking.

The major roadway serving the project site is Raley Blvd. At SGPU build out, Raley Blvd. is anticipated to experience level of service (LOS) "F" traffic condition (SGPU DEIR, Y-81). A LOS "F" by SGPU definition signifies a congested condition with stop and go traffic at speeds less than 30 mph (SGPU DEIR, Y-3.). The SGPU DEIR anticipated trips based on heavy commercial/ warehouse use. Pursuant to the SGPU DEIR Technical Appendix, page I- 10, the employee intensity was based on 2 employees per 1,000 square feet; and a building density of 15,000 square feet per acre. Pursuant to the SPGU DEIR (p. Y- 56) sixteen trips are generated per 1,000 square feet of building. Therefore, the proposed 5± acre site would generate 1,120 average daily trips. According to the traffic engineer, who consulted the most recent Institute of Traffic Engineers Trip Generation Manual, Revision

6, Volume 1, p. 198; the trips for the proposed use would be 610 average daily trips. Since the trip generation would be less than the trips assumed by the SGPU EIR, there is no traffic impact that was not already anticipated by the EIR. It is imperative, however, that the proposed project be retained as a heavy commercial/ warehouse use to avoid any future traffic impacts. The proposed warehouses shall contain no more than 25 percent office/ retail so as to not contribute to the possible attainment of LOS F.

3. Landscaping

The proposed project would provide landscaping in the 25 foot setback area and would need to meet the 50% shading requirement of the parking lots on the west side of the Building A, and the North side of Building B.

4. Signage

The proposed project is a speculative project and no signs are shown on the plans. Signage shall comply with the sign ordinance.

5. Walls and Gates

The Zoning Ordinance requires a six foot high masonry wall separating an industrial use from a residential use. The project plans do not show a masonry wall on the west property line to separate the proposed warehouses from the residences to the west. A wall is required along the western property line which abuts the single family residences. No gates are shown on the proposed plan. If gates are to be included a special permit would be required.

C. Building Design

The proposed project would be typical concrete tilt-up warehouses. The height of the proposed buildings would be 30'± feet for Building A, and 31½ feet for Building B. The warehouses would be similar to the other warehouses in the surrounding area. The building plans show the parapet on all four sides of the buildings. The color of the building walls would be light warm gray with royal blue accent panels, and arctic white panels above the plate glass windows on the west elevation of Building A and on the northeast and northwest elevations of Building B. Staff has no issue with the design.

PROJECT REVIEW PROCESS:A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise, transportation, and cultural resources. The mitigation measures are listed in the Mitigation Monitoring Plan.

B. Public/Neighborhood/Business Association Comments

The application information was sent to several advisory groups in the area and there were no concerns or issues returned from the groups.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Building Division

The Building Division had no structural comments, but advised that the structure design shall be based on the 1998 California Building Code if the proposed project will be submitted for a building permit on or after July 1, 1999. The Building Division also wants to see that the path of travel from the public street to the proposed building be shown on the site plan.

2. Neighborhood Services Division

There was concern that the parapets may not be high enough to hide mechanical equipment if the equipment were placed toward the crown of the roof. A condition will be inserted to not allow mechanical equipment at the crown of the buildings where they may be seen from the street level.

3. Public Works, Development Services

Comments received from the Development Services Division related to the driveway into the project site, and ADA requirements. These issues are addressed through conditions included in the project (Attachment 1).

4. Public Works, Technical Services, Electrical Section

The Electrical Section raised an issue relating to lighting on the site. This issue is addressed through conditions included in the project (Attachment 1).

5. Public Works, Solid Waste Division

The two three yard recycle bins are sufficient for the two warehouses, but a reciprocal agreement should be made between the two buildings to use the common trash enclosure.

6. Utilities Department

The Utilities Department raised a number of issues relating to water services hookups, grading, drainage, and stormwater quality control, and flow pressure. This issue is addressed through conditions included in the project (Attachment 1)

7. The Fire Department raised a number of issues relating to water flow, and gates. These issues are addressed through conditions included in the project (Attachment 1).

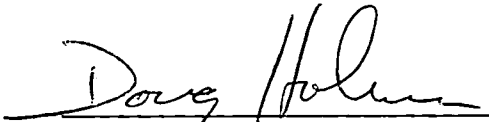
**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny all of the entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review to develop two one-story warehouse buildings totaling 70,200± square feet on 5.06± acres in the Light Industrial (M-1SR) zone in the North Sacramento Community Plan area;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Lot Line Merger to merge four parcels into two totaling 5.06± acres in the Light Industrial (M-1SR) zone in the North Sacramento Community Plan area.

