

P94-131 - BP CONVENIENCE MARKET FREEPORT BOULEVARD

REQUEST: Entitlements to remodel an existing 1,606 square foot BP Service Station by eliminating the service bay area and replacing it with a convenience market on 0.60± developed acres in the General Commercial Review Executive Airport Overlay 4 (C-2R/EA-4) zone:

- A. **Special Permit** to allow the sale of beer and wine for off-premise consumption within a proposed convenience market;
- B. **Special Permit** to operate a 24 hour convenience market within 500 feet of a residential zone or use; and
- C. **Plan Review** of a remodel to an existing 1,606 square foot building and two gas island canopies.

LOCATION: 5600 Freeport Boulevard
025-0033-030-0000
Council District 4

APPLICANT:	Tait & Associates, Inc., c/o Eric Kokernak (635-2444) 2880 Sunrise Blvd, Suite #206, Rancho Cordova, CA 95742
OWNER:	Tosco Northwest (631-0722) 2868 Prospect Park Dr., Suite #360, Rancho Cordova, CA 95670
PLANS BY:	Tait & Associates, Inc., c/o Eric Kokernak (635-2444) 2880 Sunrise Blvd, Suite #206, Rancho Cordova, CA 95742
APPLICATION FILED:	December 28, 1994
STAFF CONTACT:	Dawn Holm, 264-5851

SUMMARY/RECOMMENDATION: The applicant is proposing to remodel an existing BP Service Station into a 1,606 square foot convenience market/gas station. The applicant is proposing to operate the market 24 hours a day and wants to sell beer and wine for off-premise consumption. In evaluating the project, the basic issues are crime problems related to alcohol sales and the over-concentration of establishments selling alcoholic beverages within a one mile radius of the subject site. **Staff recommends approval of the special permit to operate 24 hours a day; denial of the special permit to sell beer and wine for off-premise consumption; and approval of the plan review.** This recommendation is based on the compatibility with surrounding land uses and the over-concentration of establishments that sell alcoholic beverages.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices
 Existing Land Use of Site: BP Service Station
 Existing Zoning of Site: General Commercial Review (C-2R/EA-4)

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1 {EA-4}
 South: Burger King & Bank; C-2 {EA-4}
 East: Commercial Strip; C-2 {EA-4}
 West: Medical Clinic; C-2 {EA-4}

Property Dimensions: 206' ± x 105' ±
 Property Area: 0.60 ± gross acres
 Square Footage of Proposed Market: 1,606 square feet
 Actual Sales Area of Proposed Market: 1,010 square feet
 Height of Existing Building: 1 story
 Exterior Building Materials: Brick, Glass & Aluminum Composite Material (ACM)
 Roof Material: Tile
 Required Parking: 6 spaces
 Provided Parking: 10 spaces
 Topography: Sloped
 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>
Building Permit	Building Division
Health Permit	County Environmental Health

BACKGROUND INFORMATION: On April 26, 1990, the City Planning Commission heard testimony for a similar application for the BP Service Station at this location. The application entitlements, at that time, included a special permit to operate 24 hours; a special permit to sell beer and wine for off-premise consumption; a plan review of a proposed convenience market and car wash; and necessary variances. The Planning Commission approved all of the entitlements except for the special permit to sell beer and wine for off-premise consumption. On May 10, 1990, the City Planning Commission denied the special permit to sell beer and wine. The Planning Commission action was not appealed. The entitlements that were approved were never established. The existing use of the site is still a service/gas station.

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations

The proposed remodel of an existing commercial building is consistent with the General Plan policies to "promote the rehabilitation and revitalization of existing commercial centers" (GP Policy 2, Section 4-17).

The applicant's request to sell beer and wine for off-premise consumption is governed by the policy to enhance and maintain quality of life. "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 as these relate to the following characteristics that help define the quality of life in the City.

- Crime, physical hazards and debilitating influences detract from the well-being of the neighborhood environment. Some neighborhoods in the City are experiencing the adverse effects of blighting influences, crime, and problems associated with homeless individuals. Efforts to correct these problems will be necessary to ensure the protection of the public's health, safety, and general welfare".

There is an existing residential neighborhood directly north of the site, the loitering associated with establishments that sell beer and wine could affect the peace and general welfare of the neighborhood. The subject site is located within an area that is seen as a problem area by the Police Department and the addition of beer and wine sales at this location could result in an increase in crime.

B. Special Permit - Beer and Wine Sales

The applicant's proposal is to remodel an existing service station into a 1,606 square foot convenience market. At the time of application submittal, Planning staff contacted the applicant and informed him of the previous denial of a special permit to sell beer and wine at this site. Planning staff informed the applicant that the circumstances in this area have not changed and that our preliminary recommendation would be to deny this request. The applicant indicated his understanding of the previous history at this location.

In considering the applicant's request to sell beer and wine for off-premise consumption at this site Planning staff surveyed the businesses within a one-mile radius of the subject site. A survey of these establishments has been prepared and is shown on Exhibit C-1. Planning staff found 21 establishments (16 off-sale and 5 bars) that are regulated under the Special Permit requirements for establishments that sell alcoholic beverages under the Zoning Ordinance. The radius map does not include the restaurants that have licenses to sell alcoholic beverages, many of which are allowed to sell alcohol for off-premise consumption. Staff believes that 21 existing establishments that sell alcoholic beverages within a one-mile radius constitutes an over-concentration. Because of this existing over-concentration, staff cannot support a special permit for beer and wine sales at this location.

C. Special Permit - 24 hours

The proposed use is a 1,606 square foot convenience market. The subject site is located within 500 feet of residentially zoned and developed property; therefore, a special permit is required. The site is surrounded by commercial development to the south, east, and west. Fruitridge Road is a major street that separates the site from the existing residences to the north. Planning staff surveyed the surrounding area and found only one other 24 hour market within a half mile of the site. Planning staff has no information to indicate that the operation of a 24 hour convenience market at this location will create any negative impacts on the surrounding neighborhood provided that the sale of beer and wine for off-premise consumption is prohibited.

