

**P99-027 Del Paso II Office Building @ the south side of Del Paso Road
midway between East Commerce Way and Arco Arena Blvd.**

- REQUEST: A. **Environmental Determination: Negative Declaration**
- B. **Special Permit** to construct a 108,000 ± square foot office building on 8.961 net acres in the Del Paso Road PUD.

LOCATION: APN: 225-0070-082
North Natomas Community Plan Area
Natomas School District
Council District 1

APPLICANT: Comstock Johnson Architects, Inc.
10304 Placer Lane, #A
Sacramento, CA 95827

OWNER: Anderson Family Trust, etal
8615 Elder Creek Road, #100
Sacramento, CA 95827

APPLICATION FILED: March 17, 1999

STAFF CONTACT: Doug Holmen, (916) 264- 8267

SUMMARY: The applicant is seeking a Special Permit to construct a 108,000 square foot office building in the EC- 65 PUD zone in the North Natomas Community Plan area. There is an unresolved issue related to the design of the proposed project.

RECOMMENDATION: Staff recommends **approval** of the project, but asks the Planning Commission to forward the design issue to the Design Review Board for further review and suggestions. The projects meets the intent of the General Plan, North Natomas Community Plan, and Zoning Ordinance policies and requirements.

PROJECT INFORMATION:

General Plan Designation: Mixed Use
 Community Plan Description: EC-65-PUD
 Existing Zoning of Site: EC-65-PUD
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning (see Attachment B):

North: Vacant; A
 South: Vacant and Arco Arena; SPX
 East: Industrial shed; EC-40-PUD
 West: 2 Story Office Building; EC-65-PUD

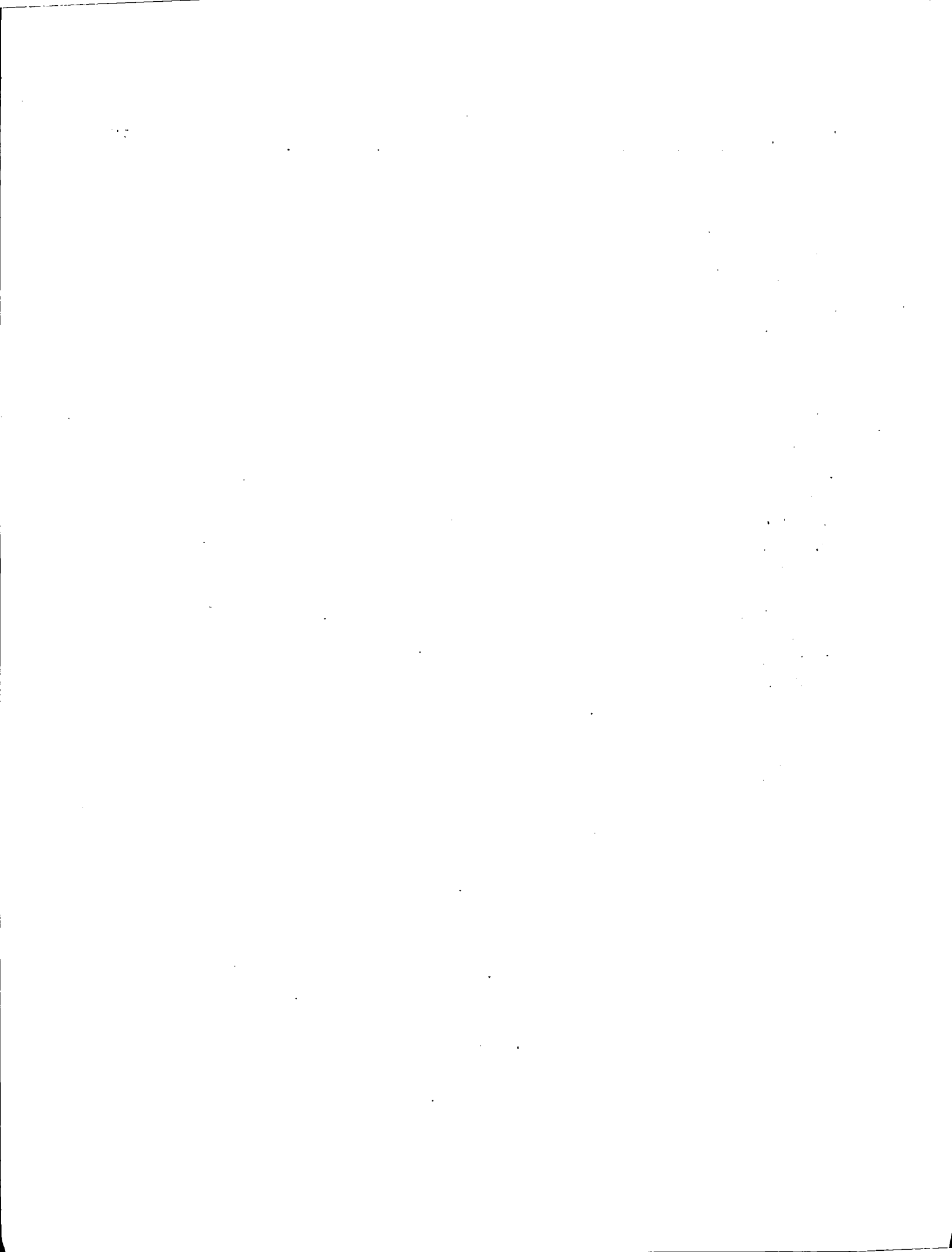
Property Dimensions of Parcel #7: 555± feet by 703± feet
 Property Area of Parcel #7: 8.961 net acres
 Total square footage: 108,000± square feet
 Height of Building: 38 feet
 Building Materials: Precast concrete, aluminum and glass with
 built-up roof
 Projected Number of Employees: 432
 Parking required: 392 spaces
 Parking provided: 421 spaces
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the requested entitlement, the applicant will be required to obtain the following permits or approvals, including but not limited to:

<u>Permits</u>	<u>Agency</u>
Transportation Management Plan	Public Works, Transportation Division
Driveway Permit	Public Works, Development Services
Grading, Foundation, Building Permits	Planning and Development, Building Division

BACKGROUND:

On May 3, 1994, the City Council adopted the 1994 North Natomas Community Plan (Resolution No. 94-259). The Community Plan envisions a new urban form for North Natomas that includes a well integrated mixture of residential, employment, commercial, and civic uses, interdependent on quality transit service and a radial network of connections linking activity centers with streets, transit routes, and linear parkways with



ped/ bike trails. A Town Center, located at the heart of the community, serves as the hub of the circulation web and provides a sense of place to the community's residents, workers, and visitors. The Town Center includes civic uses, higher impact Regional Park uses, high density residential, and intense employment centers, anchored at both ends by commercial centers. The Town Center district includes the area between Commerce Way and Truxel Road (Natomas Blvd.), 350 feet to the south and 1,000 feet to the north of Del Paso Road. The Employment Centers, located at the light rail stations and along the freeways, are mixed use centers consisting of primary employment generators and secondary support retail, residential, and light industrial uses, to serve the employees and employers of the center. The PUD is an Employment Center located within the Town Center, in the area south of Del Paso Road.