Report Prepared By,

Report Reviewed By,



Doug Holmen,  
Associate Planner

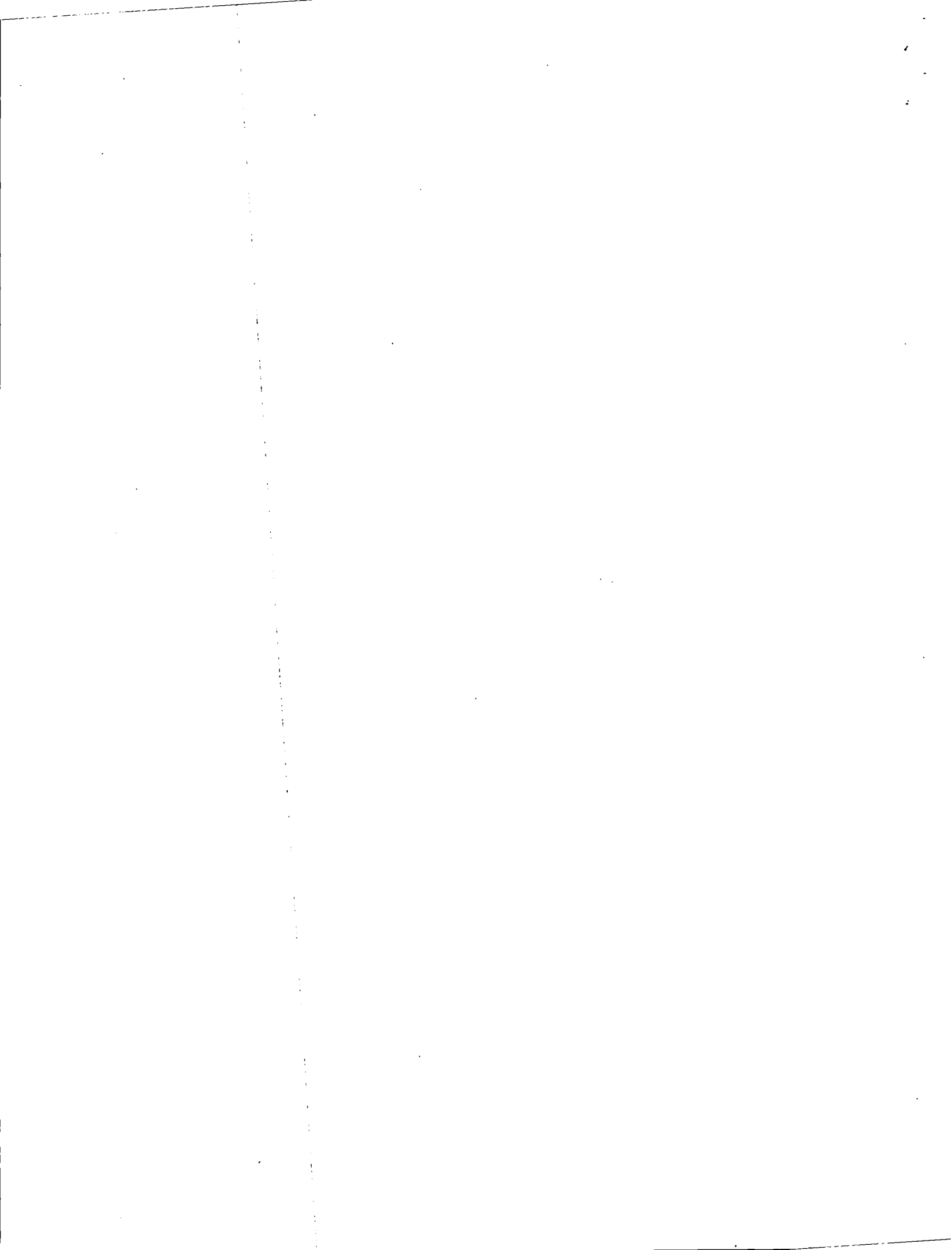


Scot Mende,  
Senior Planner

Attachments

- |              |                                       |
|--------------|---------------------------------------|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1A   | Mitigation Monitoring Plan            |
| Exhibit 1B   | Site Plan                             |
| Exhibit 1C   | Elevations, Building A                |
| Exhibit 1D   | Elevations, Building B                |
| Exhibit 1E   | Floor Plan, Building A                |
| Exhibit 1F   | Floor Plan, Building B                |
| Exhibit 1G   | Lot Line Adjustment                   |
| Attachment 2 | Vicinity Map                          |
| Attachment 3 | Land Use & Zoning Map                 |





**ATTACHMENT 1:****NOTICE OF DECISION AND FINDINGS OF FACT FOR**

**Main Avenue Warehouses  
@  
Main Avenue east of Raley Blvd.  
SACRAMENTO, CALIFORNIA**

**IN THE  
LIGHT INDUSTRIAL (M-1SR) ZONE  
APN: 238-0011-06, 07, 08, 09 (P99-063)**

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At the regular meeting of September 23, 1999 the City 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:

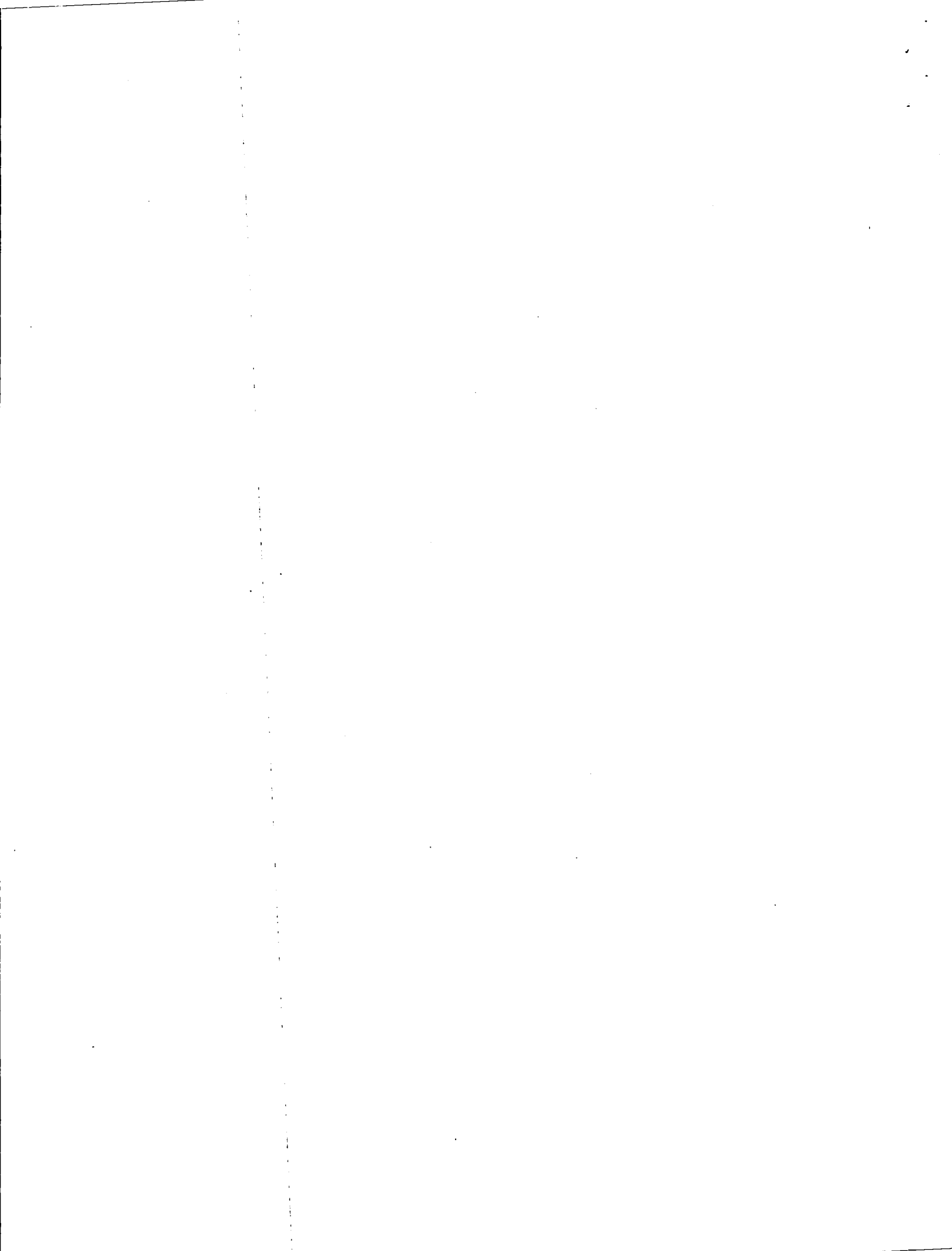
- A. Ratified the Negative Declaration;
- B. Approved the Mitigation Monitoring Plan;
- C. Approved the Plan Review to develop two one-story warehouse buildings on 5.06± acres in the Light Industrial (M-1SR) zone in the North Sacramento Community Plan area.
- D. Approved the Lot Line Merger to merge four parcels into two totaling 5.06± acres in the Light Industrial (M-1SR) zone in the North Sacramento Community Plan area.

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

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**FINDINGS OF FACT**

- A. Negative Declaration: The City Planning Commission approves the Negative Declaration, 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;
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 is **approved** based upon the following findings:

1. 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 1A;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

C. Plan Review The Plan Review to develop two one-story warehouse buildings totaling 70,200± square feet on 5.06± acres in the Light Industrial (M-1SR) zone is **approved** subject to the following findings of fact and conditions of approval:

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. The area in which the warehouses are located is designated in the General Plan and North Sacramento Community Plan for heavy commercial and warehouse uses;
  - b. Adequate parking will be provided for the warehouses; and
  - c. The proposed warehouses would be in character with the surrounding area.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. Adequate safety measures are being incorporated into the finished site and building design, and

- b. Any adverse environmental conditions will be mitigated.
  3. The project is consistent with the General Plan which designate the site Heavy Commercial or Warehouse.
- B. Lot Line Merger: The Lot Line Merger to combine four parcels into two, totaling 5.06± acres in the Light Industrial (M-1SR) is **approved** subject to following findings of fact and conditions of approval;
- A. The parcel merger is consistent with the General Plan and Community Plan which designate the site for Light Industrial land use;
  - B. All existing streets and/ or utility easements of record are reserved; and
  - C. The resulting parcels conform to the requirements of the Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

#### CONDITIONS OF APPROVAL

C. Plan Review

Planning

- C1. Construct a masonry wall along the west property line which abuts single family residences.
- C2. Construct a parapet on all four sides of the building to a minimum of three feet above the roof line.
- C3. Place all mechanical equipment away from the crown of the roof where they could be seen from the street level.