D. Site Plan Design

1. **Parking/Circulation** - The proposed remodel will not affect the existing parking area for the market. The addition of a convenience store that will be open 24 hours a day could create internal circulation problems on the site. Planning staff has discussed this issue with the Transportation Division. There are currently four driveways that service the site. There is concern that the driveways closest to the intersection have a potential for creating problems with the traffic flow on Fruitridge Road and Freeport Boulevard. Therefore, during the remodel of the service station Planning staff recommends that the two driveways closest to the intersection be eliminated. These driveways shall be removed to the satisfaction of the City's Transportation Division. The applicant shall install landscape planters that tie into the existing planter areas on Fruitridge Road and Freeport Boulevard where the driveways were. These planters shall have irrigation and live vegetation. Staff also recommends that the proposed trash enclosure be located adjacent to the west side of the building with the gates opening out into the parking lot. This location provides more open space in the parking lot and will reduce the possibility of loitering behind the enclosure. The trash enclosure will be required to be constructed to meet the recycling needs of the market as described by Section 34 of the City Zoning Ordinance.
2. **Landscaping** - The proposed remodel does not involve the addition of any new structures or parking areas. There are existing landscape planters along Freeport Boulevard and Fruitridge Road. During a site inspection, Planning staff noticed that some of the planter area had been filled with concrete and painted green. Planning staff recommends that the applicant remove all of the concrete from the required planters and replace it with irrigation and landscaping as required by the City's Zoning Ordinance.
3. **Signage** - The applicant has indicated that signage will be a separate proposal. There are currently two detached signs which the applicant has indicated will remain. The sign ordinance allows for two attached signs per street frontage. The applicant will be required to comply with the signage requirements for the General Commercial (C-2) zone.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301{a}).

B. Public/Neighborhood/Business Association Comments

Planning staff has provided notice to the four neighborhood associations within the immediate area of the site (Freeport Blvd Business Association, Land Park Community Association, South Land Park Neighborhood Assoc., & Hollywood Park Neighborhood Association). No comments have been received.

C. Summary of Agency Comments

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

1. **Police Department** - Police Department staff find no significant change in the existing neighborhood to warrant approval of this request. In fact, since the closure of the Liquor Mart and the opening of the Los Altos Market in 1993 (P93-118-approved 9/23/93), calls to this area have increased. The Police Department currently has a POP's project (Problem Oriented Policing) on Freeport Boulevard from Fruitridge to Sutterville. This area will be served by an NPO (Neighborhood Police Officer) when the City Council approves the Police Department's Crime Bill Grant funding.

It would not be in the best interest of the people of Sacramento to approve the sale of beer and wine at this location as permission to sell alcohol would contribute to neighborhood blight and alcohol related problems. The Police Department has no objections to the proposed 24 hour operation at this site provided that the standard safety conditions be imposed on the special permit (See conditions on Attachment D).

2. **Transportation Division** - The Transportation Division has requested that the two existing driveways located closest to the intersection be eliminated. In addition, the applicant should provide the necessary handicap parking spaces and loading area as required by Title 24 and the Americans with Disabilities Act (ADA).
3. **Solid Waste Division** - The applicant did not provide information on their intentions to provide an area for recycling containers. The proposed trash enclosure shall be constructed large enough to provide adequate area for recycling containers as well as trash dumpsters.

4. **Fire Department** - The Fire Department will do a thorough review of the building plans during the building permit plan check process.
5. **Building Division** - The Building Division will do a thorough review of the building plans during the building permit plan check process. The applicant should be aware that a second exit from the interior of the market will be required.

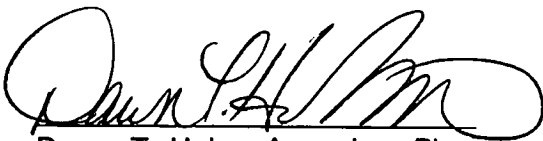
PROJECT APPROVAL PROCESS: Of the entitlements below, the Planning Commission has the authority to approve or deny all of the entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

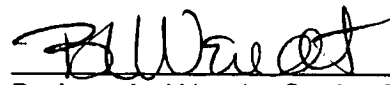
- A. Adopt the attached Resolution (Attachment C), denying the Special Permit to allow the sale of beer and wine for off-premise consumption.
- B. Adopt the attached Resolution (Attachment D), approving the Special Permit to operate a 24 hour convenience market within 500 feet of a residential zone or use.
- C. Adopt the attached Resolution (Attachment E), approving the Plan Review of a remodel to an existing 1,606 square foot building and two gas island canopies.