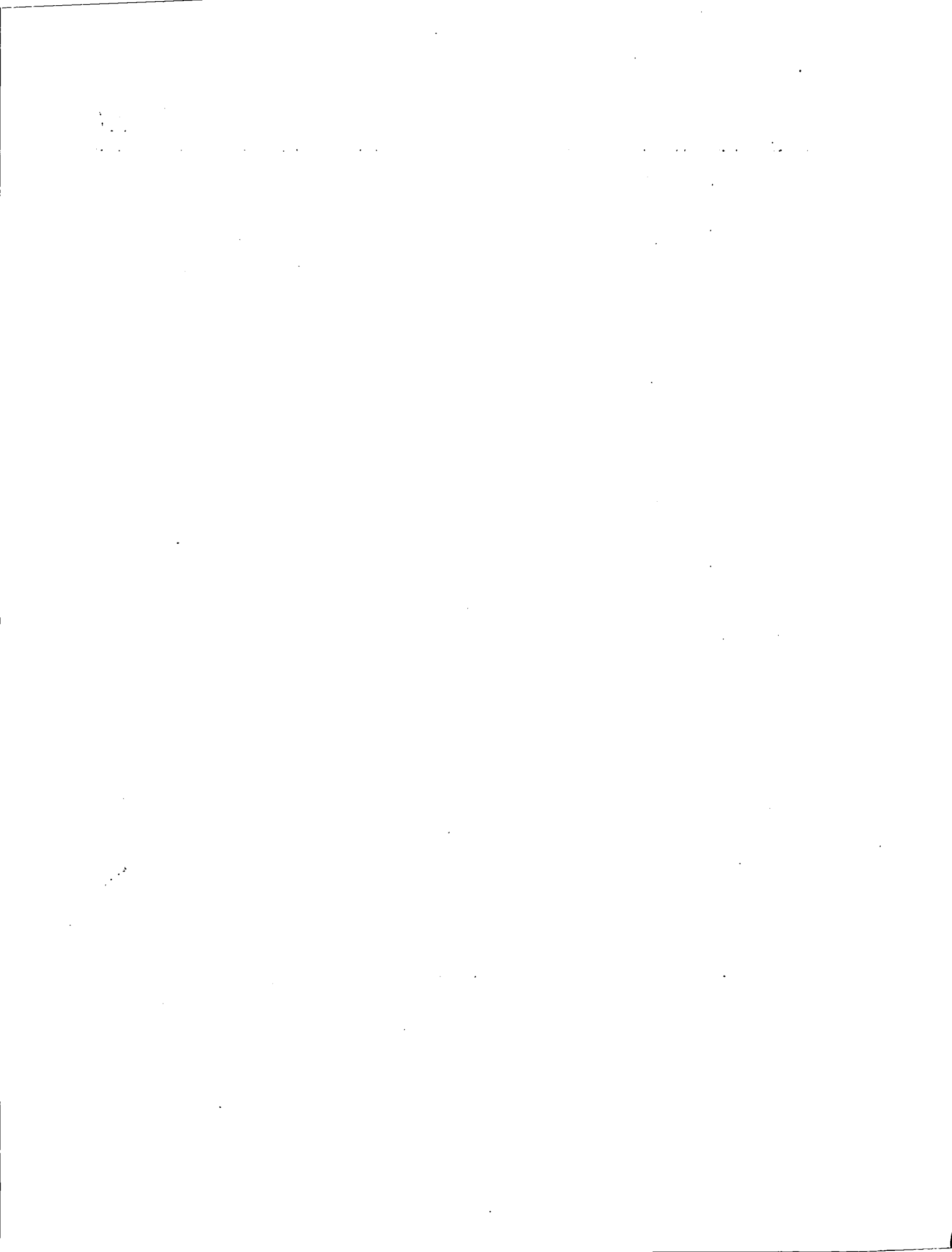
The City Council approved the Development Agreement for this subject site on October 10, 1995, and the Rezone and PUD Designation on August 29, 1995. The Planning Commission approved the Tentative Master Parcel Map on August 10, 1995. The Final Master Parcel Map was approved by the City Council on October 17, 1995. Also, on August 29, 1995, the City Council approved a minor General Plan and Community Plan amendment to shift 9± acres from the stadium to employment center uses and a PUD schematic plan amendment to modify the boundary of the Capitol Gateway Sports Complex PUD to reflect the stadium site. The applicant then built a 108,000± square foot office building (P95-096) on the most westerly parcel (Parcel #6). The applicant intends to construct a third office building (P99-078) in the same PUD. The subject office building is similar in design to the first office building.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the PUD, including Parcel #6 Mixed Use. The 1994 North Natomas Community Plan designates the PUD as Employment Center-40, 65, and 80 and Parcel #6 as Employment Center-65. The zoning for the PUD is EC-40-PUD, EC-65-PUD, and EC-80-PUD and the zoning for Parcel #6 is EC-65-PUD. The proposed project is consistent with these land use designations and zones.

The proposed project is consistent with numerous goals and policies set forth in the General Plan and the 1994 North Natomas Community Plan. The pertinent goals and policies from each document are listed below, followed by an explanation of how the project meets these goals and policies



