

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Jack Sevey - 7728 Wilbur Way, Suite A, Sacramento, CA 95828
OWNER Raley Associates - 7728 Wilbur Way, Suite A, Sacramento, CA 95828
PLANS BY Harvey Engineering - 5330 East Power Inn Road, Suite E, Sacto. 95820
FILING DATE 2-24-89 ENVIR. DET. Negative Declaration REPORT BY DH:sg
ASSESSOR'S PCL. NO. 215-273-014.015.021.022

- APPLICATION:
- A. Negative Declaration
 - B. Plan Review of three warehouse/office buildings totaling 174,888 square feet on 9.3+ vacant acres in the Light Industrial-Review (M-1(S)-R) zone
 - C. Lot Line Adjustment to relocate the common property line of 4 lots totaling 19.24+ vacant acres in the M-1(S)-R zone

LOCATION: Southeast corner of Raley Boulevard and Santa Ana Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to adjust 4 common property lines to create 3 lots for 3 warehouse/office buildings totaling 174,888 square feet and one undeveloped lot.

PROJECT INFORMATION:

General Plan Designation:
1984 North Sacramento Community
Plan Designation:
Existing Zoning of Site:
Existing Land Use of Site:

Heavy Commercial - Warehouse

Industrial
M-1(S)-R
Vacant

Surrounding Land Use and Zoning:

North: Vacant; M-1-R
South: Vacant & truck terminal; M-1(S)-R
East: Vacant; M-1(S)-R
West: Vacant; M-1(S)-R

Setbacks:	Required	Provided
Front:	25'	34'
Side(Int):	0'	varies
Side(St):	0'	varies
Rear:	0'	60'

Parking Required:
Parking Provided:
Property Dimensions:
Property Area:
Square Footage of Building:

Height of Building:
Topography:
Street Improvements:
Utilities:
Exterior Building Materials:
Roof Material:

202 spaces at 10% office and 90% warehouse
208 spaces
irregular
19.24+ acres
Bldg. A = 28,800 sq. ft.; Bldg. B = 28,800 sq. ft.;
Bldg. C = 117,288 sq. ft.
One-story, 26+ ft.
Flat
To be extended
To be extended
Concrete tilt-up panels
Built up roof & tar

BACKGROUND INFORMATION: On July 26, 1988, the applicant was sent preliminary review comments by Planning staff on the proposed project. Comments related from revisions to building elevations to show more variation to enhancing the landscaping.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of four vacant parcels totaling 19.23+ acres in the Light Industrial-Review (M-1(S)-R) zone located at the southeast corner of Raley Boulevard and Santa Ana Avenue extension. The 1984 North Sacramento Community Plan designates the site as Industrial. Surrounding land uses are vacant to the north, east and west with a truck terminal to the south.

The 1984 North Sacramento Community Plan identified several issues related to development in the area west of McClellan Air Force Base. They concern traffic, infrastructure and compatibility of future uses with the operations of McClellan Air Force Base. Raley Boulevard is planned for a 110 foot wide ultimate right-of-way. The Robla Viejo Assessment District is being established to fund construction of storm drain, water, and sewer facilities in the area. The proposed project will be consistent with the City General Plan and Community Plan.

B. Project Description

The applicant proposes to adjust the property lines between four lots under the same ownership to coincide with three future building pads. The fourth lot will remain vacant. Parcels 1, 2 and 3 will contain 174,888 square feet of warehouse/office building proposed at a ratio of 10 percent office and 90 percent warehouse.

The applicant is required to seek plan review approval from the Planning Commission due to the M-1(S)-R zoning.

C. Site Design

1. Roads

Public Works Department advised the applicant last year during the preliminary review that Santa Ana Avenue was not necessary and could be abandoned. Since then, McClellan officials have advised the City of the need to provide alternative access via Claire Avenue to the base. Santa Ana Avenue is now desired to be retained and improved to full City standards.

The applicant, under separate permit, is requesting abandonment of Santa Ana Avenue with the understanding that it may not be supported by various City departments. The abandonment request is not officially filed with the City at time of report preparation.

Traffic Engineering has commented that they may support a cul-de-sac on Santa Ana Avenue if access to adjacent parcels is provided. If a cul-de-sac is allowed, the project may require redesign for Parcel C to include an appropriate bulb area.

Raley Boulevard is proposed to be a 110 foot wide ultimate right-of-way. The applicant's site plan shows a 55 foot half-street to the proposed property line after dedication. Public Works is designing the road grade and profile for Raley Boulevard and will be establishing road profiles for the applicant to construct to.