Public Works

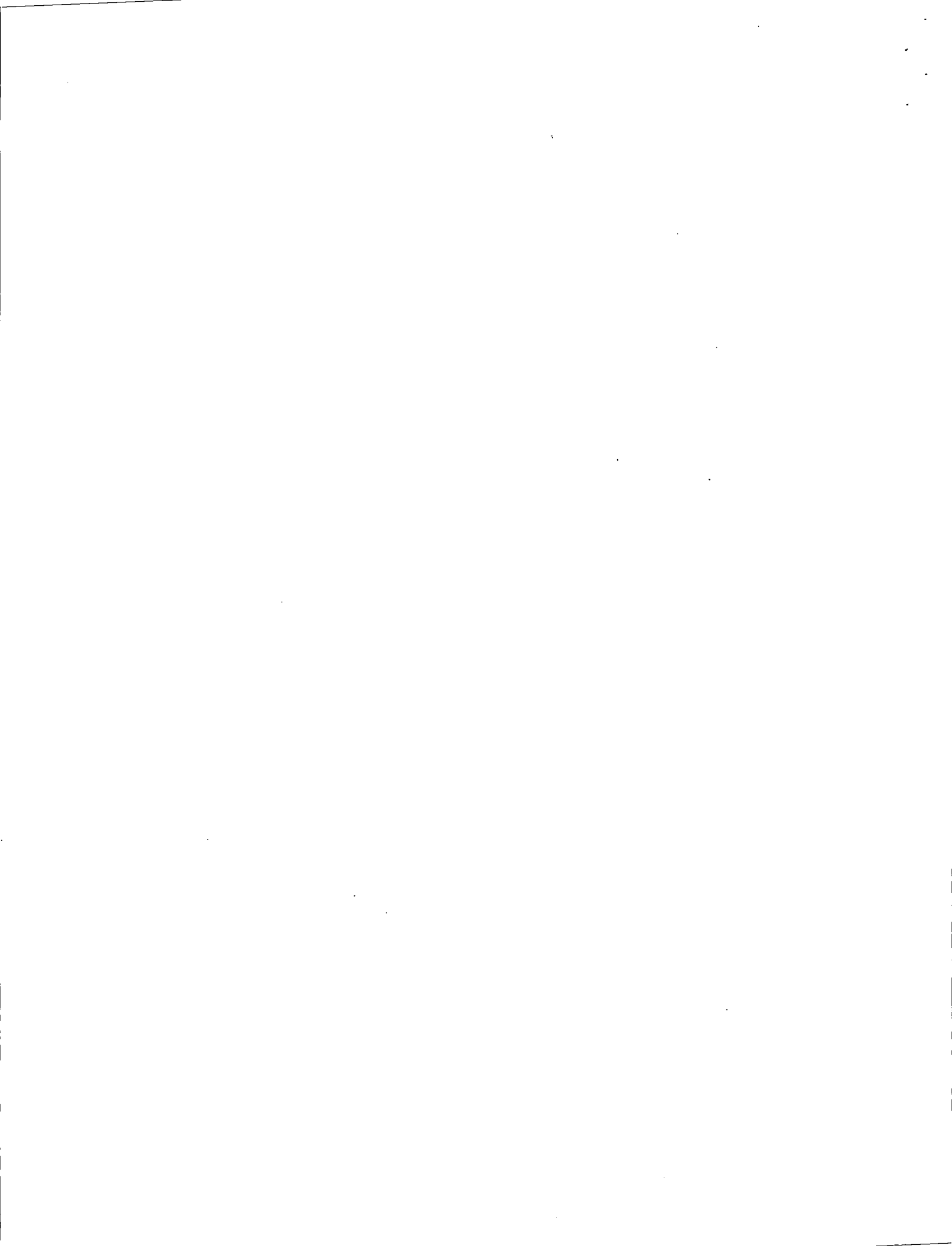
- C4. The applicant shall conform to ADA requirements in all respects.
- C5. All new driveways shall be constructed to City Standards to the satisfaction of the Department of Public Works.
- C6. Repair or replace any existing deteriorated curb, gutter and sidewalk to the satisfaction of the Department of Public Works.



- C7. A reciprocal agreement shall be made between users of the two warehouse buildings to use the one common trash enclosure and the two three cubic yard recycle bins within the trash enclosure.

#### Utilities

- C8. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
- C9. Multiple fire services are allowed per parcel and may be required.
- C10. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C11. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
- C12. 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' (400') of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C13. An on-site surface drainage system is required and shall be connected to the street drainage system **on Main Avenue** 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).
- C14. This project is greater than 5 acres ( 5.06 ± 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 264-1400.
- C15. 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.

- C16. 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.
- C17. Show all existing easements on the improvement plans.
- C18. An onsite drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite system shall be designed for 0.50 cfs/acre with the HGL a minimum of 6-inches below the drain inlets. The finished floor elevation shall be a minimum of 1.50 feet above the 100-year HGL.
- C19. 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.

Advisory Note:

- Per the July 6, 1998 FIRM (Flood Insurance Rate Map), these parcels are located in a Zone X defined as areas determined to be outside the 500-year flood plain.
- Prior to design of the subject project, the Department of Utilities recommends that the applicant request a water supply test to determine the available pressure and flow in the public water distribution system. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

Fire Department

- C20. Develop fire flow

- C21. Provide fire access KNOX system.
- C22. Provide looped hydrant system.
- C23. Average spacing 300' hydrants.
- C24. Building B (east and west sides) shall be marked: "no parking fire lane".
- C25. If the project is gated, it must meet City standards for fire department access.

D. Lot Line Merger

Public Works

- D1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- D2. File a waiver of Parcel Map.
- D3. Pay off or segregate any existing assessments.
- D4. Place this note on the certificate of compliance: "A private reciprocal ingress/ egress and maneuvering easement is required at the time of sale of either parcel."

Utilities

- D5. Only one domestic water service per parcel is allowed. The excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the City field crews, prior to sign-off of this condition, may take a considerable amount of time; therefore, all requests should be submitted in a timely manner.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
September 23, 1999

Attachments:

- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 1B Site Plan
- Exhibit 1C Elevations, Building A
- Exhibit 1D Elevations, Building B
- Exhibit 1E Floor Plan, Building A
- Exhibit 1F Floor Plan, Building B
- Exhibit 1G Lot Line Adjustment
- Exhibit 1D Landscape Plan

Exhibit 1A  
Mitigation Monitoring Plan

# MITIGATION MONITORING PLAN

FOR

**Main Avenue Warehouses east of Raley Blvd.**

Type of Environmental Document:  
***Negative Declaration***

Prepared By:  
**City of Sacramento, Development Services Division**  
**Date August 20, 1999**

Adopted By:  
**City of Sacramento, City Planning Commission**

Date:

\_\_\_\_\_

Attest:

\_\_\_\_\_

**Chairperson**

## CITY OF SACRAMENTO

### MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Planning Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to California Environmental Quality Act Guidelines Section 21081.

#### SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Main Ave. Warehouses east of Raley Blvd./ P99-063  
Owner/Developer- Name: Massie and Company  
Address: P.O. Box 27604  
Sacramento, CA 95827

Project Location / Legal Description of Property (if recorded):

**Main Avenue east of Raley Blvd./ APN: 238-0011-006, 007, 008, 009**

#### SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on noise, transportation, circulation, 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 the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing to construct two warehouse structures totaling 70,200± square feet in the North Sacramento Community Plan area. The project is located in the Light Industrial- Review zone and requires a plan review. The Sacramento General Plan designation is Heavy Commercial or Warehouse and the North Sacramento Community Plan designation is Industrial.