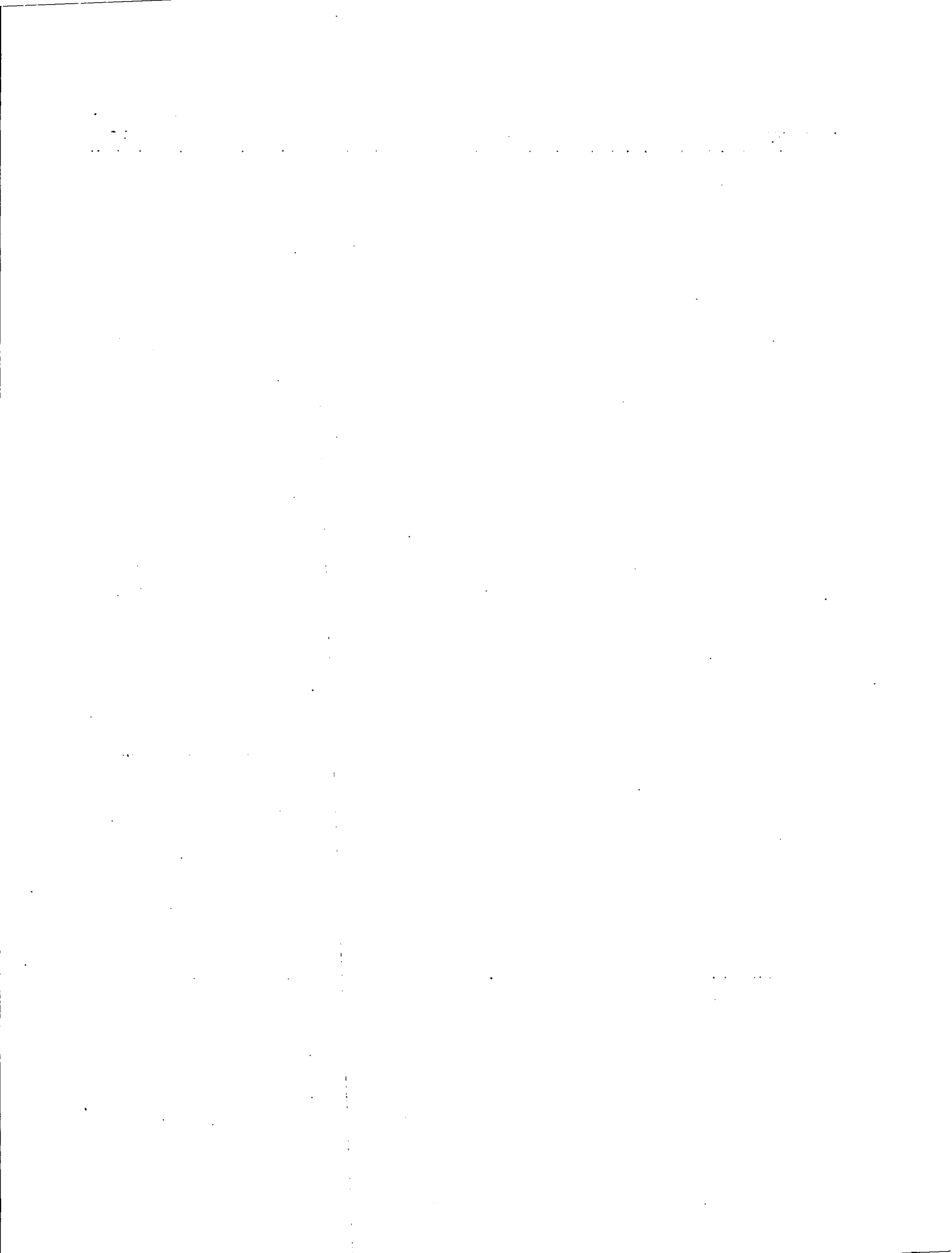
General Plan: It is the policy of the City to:

- Enhance and maintain the quality of life by adhering to high standards for project and plan evaluation, such as protection of the urban and natural environment, improved air quality, and quality design (p. Sec. 1-30).
- Actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents (p. Sec. 1-32).
- Approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments (p. Sec. 1-33).
- Promote an efficient, safe, and balanced transportation system.
 - The City will promote a safe, efficient mass transit system, using both light rail and bus transit to reduce congestion and provide transportation for all its citizens (p. Sec. 1-35 and 36).
- Support a well-designed light rail system which will meet future needs and complement the regional transit system.
 - Make land use policy decisions supportive of light rail transit (p. Sec 5-18).

The project meets the General Plan policies related to quality of life, vitality and diversification of the local economy, quality design in new growth areas, and light rail transit. The project takes the next step to developing a mixed use employment center within the North Natomas Town Center which is supportive of future light rail.

1994 North Natomas Community Plan

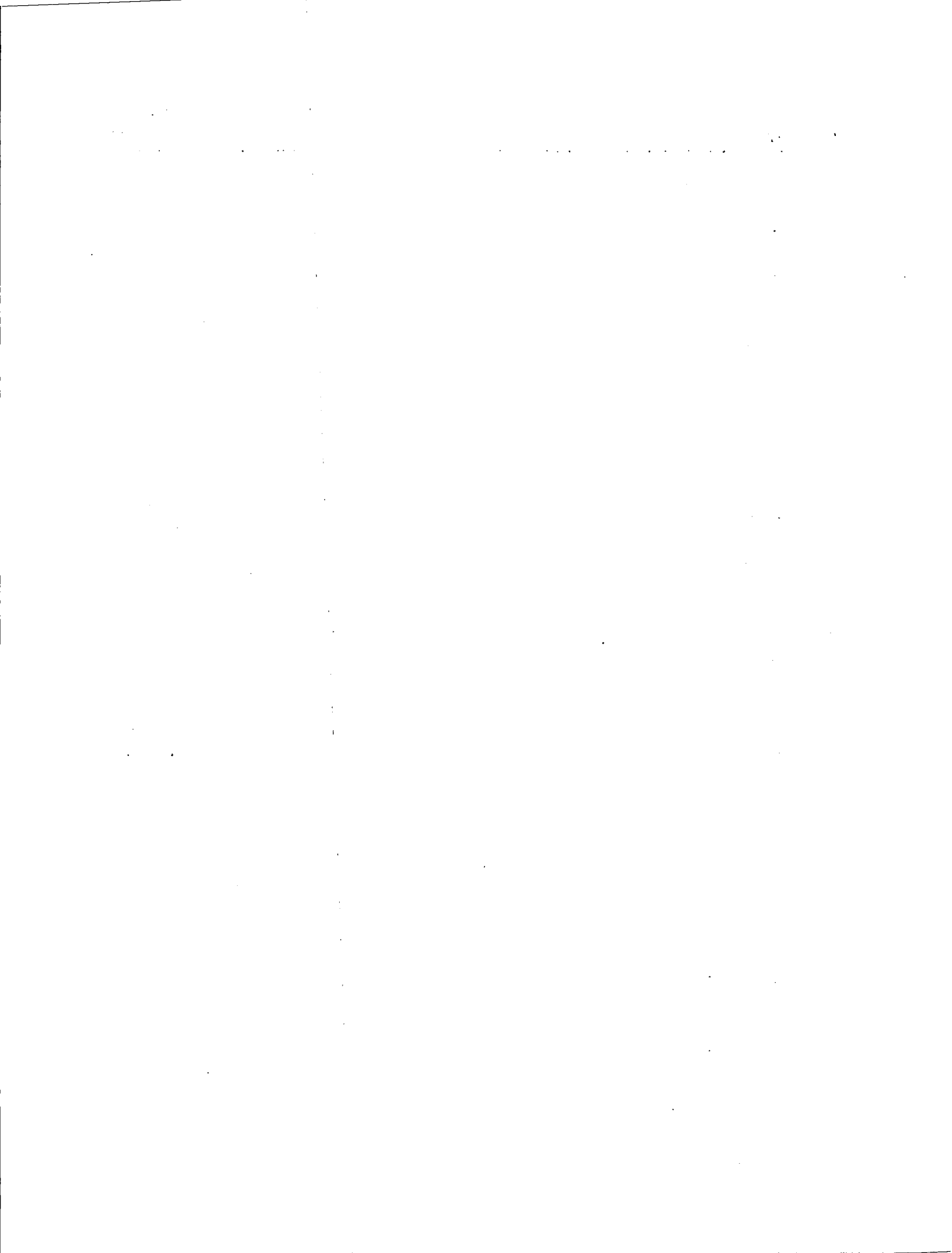
- Employment Center: Create mixed use Employment Centers by allowing major employers and permitting support uses such as retail, residential, and light industrial uses in the EC designation. Locate the highest intensity EC uses along the light rail corridor to encourage an interdependence between the transit service and land uses. Decrease the need for off-site auto trips during the day by requiring support retail within each EC PUD (p. 19). A maximum of 10 percent of any EC PUD (by acres) can be