Report Prepared By,

Report Reviewed By,



Dawn T. Holm, Associate Planner



Barbara L. Wendt, Senior Planner

Attachments

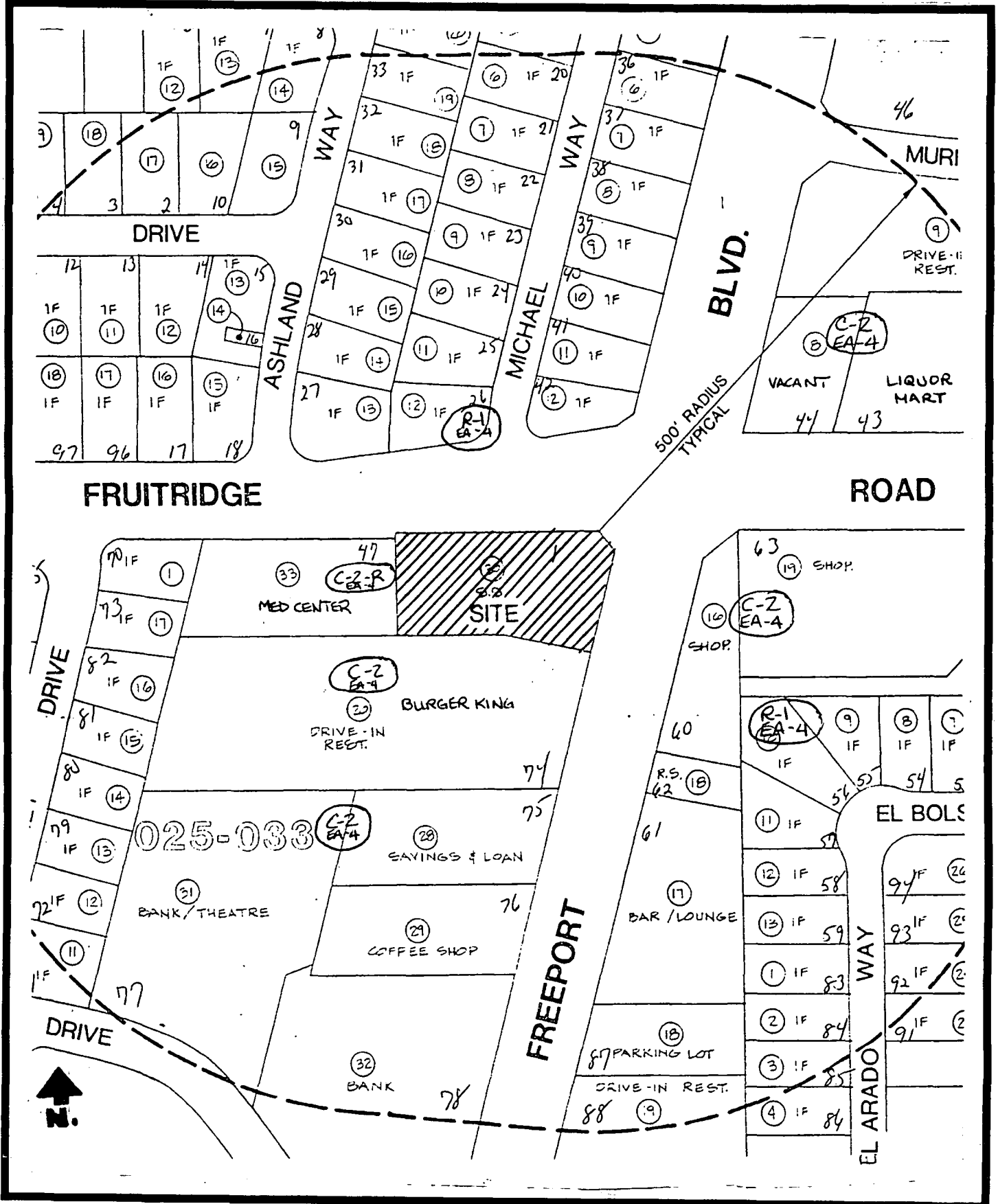
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Denying Special Permit
Exhibit C-1	Existing Concentration Map (1 Mile Radius)
Attachment D	Resolution Approving Special Permit
Exhibit D-1	Site Plan
Exhibit D-2	Floor Plan and Elevations
Attachment E	Resolution Approving Plan Review
Exhibit E-1	Site Plan
Exhibit E-2	Floor Plans and Elevations

ATTACHMENT A



VICINITY MAP

ATTACHMENT B



LAND USE AND ZONING MAP

ATTACHMENT C

P94-131

MARCH 30, 1995

**ITEM #9
PAGE 9**

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 30, 1995

**A RESOLUTION ADOPTING FINDINGS OF FACT AND
DENYING A SPECIAL PERMIT FOR PROPERTY LOCATED AT
5600 FREEPORT BOULEVARD**

(P94-131) (APN: 025-0033-030-0000)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing on the request for approval of a special permit to allow the sale of beer and wine for off-premise consumption for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301{a});

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- A. The Special Permit to sell beer and wine for off-premise consumption is hereby denied based upon the following findings of fact:
1. The project is not based upon sound principles of land use in that:
 - a) the proposed use will adversely affect the peace and general welfare of the surrounding residential and commercial neighborhood;
 - b) the proposed use will result in an undue concentration of establishments dispensing alcoholic beverages in that there are 21 establishments (16 off-sale and 5 bars) within a one mile radius of the site (Exhibit C-1); and

- c). the proposed use has a potential to create the development of a crime problem in the area.
- 2. The project will be detrimental to the public welfare and result in the creation of a public nuisance in that there is a potential for an increase in crime to the area.
- 3. The project is not consistent with the General Plan Quality of Life Policies to enhance and maintain the quality of life, in that the sale of beer and wine at this location has the potential to create loitering and additional crime in an area that is already experiencing blight and nuisance problems.

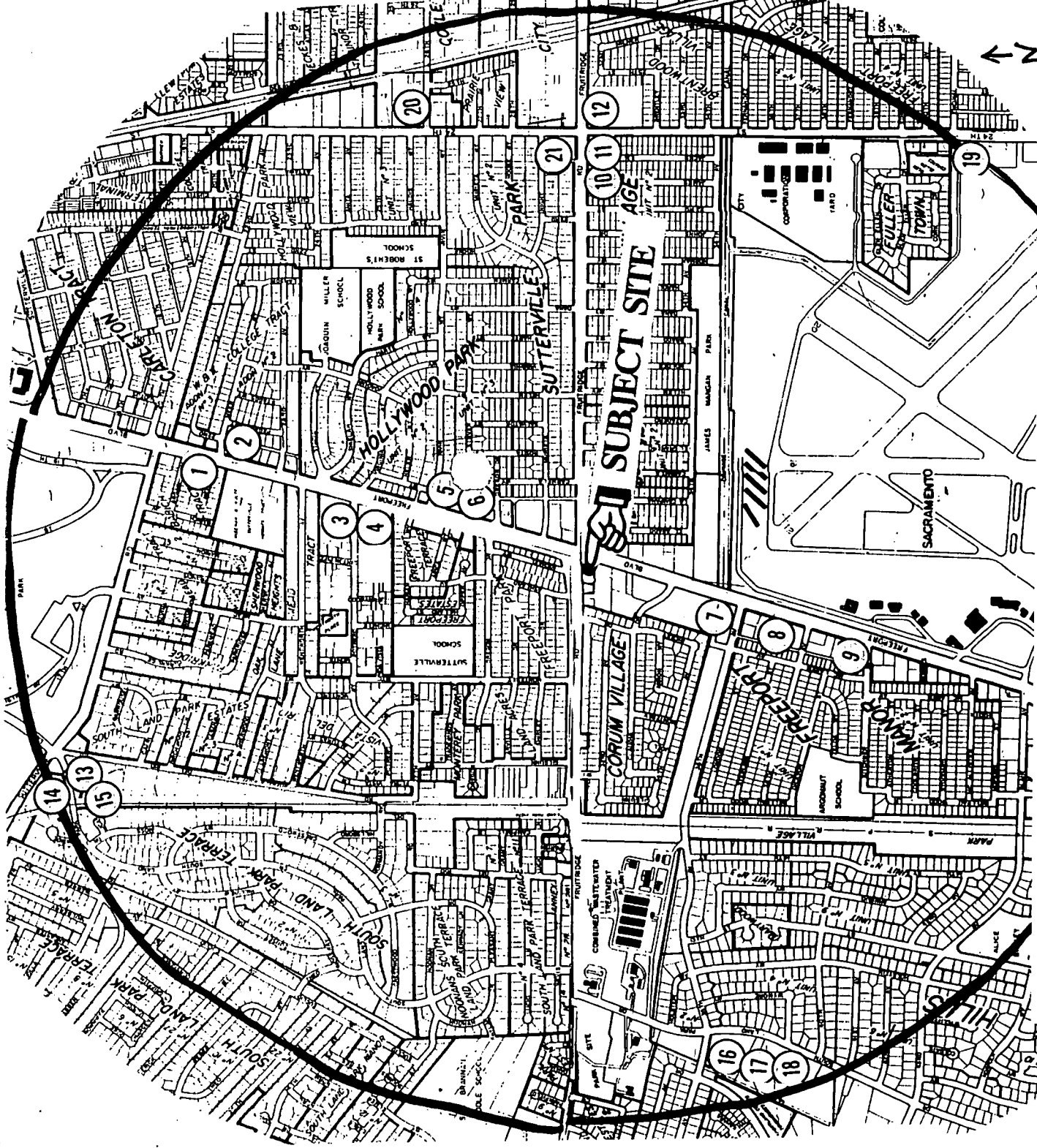
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