#### SECTION 3: PLAN CONTENTS

3. Noise:

##### MITIGATION MEASURE

- A. All joints in exterior walls of the office portion of the building shall be grouted or caulked airtight.

- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior wall shall include a ½ inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- E. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

#### **MONITORING PROGRAM**

Prior to issuance of building permit, the Building Division shall require that the approved construction plans incorporate all applicable noise attenuation measures, as noted above or those measures determined to be applicable from a licensed acoustical engineer, that will reduce the interior noise level to 65 dB Ldn or less.

The Building Division shall document implementation of all mitigation measures prior to issuance of the final building permit or a Certificate of Occupancy.

#### **ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

Neighborhoods, Planning and Development Department - Building Division

### 3. Cultural Resources:

#### **MITIGATION MEASURE**

- G. 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.

**MONITORING PROGRAM**

The building permit 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, work shall be stopped and an archaeologist shall be consulted.

Site inspections by the Building Division shall watch for any potential archaeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.

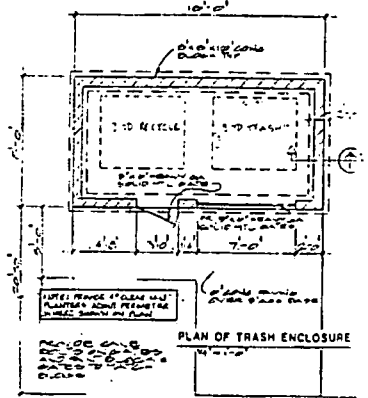
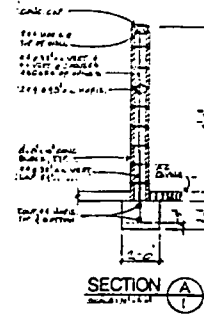
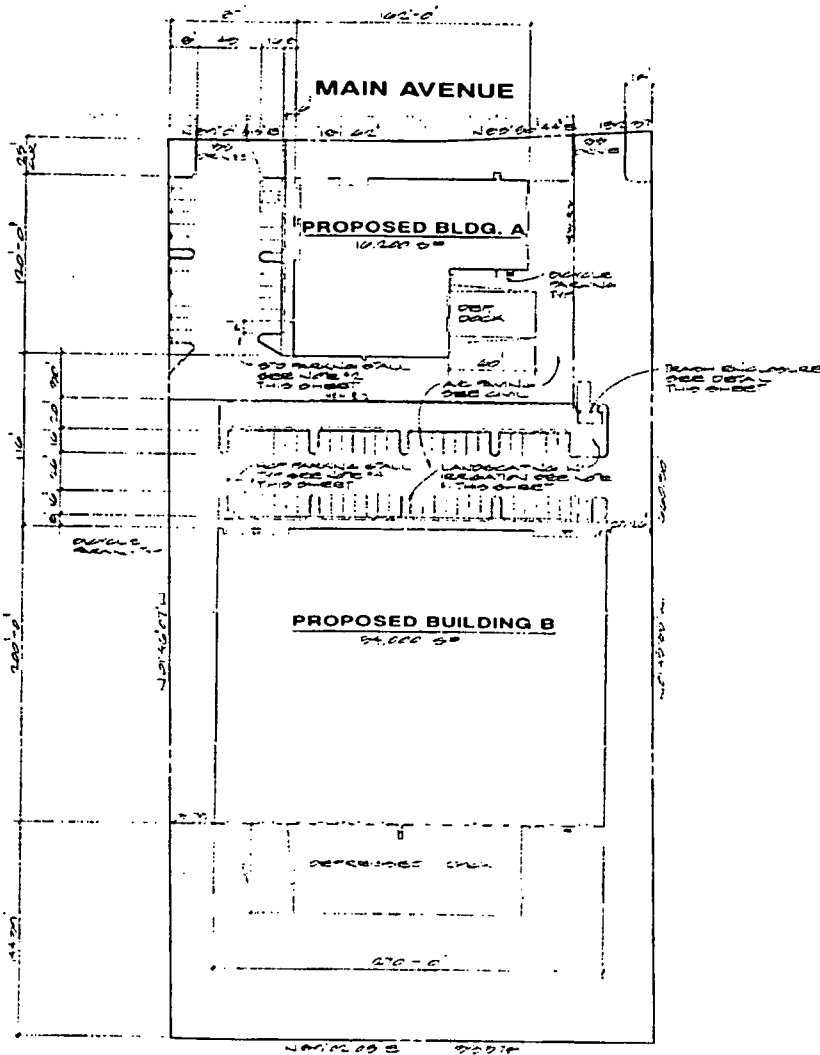
If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction 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 Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for the City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area. The Building Division shall verify that the project plans incorporate the revised measures prior to resumption of work in the affected area.