devoted to support retail serving the commercial needs of the employees and employers (p. 27).

- Town Center: Provide a mixed use, high intensity activity center that serves as the focal point of the North Natomas Community, including commercial, employment, residential, civic and park uses. Create a physical and visual linkage between the Regional Park and Sports Complex and between the two east-west commercial anchors with civic uses in between (p.35).
- Transit: Provide a concentration of density at each phase to support appropriate transit service. Maximize rider access to transit stops and stations (p. 41).
- Pedestrian/ Bicycle Circulation: Create pedestrian circulation opportunities and avoid impeding pedestrian or bicycle circulation with private development. Bicycle parking is required at every site that requires automobile parking. The number of parking spaces required is indicated in the Zoning Ordinance Chapter 3, Section 2. Bicycle parking shall be: 1) intentionally visible, 2) convenient, 3) secure, and 4) attractive (p. 46).
- PUD: A Planned Unit Development (PUD) designation is required for any development in the North Natomas area (p.31).
- Housing Trust Fund: Non-residential development in North Natomas will comply with the Citywide Housing Trust Fund Program outlined in Chapter 6, Section 2 of the Zoning Ordinance.

The project meets the above stated policies of the 1994 North Natomas Community Plan. The requested planning entitlements are the next step to providing an Employment Center within the Town Center that is supportive of transit. This project provides good pedestrian, bicycle, and transit linkages and promotes alternative modes of auto travel, such as carpooling, first phase bus service, and electric vehicles. This project is the second of three buildings proposed in the PUD. Initially, the employees in the building will be served by shuttle or express bus service along Del Paso Road to downtown and, eventually, by light rail service at the Town Center and Sports Complex stations. The use of a PUD allows specific design guidelines for specific sites. The project proponent will be required to pay Housing Trust Fund fees per Chapter 6, Section 2 of the Zoning Ordinance.



B. Site Plan / Design

1. Setbacks

The North Natomas Development Guidelines recommend that parking be located to the rear or side of buildings and that employment center buildings should have exterior access. The proposed office building complies with this recommendation. The building is set back from Del Paso Road which allows for the traditional 25' in addition to a secondary sidewalk which would separate pedestrian traffic from vehicle traffic along Del Paso Road.

2. Parking/ Circulation

The developer anticipates there to be approximately 432 employees. The developer proposes 421 parking spaces. This equates to one space for every 257 square feet. The maximum parking ratio is 1:275. Parking would be provided in the rear of the building and eight additional parking spaces at the east and west ends of the building. This proposed parking layout conforms with the Site Design Standards of the Del Paso Road PUD. The parking area would be 50% screened by trees within the required 15 year period.

3. Landscaping

The site includes 56,171 square feet of landscaped area. The developer intends to place landscaping in the required 25' setback area along Del Paso Road, as well as throughout the parking lot area and against all four sides of the building. The developer's landscape plantings conform to the PUD guidelines.

4. Building Design

The proposed office building is similar in design and footprint to the office building to the west. The entry way and window frame treatment would differ from its neighbor. The construction of the office building would be concrete tilt up. The roof would be four ply built-up. The exterior of the building would be painted beige, tan, green, red/brown. The entrance would have metal awnings. The window frame treatment would have arched frames which would be different from the window treatment of the office building to the west. The location and design of the cooling tower, trash enclosure, bike lockers, and bike racks would be similar to those facilities at the office building to the west. Although the building meets the requirements of the Development Guidelines for Del Paso Road PUD, the concrete tilt-up look lacks the "distinctive look" the City is looking for in the Town Center District in North Natomas. The Employment Center- 65

zone encourages buildings up to six stories in height because of the proximity to the future light rail station. The proposed building, at two stories, does not take full advantage of the allowable density. In addition, the proposed office building does not include commercial uses which encourages employees in the building to not have to use their automobiles to go to lunch or run errands on their lunch hour. Staff suggests that the applicant provide more texture, depth, and color to the proposed project. It is suggested that if the applicant wishes to continue with the existing design, that the design be presented to the Design Review Board for comment and suggestions on how the building could better meet the "distinctive look" for locating in the Town Center District.