MARCH 30, 1995

P94-131



- | | |
|--------------------------------------|---|
| 1. Come and Go Market (off-sale) | 2. Wine and Spirits (off-sale) |
| 3. Raley's (off-sale) | 4. Thrifty's (off-sale) |
| 5. Los Altos Market (off-sale) | 6. Pocket Club (bar) |
| 7. Oto's Japan Foods (off-sale) | 8. Land Park Bowl (bar) |
| 9. Airway Market (off-sale) | 10. Swiss Budha (bar) |
| 11. Bottle Shop (off-sale) | 12. BP Convenience Market (off-sale) |
| 13. BP Convenience Market (off-sale) | 14. Shell Convenience Market (off-sale) |
| 15. Compton's Market (off-sale) | 16. Jumbo Market (off-sale) |
| 17. Mike's Liquors (off-sale) | 18. Brownie's Lounge (bar) |
| 19. Cheaper Store (off-sale) | 20. Express Mart (off-sale) |
| 21. Jointed Cue Pool Hall (bar) | |

OFF-SALE LIQUOR LICENSES AND BARS WITHIN ONE-MILE OF THE SUBJECT SITE

ATTACHMENT D

P94-131

MARCH 30, 1995

**ITEM #9
PAGE 12**

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 30, 1995

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A
SPECIAL PERMIT FOR PROPERTY LOCATED AT 5600 FREEPORT
BOULEVARD**

(P94-131) (APN: 025-0033-030-0000)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing on the request for approval of a special permit to operate a 24 hour convenience market within 500 feet of a residential zone or use for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301{a});

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- A. The Special Permit is hereby approved based upon the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a) The convenience market/gas station will provide a neighborhood market;
and
 - b) Adequate parking will be provided for the convenience market.
 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the convenience market will not sell alcoholic beverages.

3. The project is consistent with the General Plan which designate the site Community/Neighborhood Commercial and Offices. The 24 hour market conforms to this designation.
- B. The Special Permit for the proposed 24 hour convenience market/gas station (Exhibits D-1 and D-2) is hereby approved subject to the following conditions:
1. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illuminations shall be provided at the surface of any walkway, alcove, or passageway related to the project during the same hours.
 2. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used.
 3. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
 4. Applicant shall provide bicycle security racks at the front of the business.
 5. The applicant shall provide working toilet facilities for use by the public. These rest rooms must be self locking and the keys must be available from employees.
 6. The following minimum security standards shall be incorporated into the interior design of the building:
 - a) The cashier stations shall be raised to provide a noticeable height advantage to employees.
 - b) Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind spots.
 - c) The facility shall be equipped with UL approved safes. Signs shall be prominently posted stating that employees do not have access to the safe.
 7. The applicant shall be responsible for the removal of all litter generated by the business in the immediate neighborhood.
 8. All illegal activities observed on or around the business shall be promptly reported to police.