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

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

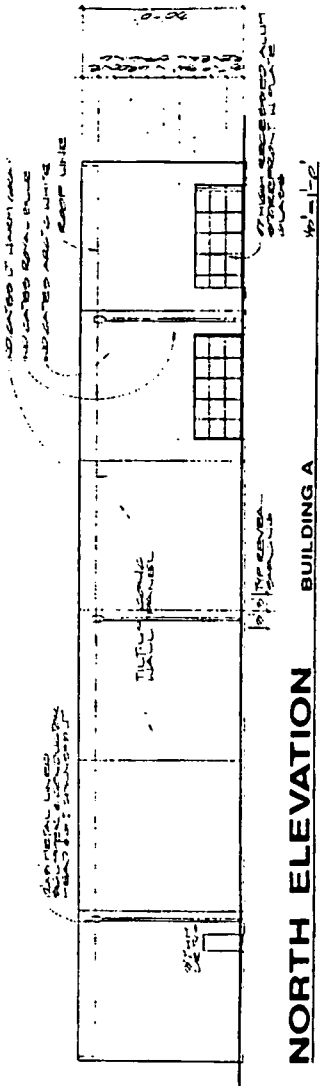
Exhibit 1B  
Site Plan



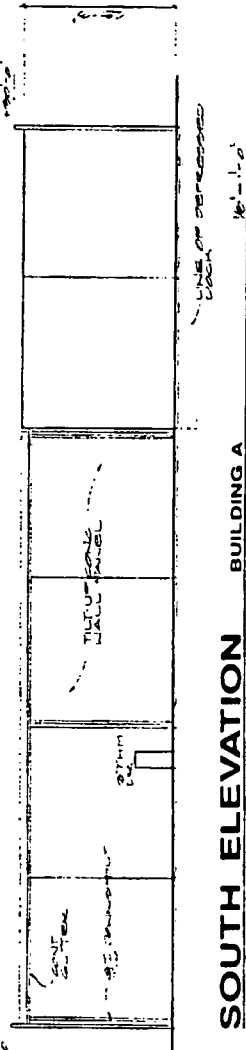
SITE PLAN



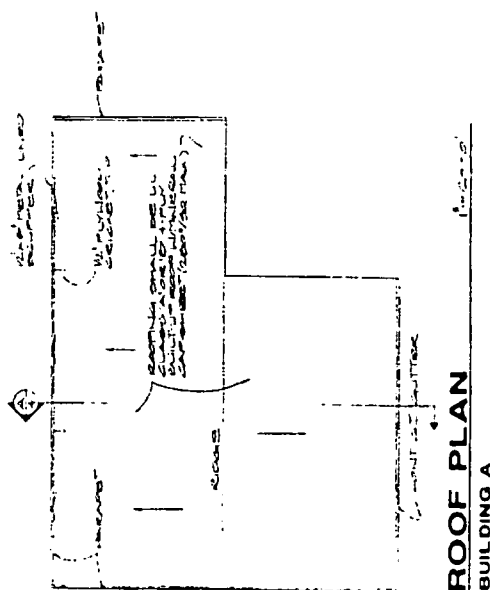




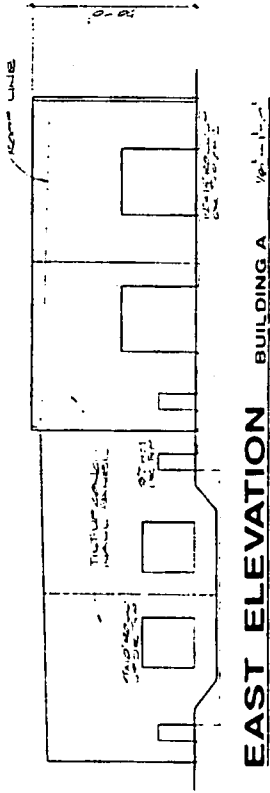
**NORTH ELEVATION** BUILDING A



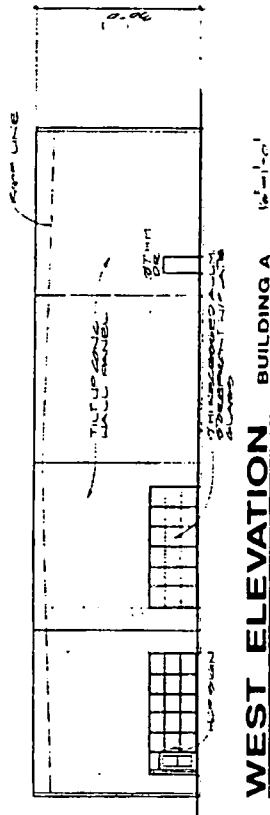
**SOUTH ELEVATION** BUILDING A



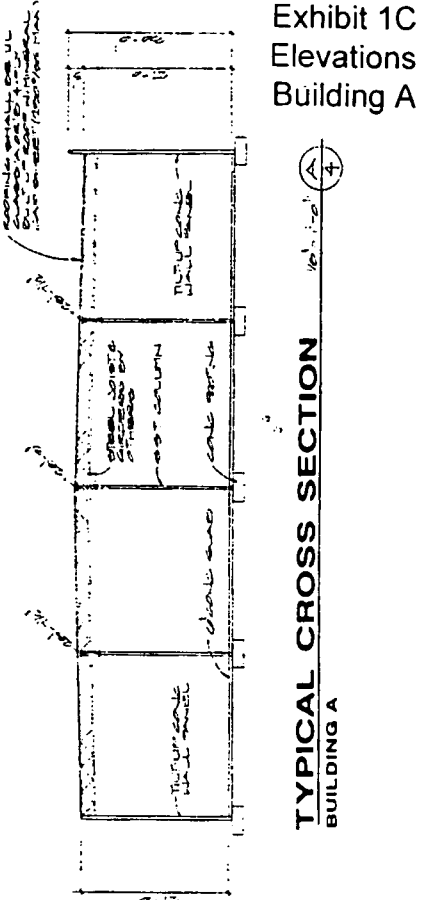
**ROOF PLAN** BUILDING A



**EAST ELEVATION** BUILDING A



**WEST ELEVATION** BUILDING A

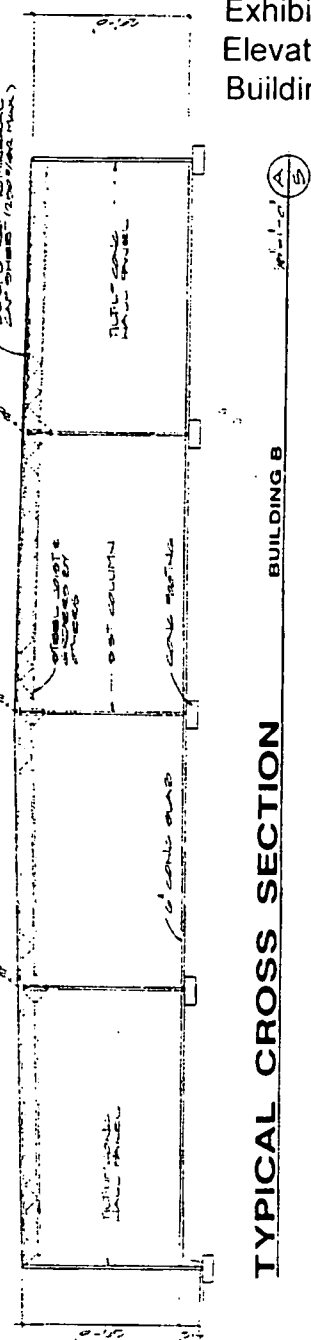
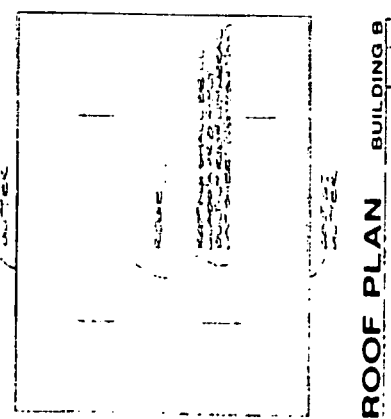
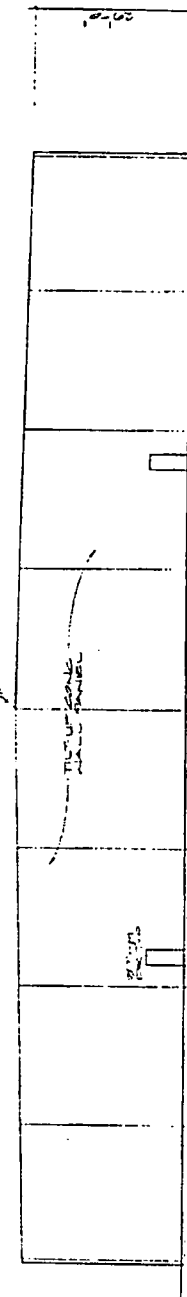
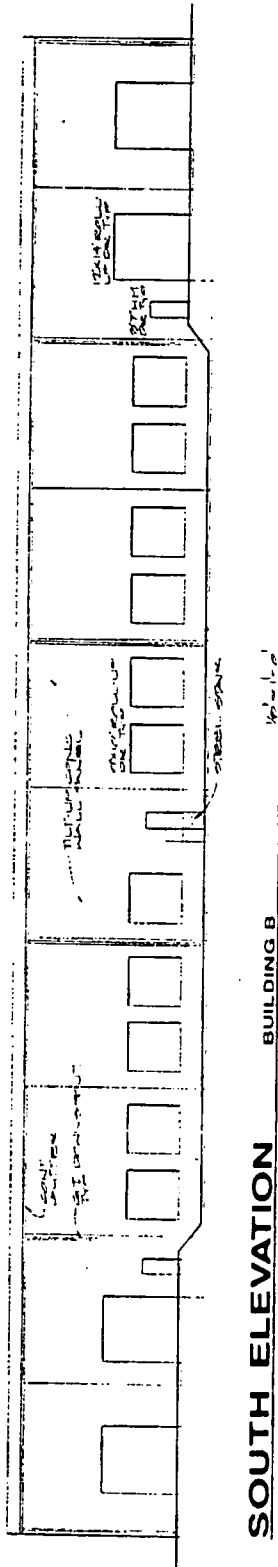
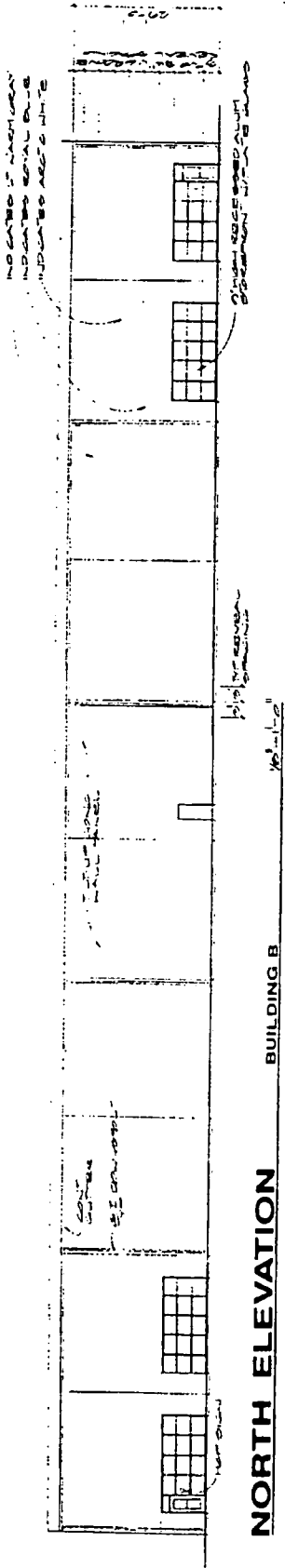