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 transportation, biological resources, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

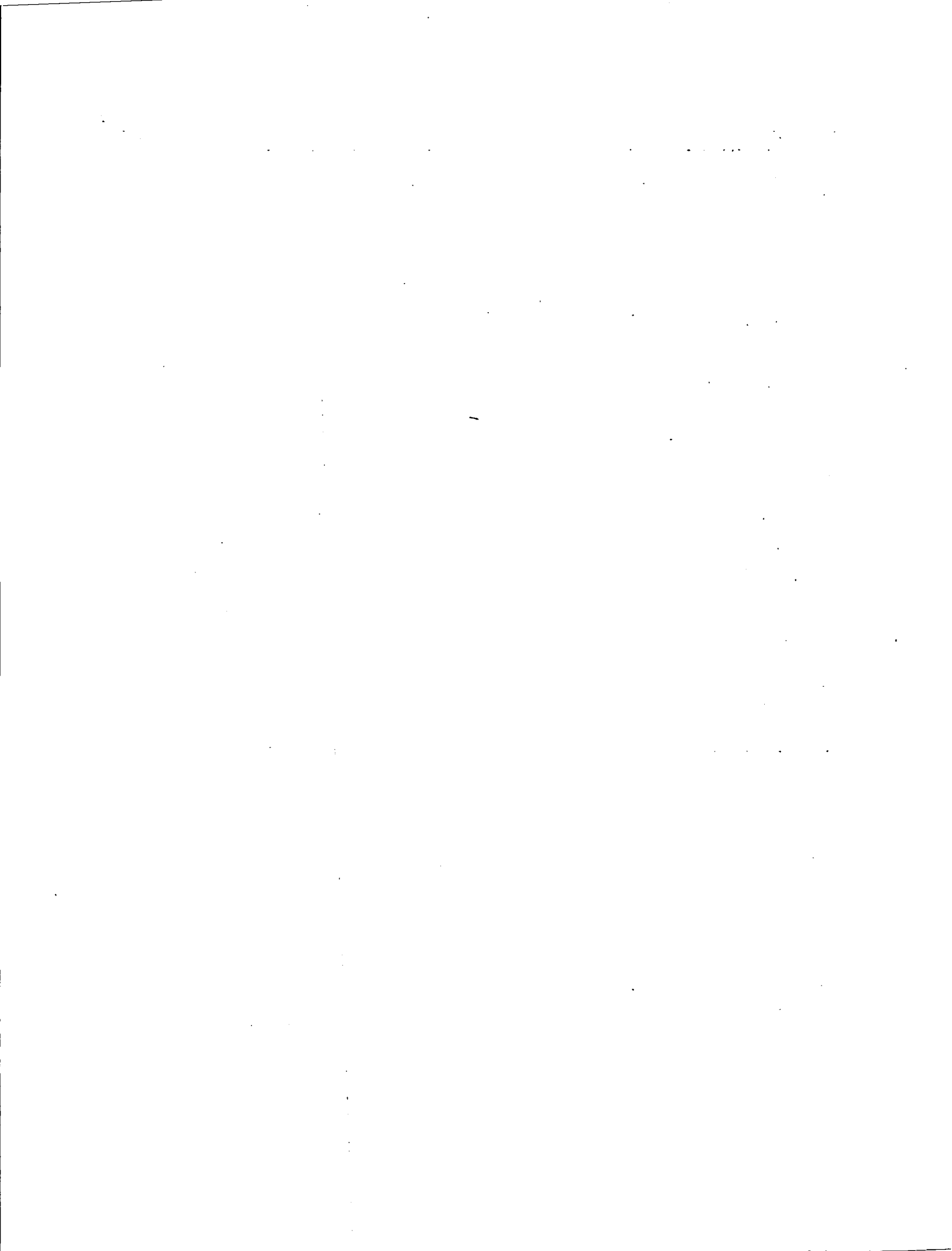
B. Public/Neighborhood/Business Association Comments

The proposed project was sent to several public/ neighborhood/ business associations. Comments were received from the Natomas Community Association, and the Valley View Acres Community Association. Staff has incorporated a condition for enhanced building design; however, staff has not required childcare, pedestrian crossings, or a different location for bike lockers.

The Natomas Community Association stated that a more diverse facade would be desirable.

The Valley View Acres Community Association had the following comments:

- The building design should have more character to set the tone for the Town Center.
- The proposed office building does not provide amenities for the employees which in turn would encourage fewer auto trips.



- The major pedestrian crossing which is planned for this area should be constructed and be in place for the occupants of these office buildings to use.
- The bike lockers seem to be too far away from the building.
- The building should contain a child care center.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies, including but not limited to Neighborhood Services, Public Works, Utilities, Police, and SMUD. The comments received have been incorporated as Mitigation Measures or conditions of the Special Permit.

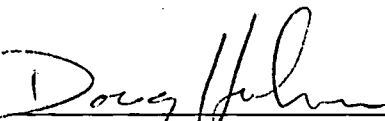
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested entitlement. The Commission action may be appealed to the City Council within 10 days following the Commission's action. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Adopt attached Notice of Decision and Finding 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 Finding of Fact approving the Special Permit to construct an office building containing a total of 108,000 square feet.