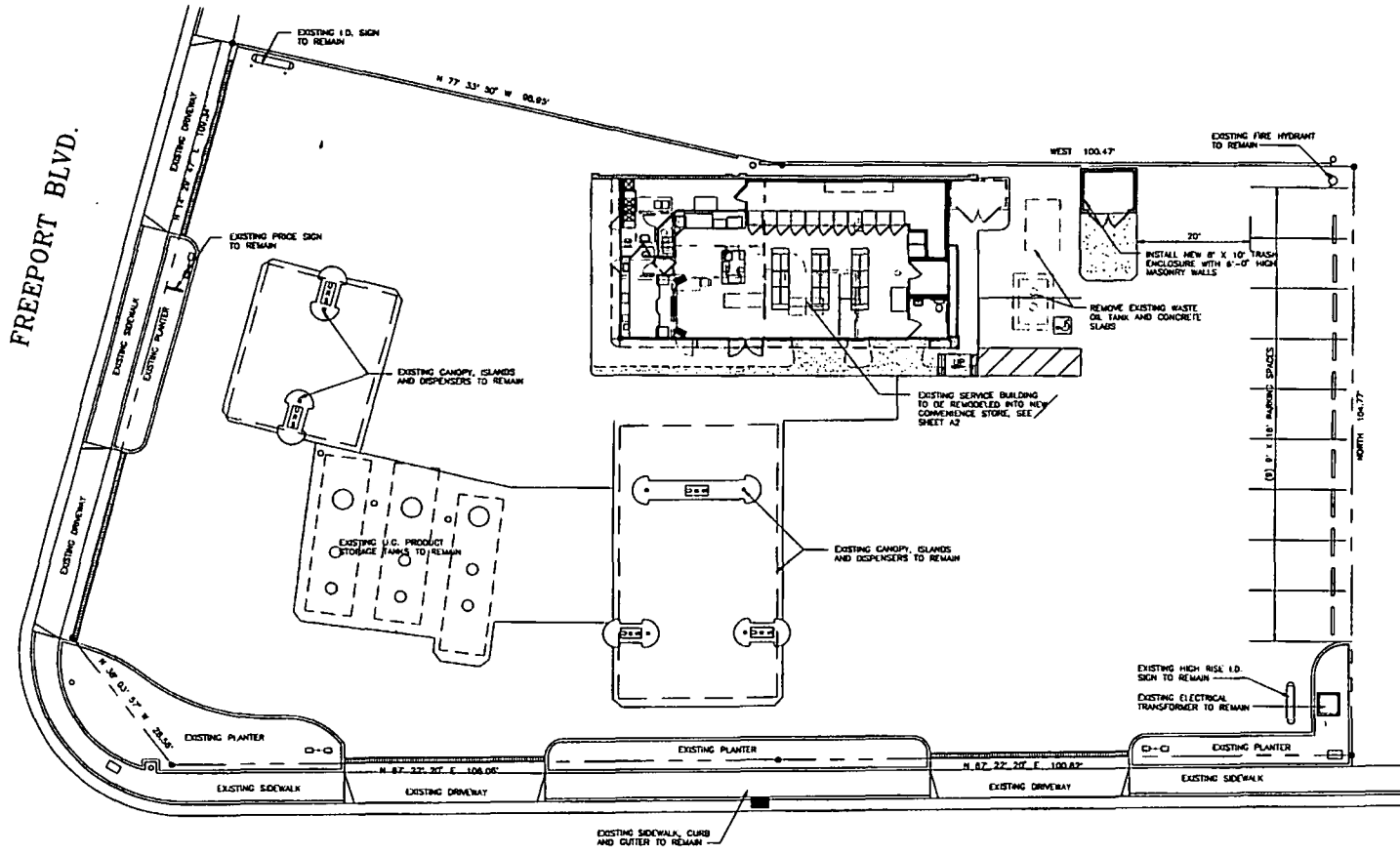
9. Signs shall be clearly posted prohibiting consumption of alcoholic beverages in the business or adjacent sidewalks with an open container of alcoholic beverage P.C. 647e.
10. All necessary building permits shall be obtained prior to construction;

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

FREEPORT BLVD.



FRUITRIDGE ROAD

SITE DATA

SITE AREA: 23,758 SQ.FT.
BUILDING AREA: 1606 SQ.FT.
EXISTING LANDSCAPE AREA: 1004 SQ.FT. 4.2%
PROPOSED LANDSCAPE AREA: 1004 SQ.FT. 4.2%
REQUIRED PARKING: 4 SPACES
ONE PLR 400 SQ. FT.
PARKING PROVIDED: 10 SPACES
INCLUDES ONE HANDICAP PARKING SPACE

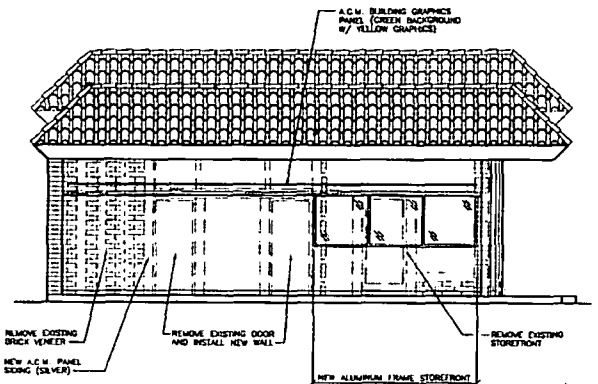
NOTE: ALL SIGNAGE SHALL BE SUBMITTED AND APPROVED UNDER A SEPARATE APPLICATION.



SCALE: 1" = 10'-0"

		2880 Sunrise Boulevard Suite 208 Rancho Cordova, CA 95742 (916) 635-2444 (916) 635-2808 FAX <small>Marketing 27 - REC'D 2/2</small>
TOSCO NORTHWEST COMPANY A DIVISION OF TOSCO CORPORATION A LICENSEE OF BP OIL 2888 PROSPECT PARK DRIVE, STE. 360 RANCHO CORDOVA, CALIFORNIA 95670		
SITE PLAN PROPOSED TOSCO OIL FACILITY #111174 5600 FREEPORT BOULEVARD FRUITRIDGE ROAD SACRAMENTO, CALIFORNIA		
REVISIONS:	DATE	DWN CHK
DATE: 12-17-94	SCALE: 1" = 10'-0"	
DRAWN: D.O.	SHEET: A1	
CHECKED: F.K.		

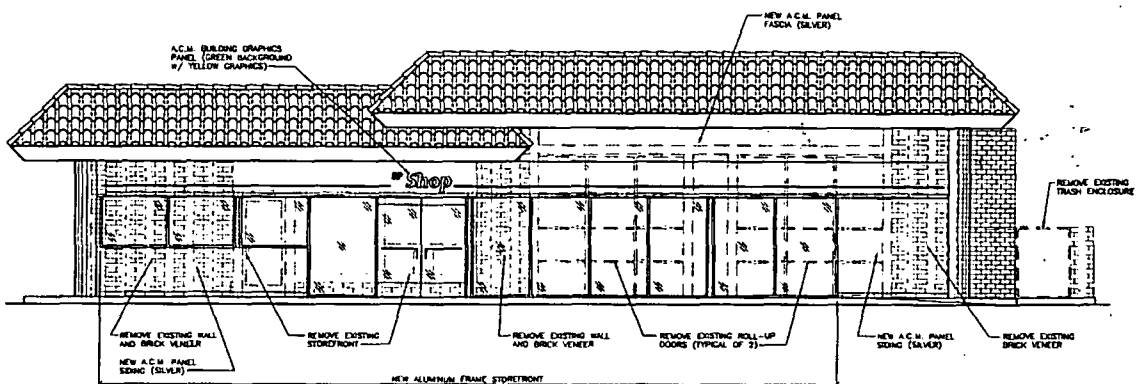
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PROPOSED LEFT SIDE ELEVATION