**TYPICAL CROSS SECTION** BUILDING A

Exhibit 1C  
Elevations  
Building A

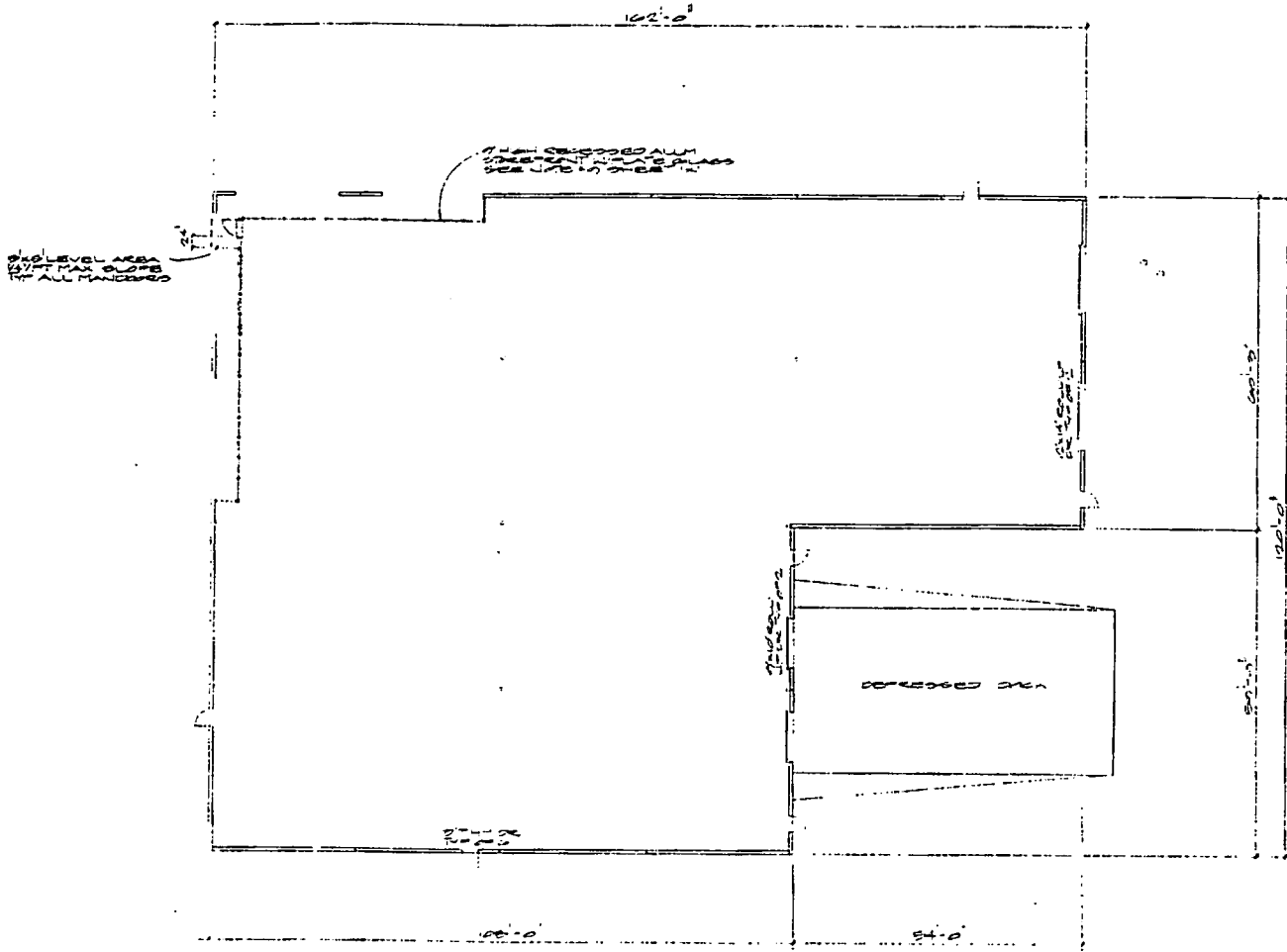


Exhibit 1D  
Elevations  
Building B



SECTION A-S

Exhibit 1E  
Floor Plan  
Building A



**FLOOR PLAN** BUILDING A

BUILDING SHELL ONLY. SEE NOTE #19 SHEET 4  
 ALL DOORS SHALL COMPLY WITH NOTES #7 & #8 SHEET 4  
 "P" DESIGNATES PRIMARY ENTRANCE. SEE NOTE #6 SHEET 4  
 ALL MAIN DOORS AND STOREFRONT DOORS SHALL BE  
 CONSIDERED EGRESS. EXISTING EXIT SIGNS & EXIT DOORS SHALL  
 COMPLY WITH CHAPTER 10 OF THE 1998 U.B.C.  
 ENTIRE BUILDING SHALL BE SPRINKLERED. SEE NOTE #17, SHEET 4