Report Prepared By,

Report Reviewed By,



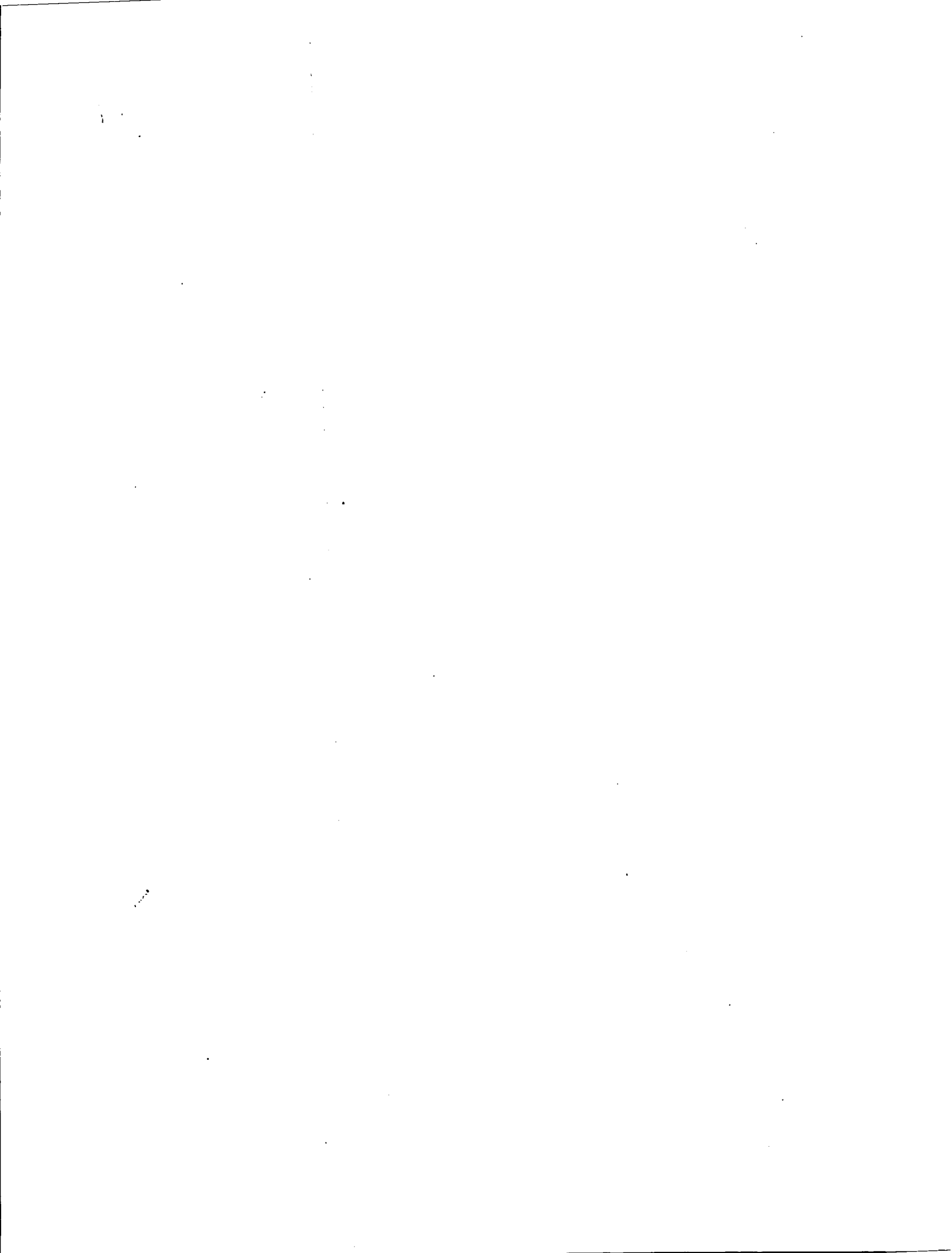
Doug Holmen, Associate Planner



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
 - Exhibit 1D First Floor Plan
 - Exhibit 1E Second Floor Plan
 - Exhibit 1F Landscape Plan
- Attachment 2: Vicinity Map
- Attachment 3: Land Use and Zoning Map



ATTACHMENT 1:

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
DEL PASO II OFFICE BUILDING
LOCATED ON THE SOUTH SIDE OF DEL PASO ROAD MID POINT
BETWEEN EAST COMMERCE WAY AND ARCO ARENA BLVD.
SACRAMENTO, CALIFORNIA IN THE
EMPLOYMENT CENTER- 65 PLANNED UNIT DEVELOPMENT (EC-65 PUD) ZONE.
APN: 225-0070-082
P99-027**

At the regular meeting of July 22, 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 Special Permit to construct an office building containing 108,000 square feet.

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

FINDINGS OF FACT

- A. **Negative Declaration:** The City Planning Commission **ratifies** 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. Special Permit to construct an office building containing a total of 108,000± square feet 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 office is located is designated in the General Plan and North Natomas Community Plan for office and support commercial uses;
 - b. Adequate parking will be provided for the office uses; and
 - c. The proposed office, although there are design issues, would meet the PUD design guidelines.
 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 designates the site Office.

CONDITIONS OF APPROVAL

C. The Special Permit is hereby approved subject to the following conditions:

Planning

- C1. The applicant shall obtain all necessary building permits prior to commencing construction.
- C2. The design of the building shall be addressed by the Design Review Board for additional texture, depth, and color which would make it more "distinctive" for its location within the Town Center District, and the suggested changes shall be incorporated into the building plans before a building permit is issued.

Public Works

- C3. The applicant prior to obtaining any building/grading permits shall submit a revised site plan which shall include the full street section of Del Paso Road adjacent to the subject site.
- C4. The North Natomas Community Plan requires a 136' right-of-way for Del Paso Road. The applicant must dedicate approximately 11' of additional right-of-way or show on a revised site plan that the right-of-way already exists.
- C5. The 136' street section requires separated sidewalk. The applicant shall reconstruct as necessary to meet City Standards.
- C6. The applicant shall conform to ADA requirements in all respects.
- C7. The applicant shall provide 100' of throat distance at each driveway. Throat distance is the distance a vehicle can travel (measured from the right-of-way line) into the site before being able to make a left or right turn maneuver.
- C8. All new driveways shall be constructed to City Standards to the satisfaction of the Department of Public Works.
- C9. There is a large transformer which seems to be located where the building is to be constructed. The applicant must investigate the location of the transformer and coordinate with the appropriate utility company to

relocate it if necessary. The applicant shall submit proof in writing to the Department of Public Works from the utility of ownership that this situation has been resolved satisfactorily. The proposed new location of the transformer shall be reviewed by the Department of Public Works prior to relocation to ensure no new hazard is created.

Utilities

- C10. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
- C11. Multiple fire services are allowed per parcel and may be required.
- C12. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C13. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
- C14. 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.
- C15. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions. Applicant shall construct off-site sewer main extension, per the Del Paso Sewer Outfall Improvement Plans, to serve the project.
- C16. An on-site surface drainage system is required and shall be connected to the existing 54-inch storm drain line located south of the proposed building. The on-site system shall be sized per the North Natomas Drainage Design & Procedures Manual, July 1998, as amended.
- C17. 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 so the 10-year HGL is 6-inches below the drain inlets. The finished floor elevation shall be a minimum of 1.50 feet above the

100-year HGL. Contact the Department of Utilities for information regarding the 10-year and 100-year HGL.

- C18. This project is greater than 5 acres (9 ± 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.
- C19. 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.
- C20. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since this project is in an area served by a regional water quality control facility only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995 (as amended), for appropriate source control measures.
- C21. Show all existing easements and utilities on the improvement plans.
- C22. 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.
- C23. Before a building permit is issued, Natomas Mutual Water Company shall be notified. Also, all assessments due on the property shall be paid and if land use is other than agricultural, severance from the Company is required. To sever from the Company, a stock cancellation agreement must be executed with Natomas Central Mutual Water Company, and severance fees must be paid.

Advisory Notes:

- C24. 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.

- C25. Per the July 6, 1998 FIRM (Flood Insurance Rate Map), these parcels are located in a shaded Zone X area, defined as areas protected from the 100-year flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

July 22, 1999

- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 1B Site Plan
- Exhibit 1C Elevations
- Exhibit 1D First Floor Plan
- Exhibit 1E Second Floor Plan
- Exhibit 1F Landscape Plan

Exhibit 1A
Mitigation Monitoring Plan

Recording
Not
Required

-
-
-

MITIGATION MONITORING PLAN

FOR

Special Permit for Office Building on Parcel #7 - P99-027

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Planning Division

Date:
June 16, 1999

Adopted By:
City of Sacramento, Planning Commission

Date:
July 22, 1999

Attest:

CITY OF SACRAMENTO
MITIGATION MONITORING PLAN

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

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Del Paso Rd Office Bldg #7-P99-027
Applicant - Name: Comstock Johnson Architects, Inc.
Address: 10304 Placer Lane, #A
Sacramento, CA 95827

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

Assessor's Parcel Number: 225-0070-082

SECTION 2: GENERAL INFORMATION

The project as approved includes five mitigation measures. 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 by the above-mentioned applicant.

