

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0004254**  
**Insp Area: 1**

**Site Address: 2100 Q ST SAC**  
Parcel No: 007-0324-005

Sub-Type: ACOM  
Housing (Y/N): N

**CONTRACTOR**  
\*DPR CONSTRUCTION INC  
1451 RIVER PARK DR SUITE 210  
SACRAMENTO CA 95815

**OWNER**  
MC CLATCHY NEWSPAPERS  
SACRAMENTO C AA  
95816

**ARCHITECT**

**Nature of Work:** DEMO 17904 SQ FT OF BLDG PHASE 1

**CONSTRUCTION LENDING AGENCY:** I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

**LICENSED CONTRACTORS DECLARATION:** I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number 599546 Date 7/5/00 Contractor Signature David Garner

**OWNER-BUILDER DECLARATION:** I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

\_\_\_\_\_, I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

\_\_\_\_\_, I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

\_\_\_\_\_, I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner Signature \_\_\_\_\_

**IN ISSUING THIS BUILDING PERMIT,** the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 7/5/00 Applicant/Agent Signature David Garner

**WORKER'S COMPENSATION DECLARATION:** I hereby affirm under penalty of perjury one of the following declarations:

~~I~~ I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

PAID  
CITY OF SACRAMENTO  
JUL 05 2000  
I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier RELIANCE INSURANCE CO Policy No. WD8546721 Exp Date 02/01/2001

(This section need not be completed if the person is self-insured.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 7/5/00 Applicant Signature David Garner

**WARNING:** FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

**THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.**

# APPLICATION FOR COMMERCIAL BUILDING PERMIT

**CITY OF SACRAMENTO**  
**DEVELOPMENT SERVICES DIVISION**  
**PERMIT SERVICES SECTION**  
 1231 I Street, Rm. 200  
 Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # <span style="font-size: 1.5em; font-family: cursive;">0004254</span>	Insp. Area <span style="font-size: 1.5em; font-family: cursive;">IC</span>
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Applicant **MUST** complete ALL Unshaded areas

ADDRESS 2100 Q St Suite \_\_\_\_\_  
 PARCEL # 007-0324-005

<p style="text-align: center;"><b>CONTACT</b></p> Name <u>LBDG Daryl Moore</u> Street Address _____ City/State/Zip _____ Phone <u>558 1900</u> FAX <u>558 1919</u> E-mail: _____	<p style="text-align: center;"><b>LICENSED CONTRACTOR</b> Lic No. # _____</p> Name <u>*DPR Construction</u> Address _____ City/State/Zip _____ Phone _____ FAX _____ E-mail: _____
<p style="text-align: center;"><b>ARCHITECT/ENGINEER</b></p> Name <u>LBDG</u> Address _____ City/State/Zip _____ Phone _____ FAX _____ E-mail: _____	<p style="text-align: center;"><b>OWNER</b></p> Name <u>McClatchy Newspapers</u> Address _____ City/State/Zip _____ Phone _____ FAX _____ E-mail: _____

→ Will permittee have any employees on the jobsite?  No  Yes → INSURANCE CO: \_\_\_\_\_  
 → WORKER'S COMPENSATION POLICY # \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

NATURE OF WORK IN DETAIL: Demo 17904 sf PHASE I  
SEE HAZARDS MITIGATION MEASURES ATTACHED

OCCUPANT/TENANT: Sac Bee DISTRIB. CTR VALUATION: \$ 72,000.00

FLOOD STATUS:		S.C.A.T.							
JOB DESCRIPTION		BLDG	SHELL	APT	TI( )	REM( )	SW	FIRE	ADD <u>(OTH)</u>
INSPECTION DISCIPLINES		<u>(BLDG)</u>	MECH	<u>(PLUMB)</u>	<u>(ELEC)</u>	SITE	FIRE		
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y <u>(N)</u>	Fed Code	Vio. File	
		<u>17904</u>		<u>BFI</u>	<u>11-FR</u>	SPR	ALARM	<u>10</u>	[H] [Quad]
<u>(B)</u>	<u>(L)</u>	<u>(P)</u>	M	<u>(E)</u>	F	<u>(S)</u>	D	PW	UTIL
<u>3</u>	<u>3</u>	<u>JMT 4/23/00</u>		<u>13 GHC</u>		<u>6/1/2000</u>		<u>13BZ</u>	

COMMENTS: 925102  
\* Must have AQM sign off first.  
✓ 000429C plans if any questions on this demo  
Must have planning approval per Sandra Y.