SCALE:

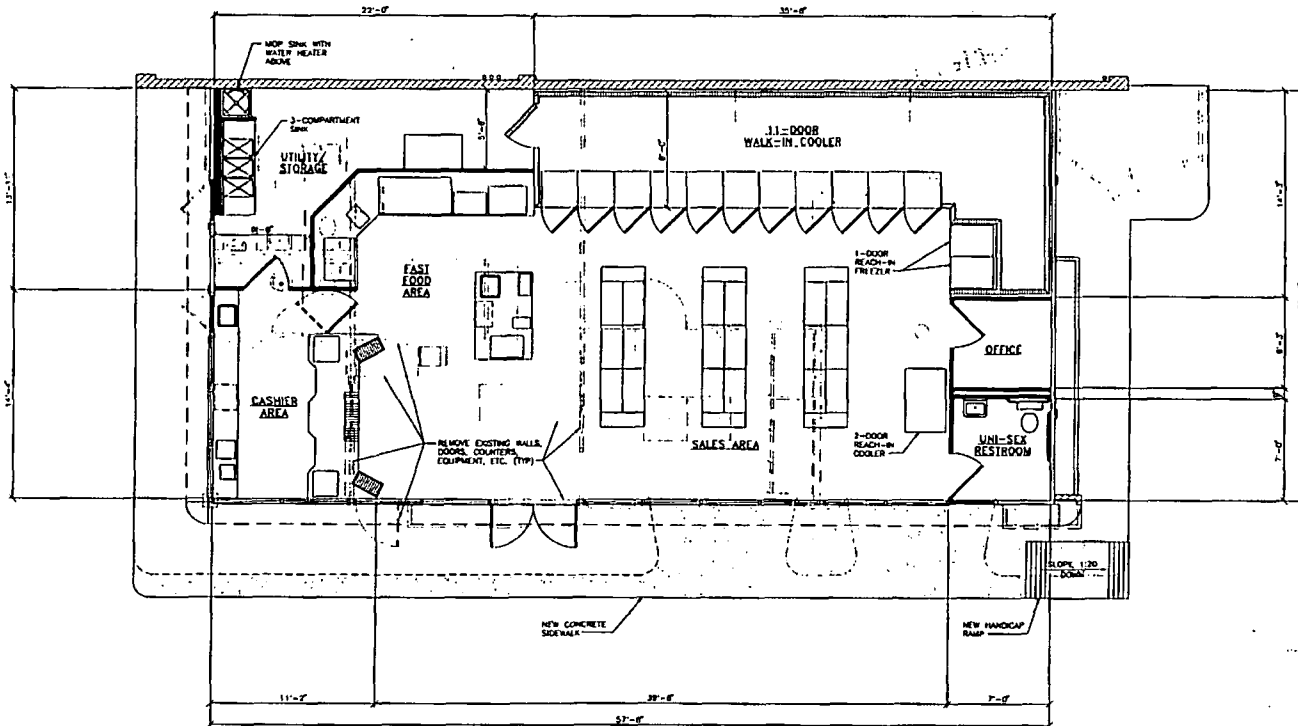
1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE:

1/4" = 1'-0"



PROPOSED FLOOR PLAN

SCALE:

1/4" = 1'-0"

TAT
 TAT & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 ORANGE, CA - SAN DIEGO, CA

2800 Sunrise Boulevard
 Suite 208
 Rancho Cordova, CA 95742
 (916) 835-2444
 (916) 835-2628 FAX
 TAT@AOL.COM

TOSCO NORTHWEST COMPANY
 A DIVISION OF TOSCO CORPORATION
 A LICENSEE OF BP OIL
 2868 PROSPECT PARK DRIVE, STE. 360
 RANCHO CORDOVA, CALIFORNIA 95870

FLOOR PLAN & ELEVATIONS
 PROPOSED TOSCO OIL FACILITY: #11174
 5600 FREEPORT BOULEVARD
 @ FRUITRIDGE ROAD
 SACRAMENTO, CALIFORNIA

REVISIONS:	DATE	DWN	CHR

DWG: 17-22-94
 DRAWN: D.D.
 CHECKED: S.J.

SCALE: 1/4" = 1'-0"
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ATTACHMENT E

P94-131

MARCH 30, 1995

**ITEM #9
PAGE 17**

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 30, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PLAN REVIEW FOR PROPERTY LOCATED AT 5600 FREEPORT BOULEVARD

(P94-131) (APN: 025-0033-030-0000)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing on the request for approval of a plan review of a remodel to an existing 1,606± square foot building and two gas island canopies at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301{a});

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- A. The Plan Review is hereby approved based upon the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a) The convenience market/gas station will provide a neighborhood market; and
 - b) Adequate parking will be provided for the convenience market; and
 - c) The proposed remodel will enhance the characteristic of the existing commercial building.
 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the proposed remodel will improve the existing development and adequate safety measures are being incorporated into the building design.