SECTION 3: PLAN CONTENTS

1. BIOLOGICAL RESOURCES

Mitigation Measure #1:

The applicant shall participate in the Natomas Basin Habitat Conservation Plan (HCP). At the time of grading permit, the applicant shall pay the HCP fee, based on Ordinance No. 97-4590 and Resolution No. 97-508 adopted by the City Council on August 7, 1997 and September 2, 1997 respectively. [The current fee is \$2,656 per gross acre.] (On December 31, 1997, the California Department of Fish and Game and the US Fish and Wildlife Service executed the Natomas Basin Habitat Conservation Plan.)

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE:

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

Department of Public Works, City of Sacramento

MONITORING PROGRAM:

Prior to issuance of a grading or building permit, the applicant shall pay the Habitat Conservation Plan fee, based on the then current per acre fee multiplied by the size of the parcel being disturbed.

Mitigation Measure #2:

During construction of any development, the applicant shall comply with the following short term construction mitigation:

1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.
2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:
 - a. watering exposed soils;
 - b. covering exposed soils with straw or other materials;
 - c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
 - d. covering trucks containing loose and dry soil; and
 - e. providing interim drainage measures during the construction period.
3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

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

MONITORING PROGRAM:

The developer shall submit a construction dust mitigation plan satisfactory to the City. This plan shall specify the methods of control that will be used to control dust and particulate matter, demonstrate the availability of needed equipment and personnel, and identify a responsible individual who, if needed, can authorize the implementation of additional measures.

Mitigation Measure #3:

The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

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

MONITORING PROGRAM:

Prior to issuance of a building permit, the applicant shall demonstrate what urban standards of mosquito control will be implemented as a result of communicating with the Sacramento Yolo Mosquito Abatement District by submitting a copy of a letter from the District to the applicant indicating what control measures would be implemented.

2. CULTURAL RESOURCES**Mitigation Measure #4:**

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:

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

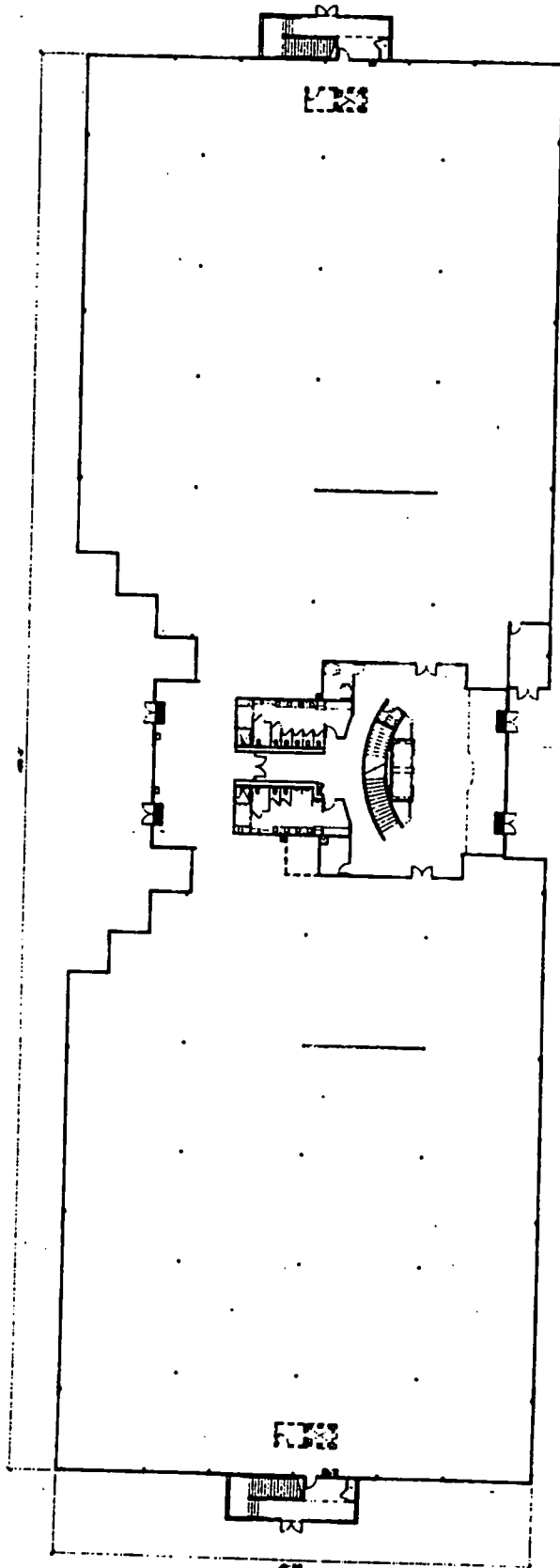
MONITORING PROGRAM:

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 archaeologists 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 Planning 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 of 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.