REGIONAL SANITATION FEES?  Yes  No HEALTH DEPARTMENT?  Yes  No  
 WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS?  Provided  ~~Not~~ Not ~~Not~~ Not

Date of Request: 4/21  
By: \_\_\_\_\_

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION  
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 2100 Q St

Assessor's Parcel Number: 007 0324 005

Previous Use: \_\_\_\_\_

Description of Request/Proposed Use: démo 17904 sq  
ft of bldg (partial)

Is This a Change of Use? \_\_\_\_\_

Prior Applications for Project Site(P#, Z#, DRPB#): ZOC-037  
Zoning Designation: C4-SPD

Comments: No issuance of demolition  
permits until special permit mod.  
approved + mitigation measures  
are adopted + verified for compliance

Are There Any Planning Issues?: (circle one) YES NO

- \* Staff Site Plan Check Required? (Circle one) YES NO
- \* Field Inspection Required? (Circle one) YES NO
- \* Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: W Tibone 4/21/00

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

**SACRAMENTO BEE DISTRIBUTION CENTER EXPANSION- Mitigation Measures**

**Hazards Mitigation Measures**

*per  
Sandra Y.  
BE*

9a. The applicant will comply with the following state regulation:

1. Section 65-019 of the California Labor Code requires developers to specify all asbestos containing materials in existing buildings prior to demolition or renovation.

9b. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of the material to be removed and comply with the following applicable State and Federal regulations:

1. California Occupational Safety and Health Administration (CAL-OSHA) worker safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA.
2. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA.
3. In order to document compliance \* with these measures, the applicant will provide a copy of the awarded demolition bid to the City Planning Director prior to issuance of a building permit.

\* Recent State Legislation (AB3180) required all Public Agencies to adopt a mitigation monitoring and reporting program by January 1, 1989.

9c. Prior to demolition activities, the applicant shall determine if the construction area contains lead based paint. If it is determined that the site contains lead, then the applicant shall comply with all state and federal regulations in their removal prior to construction to ensure worker safety.

**Noise Mitigation Measures**

10a. Modify the submitted Design Option #2 to include the following changes: expand the building to enclose the distribution center openings, ramps, etc. (on the north side); reorient the entrance to open towards the parking area (further west than shown) with a swing out door (no roll-up doors), and continue the existing sound wall at the same height along 23rd Street until it ties into the building.

10b. General Construction requirements to follow and shall be indicated on construction plans submitted for building permits.

1. All joints in exterior walls shall be sealed airtight around windows and doors, at the wall perimeter and at major seams.
2. All above ground penetrations of exterior walls by electrical and plumbing components shall include a 1/4 to 1/2 inch airspace around the perimeter. 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.

3. Windows shall have a minimum STC rating of 30. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/in. ft. when tested with a 25 mile an hour wind per ASTM standards. If the windows are not fixed, they shall not be opened from 10:00 p.m. to 7:00 a.m.
  4. Exterior doors shall have a minimum STC 30 rating and include full perimeter door seals. Additionally, there shall be no roll-up doors on the new addition on the north or east side (the distribution center area).
  5. There shall be no need to open windows, doors, or other exterior openings to provide adequate ventilation.
- 10c. The following operational procedures shall be incorporated into the new distribution center activity:
1. The rattling of the carts when rolling over any surface and particularly rough surfaces must be minimized or eliminated.
    - a. The carts should use air filled rubber tires rather than solid rubber tires.
    - b. The carts shall be solid and not collapsible.
    - c. The carts shall be either made out of material other than metal or use grommets and damping pads to prevent metal pieces from contacting one another.
  2. Require carriers to speak in a normal or restrained voice level whenever they are exterior to the Distribution Center. Place visible signs stating this requirement on the interior side of the exit door.
  3. Insure vehicles operated by carriers meet minimum safety conditions including the use of a factory installed muffler or factory equivalent. Additionally, carriers shall turn the engines of the vehicles off while they are picking up papers in the facility and placing them in the vehicle.
- 10d. Monitoring for compliance with the Noise Ordinance shall be as follows:

1. A random monitoring of the sound shall occur on one night to determine if the limits of the Noise Ordinance are being met.
2. If the results are borderline or close to the limit, a second random test should be conducted.
3. If noise limits are exceeded, design sound reduction measures for the sound sources that are identified.

#### **Cultural Resources Mitigation Measures**

- 14a. 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

RECEIVED  
JUN 29 2000  
DPR CONSTRUCTION

Sacramento Metropolitan Air Quality Management District

ASBESTOS SURVEY AND DEMOLITION NOTIFICATION FORM

NOTE: Please read instructions on the back of this form.

1 Contractor DPR CONSTRUCTION, INC. Owner Sacramento BIR  
 Address 1451 RIVER PARK DR. Address 2100 Q ST.  
 City Sacramento City Sacramento CA  
 State/Zip CA 95815 State/Zip CA 95815  
 Telephone 916-568-3434 Telephone 916-1616  
 Structure Name Loading Dock Use Wharf house  
 Address 2100 Q ST. City/Zip Sacramento 95815

3 Structure Age 10 (years) Number of floors: 1 Size: 17704 sq. ft.

4 Has RACM reported by the consultant been removed? (circle) YES NO (N/A)  
 Asbestos contractor who removed or will remove RACM \_\_\_\_\_

5 DEMOLITION Start Date 7/5/00 Completion Date 9/1/00

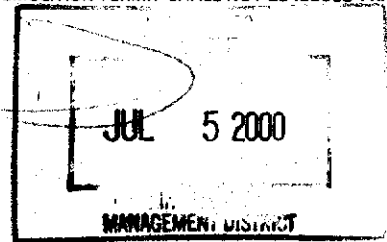
6 Preference for return of form:  Mail  Pick-Up (after 2 working days)

7 Applicant Name (Print) David Garner  Owner  Contractor  
 Applicant's Signature David Garner Date 6/22/00

I have read and understand the directions. The information on this form is true and accurate.