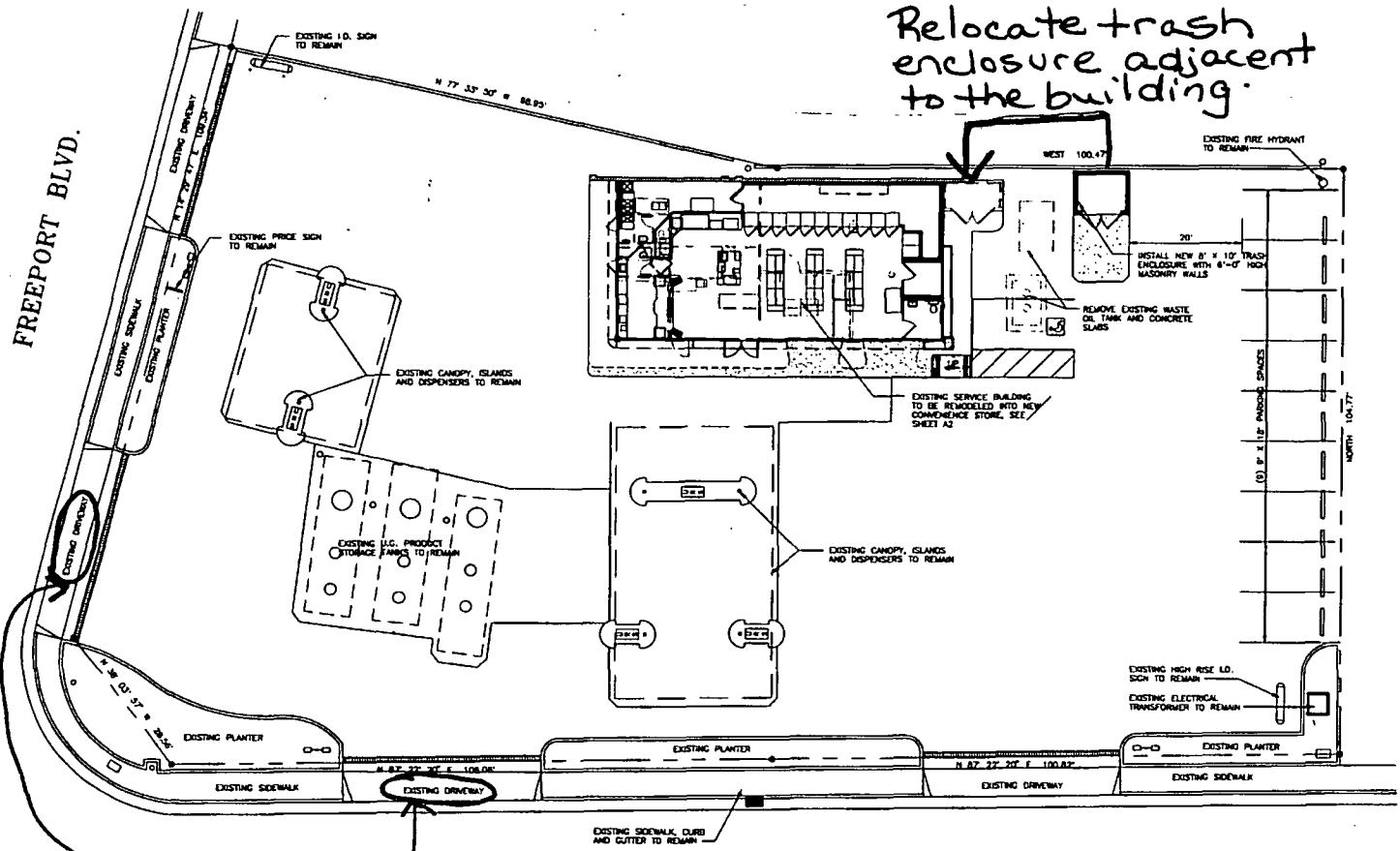
3. The project is consistent with the General Plan which designate the site Community/Neighborhood Commercial and Offices. The 24 hour market conforms to this designation.
- B. The Plan Review for the proposed remodel to the existing service station (Exhibits E-1 and E-2) is hereby approved subject to the following conditions:
1. The two driveways closest to the intersection of Freeport Boulevard and Fruitridge Road shall be eliminated. These driveways shall be removed to the satisfaction of the City's Transportation Division.
 2. The applicant shall provide the required handicap parking spaces as required by Title 24 of the City Code and the Americans with Disabilities Act (ADA) standards.
 3. The trash enclosure shall be located adjacent to the west side of the building with the gates opening into the driveway area of the existing parking lot. The trash enclosure shall be constructed to comply with Section 34 of the City Zoning Ordinance and shall be large enough to provide the necessary area to provide for recycling.
 4. The existing concrete that is located in the planters along Fruitridge Road and Freeport Boulevard shall be removed. The applicant shall provide the necessary landscaping and irrigation within these planters.
 5. All proposed signage shall comply with the City's Sign Ordinance.
 6. The applicant shall obtain all necessary building permits prior to construction.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P94-131



Relocate trash enclosure adjacent to the building.

SITE DATA

SITE AREA:	23,758 SQ.FT.
BUILDING AREA:	1606 SQ.FT.
EXISTING LANDSCAPE AREA:	1004 SQ.FT. 4.2%
PROPOSED LANDSCAPE AREA:	1004 SQ.FT. 4.2%
REQUIRED PARKING:	4 SPACES ONE PER 400 SQ. FT.
PARKING PROVIDED:	10 SPACES INCLUDES ONE HANDICAP PARKING SPACE

NOTE: ALL SIGNAGE SHALL BE SUBMITTED AND APPROVED UNDER A SEPARATE APPLICATION.

Remove and install planters

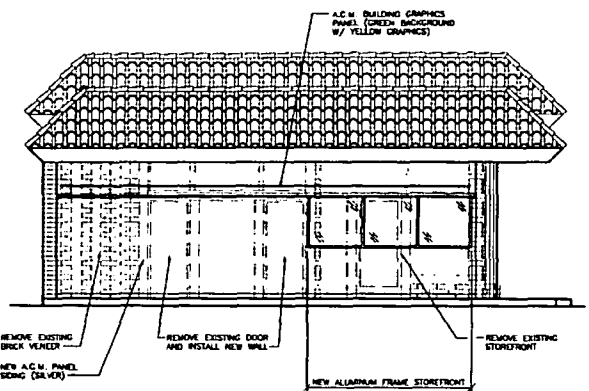
Remove and install planters
FRUITRIDGE ROAD



SCALE: 1" = 10'-0"

	2880 Sunrise Boulevard Suite 308 Rancho Cordova, CA 95742 (916) 635-2444 (916) 635-2808 FAX PROJECT # - ACTION #
	TOSCO NORTHWEST COMPANY A DIVISION OF TOSCO CORPORATION A LICENSEE OF BP OIL 2888 PROSPECT PARK DRIVE, STE. 360 RANCHO CORDOVA, CALIFORNIA 95670
SITE PLAN PROPOSED TOSCO OIL FACILITY #11174 5600 FREEPORT BOULEVARD FRUITRIDGE ROAD SACRAMENTO, CALIFORNIA	
REVISIONS:	DATE: DWN CHN
DATE: 12-17-94	SCALE: 1" = 10'-0"
DRAWN: O.D. CHECKED: F.K.	SHEET: A1