Along the south property line, the site plan shows a proposed street called Distribution Drive. The City Traffic Engineer does not support the establishment of Distribution Drive. The applicant has withdrawn the proposal to establish Distribution Drive at time of report preparation. The road easement for Distribution Drive will require an abandonment. Santa Ana Avenue's future right-of-way will require adjusting to City standards for a commercial street. A 58 foot right-of-way is required. Public Works is requiring construction of the entire 58 foot wide street section since the applicant owns both sides of Santa Ana Avenue.

2. Parking Analysis

The following table presents building and parking characteristics for each proposed lot:

<u>Building</u>	<u>Lot Area</u>	<u>Lot Number</u>	<u>Building Sq. Footage</u>	<u>Height</u>	<u>Provided Parking</u>	
					<u>Provided</u>	<u>Required</u>
A	1.82 ac.	Parcel 2	28,800 sq. ft.	25-1/2'	62	33
B	1.92 ac.	Parcel 1	28,800 sq. ft.	25-1/2'	82	33
C	<u>5.94 ac.</u>	Parcel 3	<u>117,288 sq. ft.</u>	26-1/2'	<u>64</u>	<u>134</u>
Total	9.68 ac.		174,888 sq. ft.		208	200

Parking Analysis Per Building

<u>Building</u>	<u>Office (10%)</u>	<u>Warehouse (90%)</u>	<u>Parking Required</u>		<u>Total</u>
			<u>Office</u>	<u>Warehouse</u>	
A	2,880 sq. ft.	25,920 sq. ft.	7	26	33
B	2,880 sq. ft.	25,920 sq. ft.	7	26	33
C	<u>11,728.8 sq. ft.</u>	<u>105,559 sq. ft.</u>	<u>29</u>	<u>105</u>	<u>134</u>
Total	17,488.8 sq. ft.	157,399 sq. ft.	43	157	200

Since the applicant shows 208 spaces overall for the development, adequate parking is provided for a mix of 10% office and 90% warehouse. Staff is concerned that a deficit of parking for Building C of 70 spaces shows. Reciprocal parking and access agreements and easements are necessary to provide required parking off-site. Planning Division

staff strongly discourages the provision of required on-site parking off-site for new projects. The applicant has several alternatives to improve the balance of parking.

- a. Reduce office area in Building C and increase warehouse area.
- b. Provide more parking on Lot 3 to the rear of the building.
- c. Reduce parking for Buildings A and B and provide more for Building C.

In lieu of these alternatives, staff recommends a redesigned parking plan to show all required parking for each lot and building on the same parcel. As designed, Buildings A and B are likely to contain more than 10% office due to the more than adequate parking provided. For Building A, with 62 parking spaces on-site for a 28,800 square foot building, over 80% office could be allowed. For Building B, with 82 parking spaces on-site for a 28,800 square foot building, over 100% office could be accommodated on-site.

In the M-1(S)-R zone, up to 25% of a warehouse building can be used for attendant office uses. A special permit is necessary to allow more than 25% office use.

3. Site Design and Landscaping

a. Landscape Setback

Adequate setbacks are being provided from street rights-of-way and proposed property lines. A 25 foot landscaped setback is shown along Railey Boulevard. Since Santa Ana Avenue is required to be constructed as a public street, the 25 foot landscape berm and strip is required along that frontage also. Staff recommends detailed landscaping and irrigation plans be reviewed and approved by the Planning Director prior to issuance of building permits. Similar to past Commission action on the plan review for U.S. Machinery (P86-160), staff recommends a 3-1/2 foot high undulating berm planted with a mix of evergreen and deciduous trees along the street frontages at a density of one tree per 30 feet of lineal frontage. Trees are to be a mix of 5 and 15 gallon specimen size trees.

b. South Property Line Treatment

Parking is provided along the south property line of Parcels B and C. Staff notes that the south elevations of the buildings could be better screened if a 5 to 10 foot wide landscape strip be provided with evergreen trees planted on 20 foot centers with shrubbery. Since the screening along

the south property line provides shade in the summer and buffer to the trucking terminal to the south, landscaping adjacent to the buildings could be replaced with parking.

c. Parking Lot Fingers

Rows of parking should be broken up so that no more than 10 parking spaces are together in one block. Tree wells should be provided every 10 spaces. All parking and maneuvering areas are required to meet the City's Tree Shading Ordinance requirements.

d. Groundcover

Adjacent to the public right-of-way, lawn shall be planted with shrubbery and trees. No bark mulch will be allowed as cover in the 25 foot landscape setback.