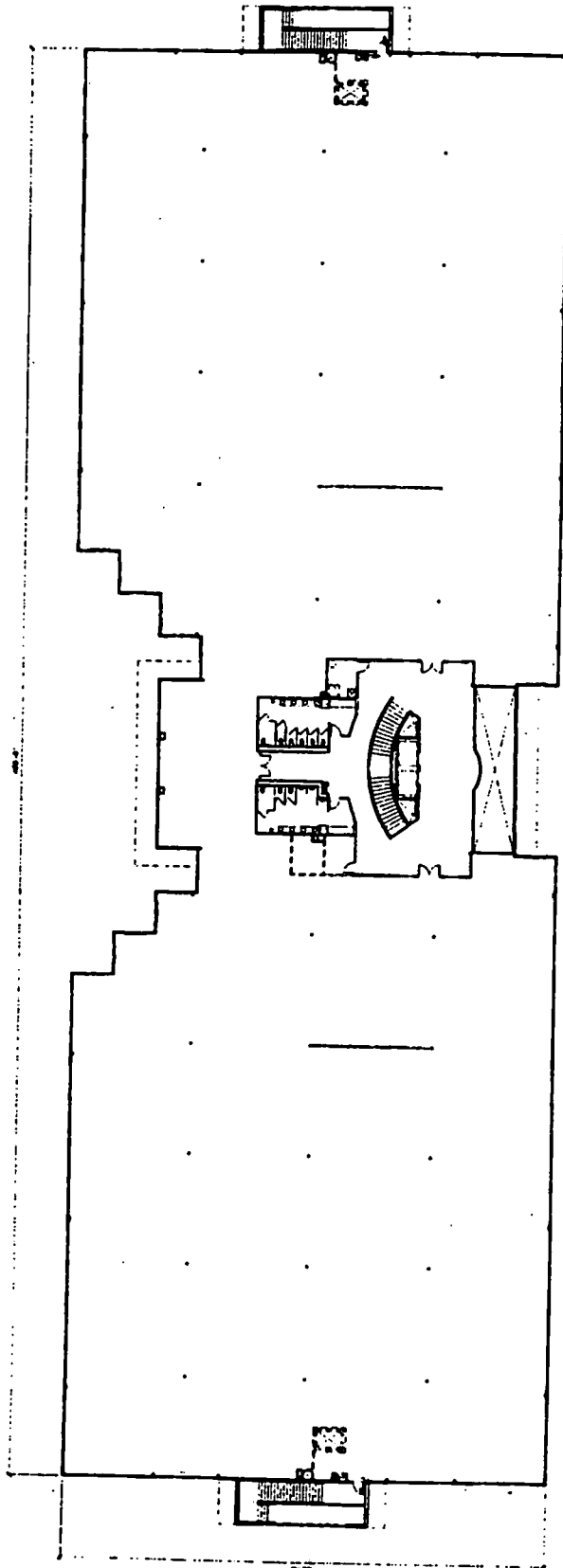
Exhibit 1D
First Floor Plan



UW-R.C.D.

First Floor Plan

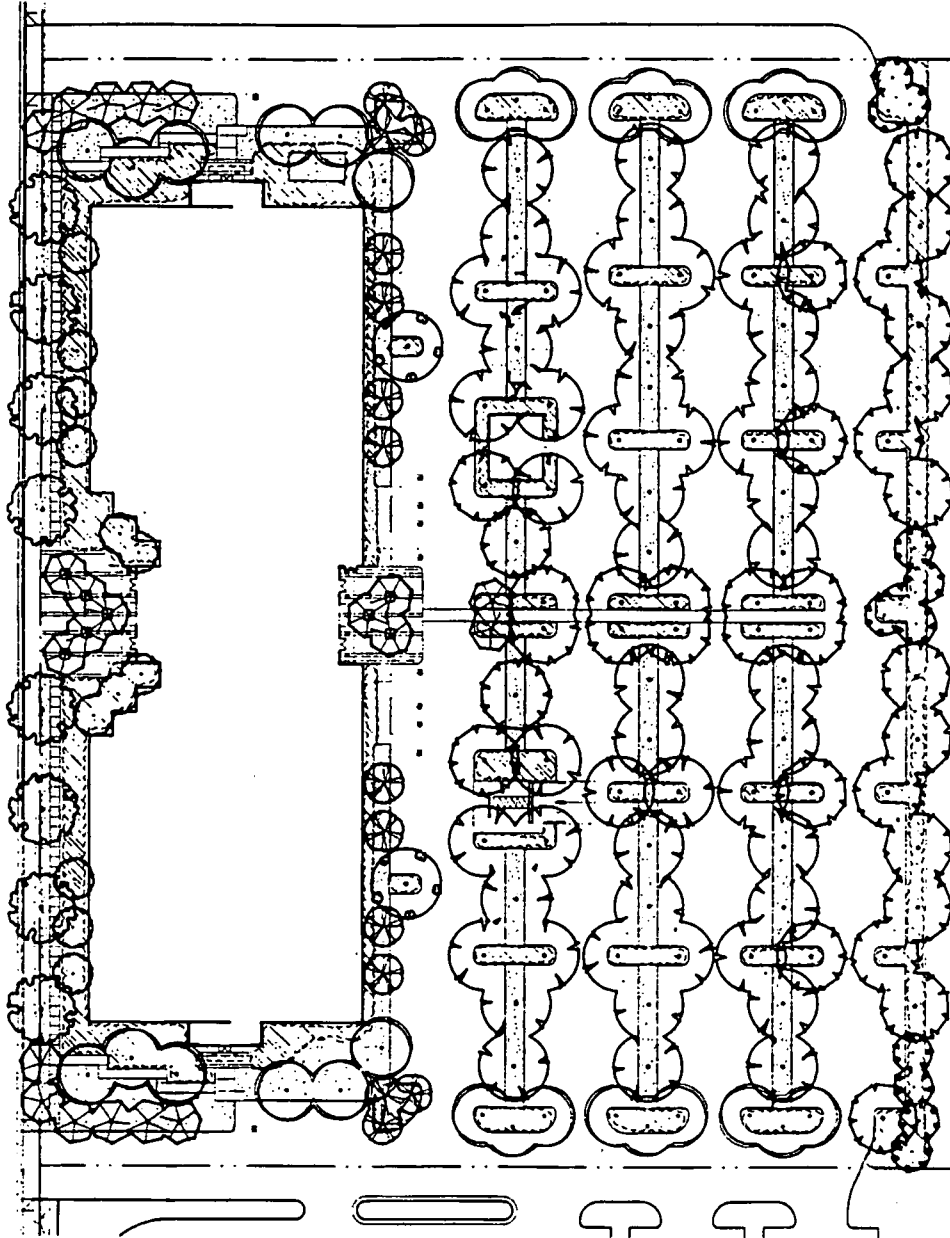
Exhibit 1E
Second Floor Plan



Second Floor Plan

Exhibit 1F
Landscape Plan

DEL PABO ROAD



**PARKING LOT
SHADE CALCULATIONS:**

DATE	TIME	WIND	TEMP	HUMIDITY	WIND	TEMP	HUMIDITY
7/22/99	10:00	10	85	60	10	85	60
7/22/99	11:00	10	85	60	10	85	60
7/22/99	12:00	10	85	60	10	85	60
7/22/99	13:00	10	85	60	10	85	60
7/22/99	14:00	10	85	60	10	85	60
7/22/99	15:00	10	85	60	10	85	60
7/22/99	16:00	10	85	60	10	85	60
7/22/99	17:00	10	85	60	10	85	60
7/22/99	18:00	10	85	60	10	85	60
7/22/99	19:00	10	85	60	10	85	60
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7/22/99	21:00	10	85	60	10	85	60
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7/22/99	01:00	10	85	60	10	85	60
7/22/99	02:00	10	85	60	10	85	60
7/22/99	03:00	10	85	60	10	85	60
7/22/99	04:00	10	85	60	10	85	60
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