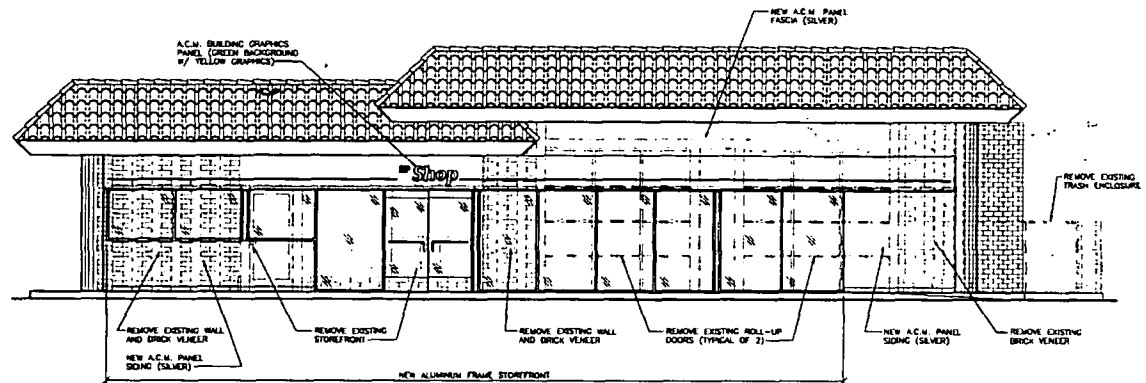
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PROPOSED LEFT SIDE ELEVATION

SCALE:

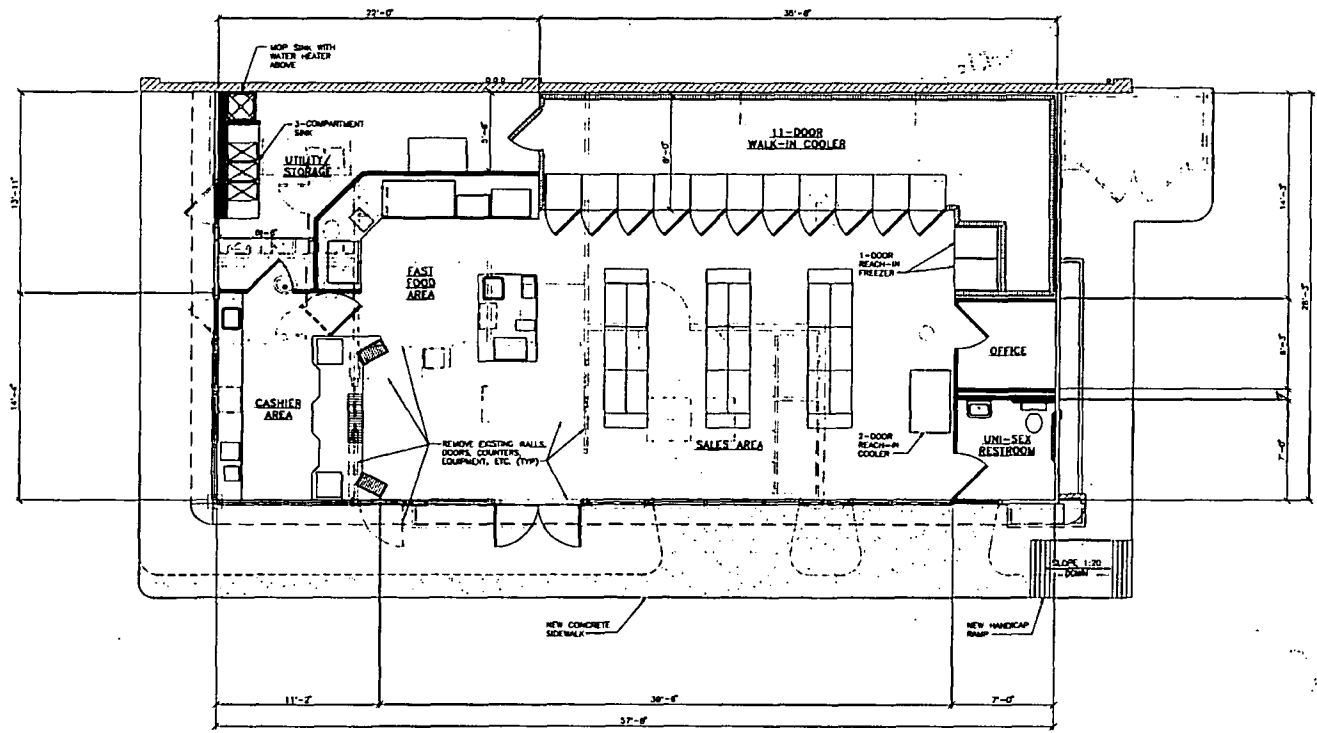
1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE:

1/4" = 1'-0"



PROPOSED FLOOR PLAN

SCALE:

1/4" = 1'-0"

TAT
TAT & ASSOCIATES, INC.
CORPORATE ENGINEERING
OFFICE: 617 SAN PABLO CA

2580 Sunrise Boulevard
Suite 705
Rancho Cordova, CA 95742
(916) 435-2444
(916) 435-2508 FAX
MCKENZIE AP. ACTION 12

TOSCO NORTHWEST COMPANY
A DIVISION OF TOSCO CORPORATION
A LICENSEE OF BP OIL
2868 PROSPECT PARK DRIVE, STE. 300
RANCHO CORDOVA, CALIFORNIA 95670

FLOOR PLAN & ELEVATIONS
PROPOSED TOSCO OIL FACILITY #11174
5600 FREEMONT BOULEVARD
FRUITRIDGE ROAD
SACRAMENTO, CALIFORNIA

REVISIONS:	DATE	DWN	CHK

DATE: 12-22-94 SCALE: 1/4" = 1'-0"
DRAWN: D.D. SHEET: A2
CHECKED: S.J.

T0138A2.DWG