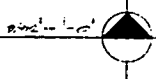


Exhibit 1F  
Floor Plan  
Building B

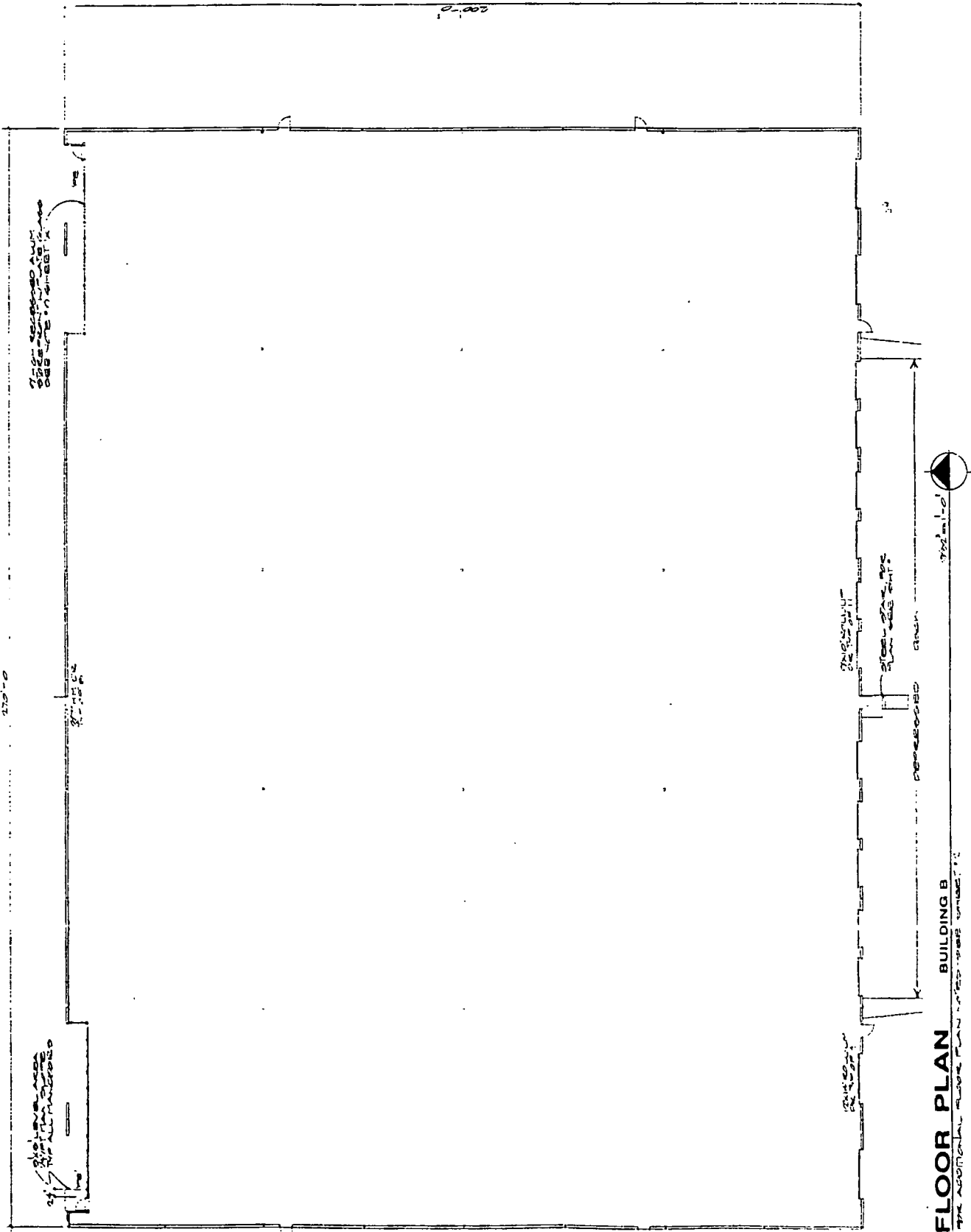
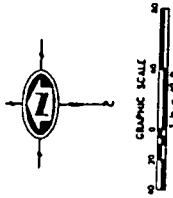
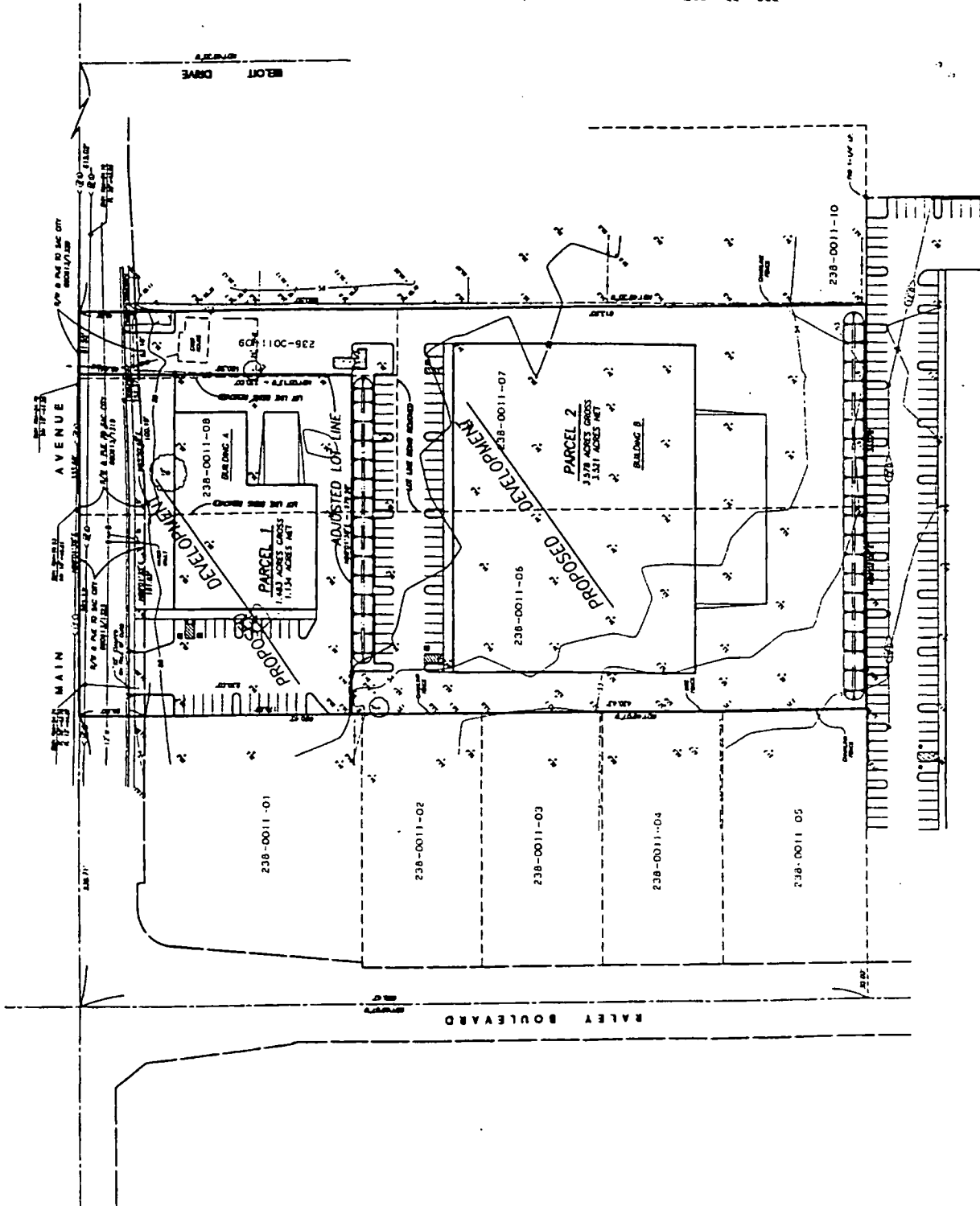