8 To be completed by CAL-OSHA Consultant. (See SMAQMD list or OSHA list)  
 Company Name: HBT Environmental Telephone: (916) 496-4444  
 Surveyor's Name: Quinn Tully Survey Date: 5/13/00 OSHA # 94-11310  
 Company Address: 1400 S St. Sacramento City/Zip: SAC CA 95814  
 Amount of RACM: -0- lineal feet 0 square feet 0 cubic feet  
 Amount of Category I: -0- Amount of Category II: -0-  
 Analytical Procedure: N/A  
 Consultant's Signature: Quinn Tully Date: 6/29/00

9 REVISION #: 1 2 3 4 5 6 7 8 9 (circle)  
 Old: Start Date 1 1 Completion Date 1 1  
 New: Start Date 1 1 Completion Date 1 1

DEMOLITION PERMIT SHALL NOT BE ISSUED PRIOR TO  
  
 MANAGEMENT DISTRICT

**Mitigation Monitoring Plan**

Recording  
Not  
Required

-  
-  
-  
-

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**MITIGATION MONITORING PLAN  
FOR**

Z00-037, Sacramento Bee Distribution Center Expansion

Type of Environmental Document:  
**Negative Declaration**

Prepared By:  
**City of Sacramento Environmental Services Division**  
Sandra Yope, Associate Planner

Date:  
**May 17, 2000**

Adopted By:  
**City of Sacramento, Zoning Administrator**

Date:

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Attest:

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**Staff Witness**

## CITY OF SACRAMENTO MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Neighborhoods, Planning and Development Services Department, 1231 I Street, Suite 200, Sacramento, CA 95814, (916) 264-7158, pursuant to CERA Guidelines Section 21081.

### SECTION 1: PROJECT IDENTIFICATION

Project Name/ File Number: Sacramento Bee Distribution Center Expansion, Z00-037

Applicant: Dave Fox-Contact  
McClatchy Newspapers, Inc.  
2100 Q Street  
Sacramento, CA 95814

Project Location: 2100 Q Street

### SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on **hazards, noise, 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 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.

The applicant is requesting entitlements to expand the existing Sacramento Bee newspaper production plant facility located on approximately 5.7 acres. Originally, the submitted plans included a distribution center to be located in the northern section of the expansion. The Negative Declaration prepared for the original project submission included numerous mitigation measures for noise. The applicant has since revised the proposed project to remove the distribution center and associated door openings. The requirement for a noise study and all the noise mitigation measures were due to the proposed distribution center and the nature of operations for the center. Therefore, the elimination of the noise source has removed the need for the majority of the original mitigation measures for noise and these applicable measures will not be included in the Monitoring Plan.

### SECTION 3: PLAN COMPONENTS

#### **HAZARDS**

Mitigation Measure #9a: The applicant will comply with the following state regulation:



Section 65-019 of the California Labor Code requires developers to specify all asbestos containing materials in existing buildings prior to demolition or renovation.

Mitigation Measure #9b: If asbestos containing materials are identified on the project site, the applicant will determine the quantity of the material to be removed and comply with the following applicable State and Federal regulations:

1. California Occupational Safety and Health Administration (CAL-OSHA) worker safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA.
2. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA.
3. In order to document compliance \* with these measures, the applicant will provide a copy of the awarded demolition bid to the City Planning Director prior to issuance of a building permit.

\* Recent State Legislation (AB3180) required all Public Agencies to adopt a mitigation monitoring and reporting program by January 1, 1989.

Mitigation Measure #9c: Prior to demolition activities, the applicant shall determine if the construction area contains lead based paint. If it is determined that the site contains lead, then the applicant shall comply with all state and federal regulations in their removal prior to construction to ensure worker safety.

Responsible Party: McClatchy Newspapers, Inc.

Entity Responsible for Ensuring Compliance:

City of Sacramento, Building Division

Monitoring Program:

Compliance with required mitigation measures will be ensured prior to and concurrent with the initial building plans submittal and periodic and required inspections during the project construction phase.

## **NOISE**

Mitigation Measure #10a: There shall be no roll-up doors on the new addition on the north or east side.

Responsible Party: McClatchy Newspapers, Inc.

Entity Responsible for Ensuring Compliance:

City of Sacramento, Building Division

Monitoring Program:

Compliance with required mitigation measure 10a will be ensured during the plan check phase in the Building Division prior to the start of construction and concurrent with the periodic and required inspections during the project construction phase.

### **CULTURAL RESOURCES**

Mitigation Measure #14a 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.

Responsible Party: McClatchy Newspapers, Inc.

Entity Responsible for Ensuring Compliance:

City of Sacramento, Building Division and Preservation Staff

Monitoring Program:

During construction, the applicant shall stop operations and notify Planning and Preservation Staff should any bones or artifacts be unearthed. Compliance with required mitigation measures will be ensured prior to and concurrent with the periodic and required inspections during the project construction phase.