Exhibit 1G  
Lot Line Adjustment

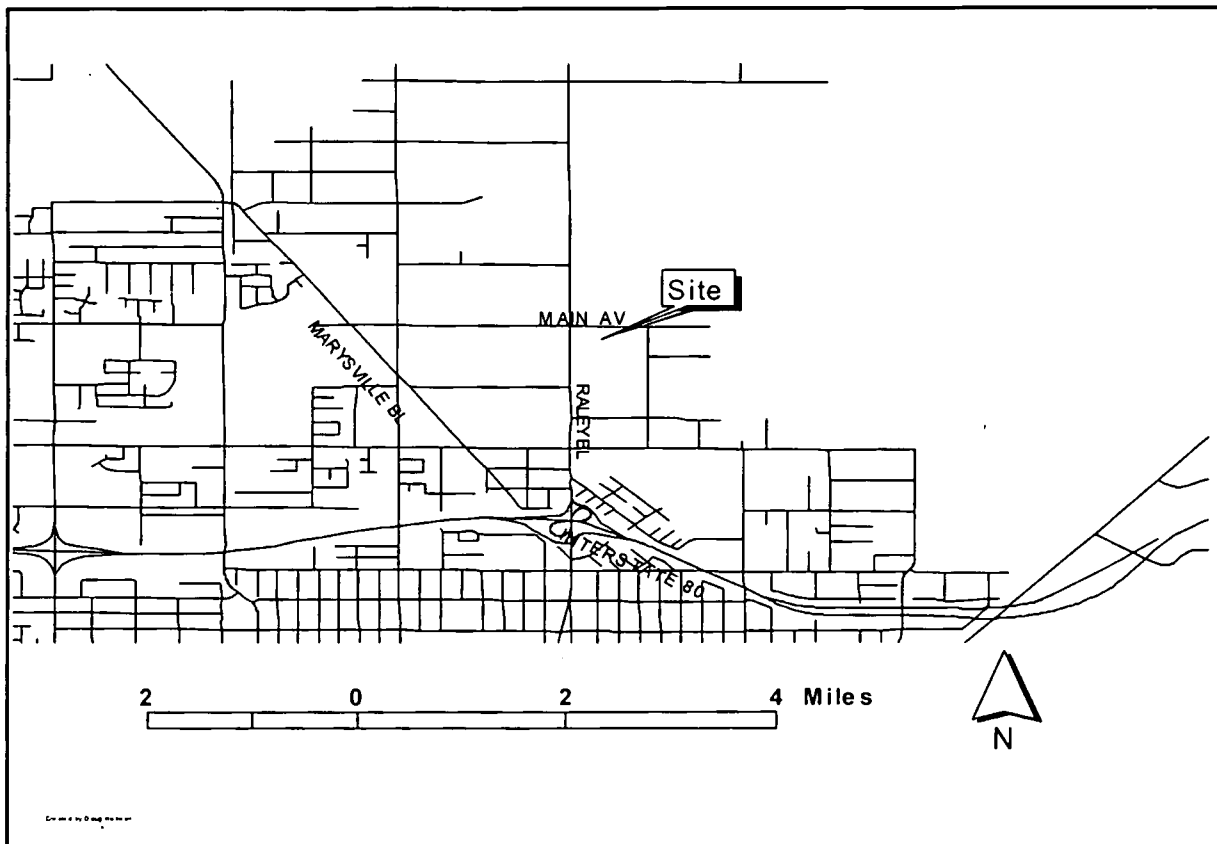


**PROJECT DESCRIPTION**  
 OWNER: WATSON & CO.  
 170 BAYVIEW AVENUE  
 SUITE 200  
 BOSTON, MA 02116

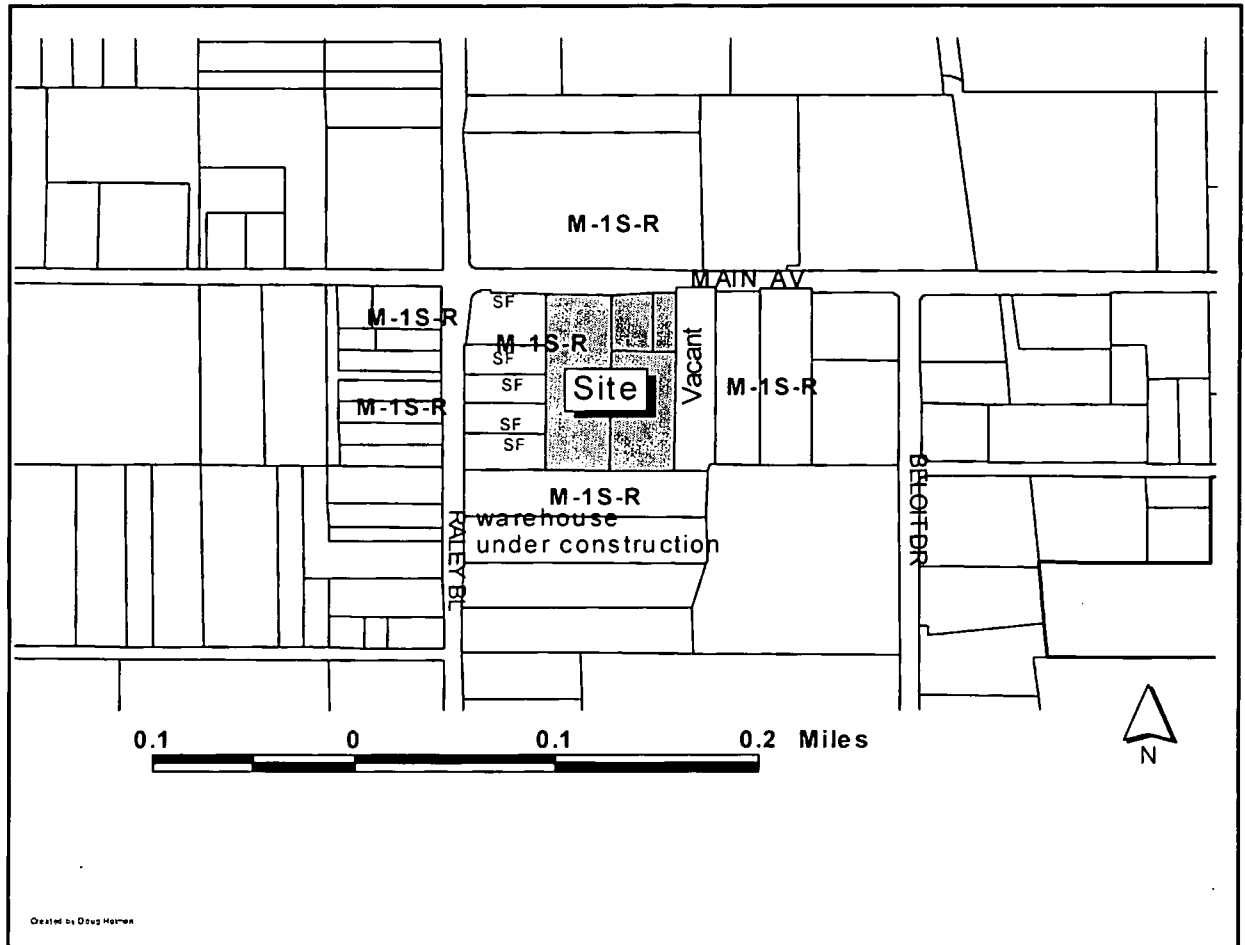
**PROPOSED DEVELOPMENT**  
 BUILDING A: 11,500 SQ. FT.  
 BUILDING B: 11,500 SQ. FT.  
 BUILDING C: 11,500 SQ. FT.  
 BUILDING D: 11,500 SQ. FT.  
 BUILDING E: 11,500 SQ. FT.  
 BUILDING F: 11,500 SQ. FT.  
 BUILDING G: 11,500 SQ. FT.  
 BUILDING H: 11,500 SQ. FT.  
 BUILDING I: 11,500 SQ. FT.  
 BUILDING J: 11,500 SQ. FT.  
 BUILDING K: 11,500 SQ. FT.  
 BUILDING L: 11,500 SQ. FT.  
 BUILDING M: 11,500 SQ. FT.  
 BUILDING N: 11,500 SQ. FT.  
 BUILDING O: 11,500 SQ. FT.  
 BUILDING P: 11,500 SQ. FT.  
 BUILDING Q: 11,500 SQ. FT.  
 BUILDING R: 11,500 SQ. FT.  
 BUILDING S: 11,500 SQ. FT.  
 BUILDING T: 11,500 SQ. FT.  
 BUILDING U: 11,500 SQ. FT.  
 BUILDING V: 11,500 SQ. FT.  
 BUILDING W: 11,500 SQ. FT.  
 BUILDING X: 11,500 SQ. FT.  
 BUILDING Y: 11,500 SQ. FT.  
 BUILDING Z: 11,500 SQ. FT.



Attachment 2  
Vicinity Map



Attachment 3  
Land Use and Zoning Map



Created by Doug Harman