e. Lighting

No detailed lighting was provided for staff review. Staff recommends all lighting be directed on-site and not reflect off-site. Use of low level pole lights and boxed fixtures shall be included for permit review. Lamp poles shall not exceed 30 feet in height and observe all utility easements.

f. Trash Enclosure

Buildings A and B each show one trash enclosure located adjacent to the east building elevation. No enclosure is shown for Building C. Due to the size of Building C, staff recommends a minimum of two trash enclosures for Building C be shown on the revised site plan and complying with City Trash Enclosure Guidelines. No unenclosed dumpster units will be allowed.

g. Fencing and Gates

No fencing or gates are proposed. Staff recommends any fencing visible off Raley Boulevard be a vinyl clad chainlink or wrought iron as a minimum. Gates shall be located to allow adequate vehicle stacking so to not obstruct traffic on adjacent streets. If out door storage is allowed, then the area shall be screened with a solid board, masonry or wood fence with materials not stacked higher than the fence height.

h. Emergency Fire Access - Railey & Santa Ana

Staff notes that Building A at the southeast corner of Railey and Santa Ana has a long, 360 foot row of parking with no access onto Santa Ana Avenue. For a similar situation for Sacramento Security Park, the Fire Marshal's Office requested secondary emergency access. Staff recommends use of a emergency access. Staff recommends use of a paverstone at the northern part of the Building A parking lot through the landscape setback area. The site pian shall be revised to show paverstone or similar treatment capable of carrying fire equipment.

4. Elevations

The appiccant proposes the use of concrete tilt-up construction for all three buildings with storefront window systems. No loading doors are proposed along the Railey Boulevard frontage of Buildings A and B. Building C is screened from view by Buildings A and B so that the image of the loading docks will be minimal. Staff has discouraged loading doors visible from the public right-of-way and supports the applicant's general building design.

Regarding the store front window system, the applicant has agreed to modify the front elevations of buildings A and B to reflect more variety through the use of four, four inch wide, one inch deep reveal lines placed equidistant along the top half of the wall sections and wrapped around the ends of the building. The addition of columns and recessing the window system into the building is proposed. Staff recommends that these revisions to the elevations be reviewed and approved by the City Design Review Coordinator prior to issuance of building permits.

No colors were submitted. Staff recommends that Planning staff review the colors of the walls and trim elements prior to issuance of building permits.

5. Mechanical Equipment

All roof top mounted heating, cooling or communications equipment shall be screened so to not be visible off-site. All transformers, fire valves, and PG & E gas transmission facilities are to be screened by landscaping or other suitable methods.

6. Signage

No signage was submitted. Due to the size of the buildings and possibility of multiple tenants, staff recommends preparation and acceptance of a sign program for the site prior to issuance of sign permits. One monument sign not exceeding 12 feet in height and 100

square feet of area shall be allowed per lot. No pole signs will be allowed. Attached building and tenant identification signage similar to the approved sign program for Sacramento Security Park (P86-160).

7. Transportation Management Plan - The 1984 North Sacramento Plan Final Environmental Impact Report includes as a traffic mitigation measure the following statements:

1. In the area north of I-880, all of the designated major streets should be upgraded as development proceeds in the future. Special studies should be undertaken at intersections to determine their ultimate lane configuration, signal requirements, and access control requirements. Potential funding mechanisms should be investigated, including the development of a benefit assessment district.
2. A number of new traffic signals will be required throughout the area as a result of the implementation of the Community Plan and development occurring in adjacent areas.
3. TSM actions should be implemented by the City wherever feasible to reduce auto usage and encourage use of alternative modes. These actions should include continued efforts to upgrade and maintain the bikeway system, support for ridesharing programs, and efforts to encourage mass transit usage.

Staff recommends that a transportation management plan be prepared for the project. As a component of the transportation management, that in-lieu measures be provided which may include the following items: bicycle locker and shower facilities; financial reimburse to Regional Transit to provide bus service to the site; development of a ride-sharing or vanpool service for all employees of the site; provision of a bus stop and/or shelter adjacent to the site; financial reimbursement to tenants who offer their employees opportunities to use modes of transportation other than the single occupancy automobile. The applicant is required to comply with the new TSM Ordinance adopted by the City Council in 1989.

8. Comments From City Departments - The City Engineer, Traffic Engineer, Real Estate, Public Works - Water and Sewer, Regional Transit, and Design Review have reviewed the proposed project. Comments are previously included in relevant sections of the report. The City Engineer made the following comments:

- a. Provide standard improvements along Raley Boulevard (55 foot half street) and Santa Ana Street (58 foot full commercial street to easterly property line of Parcel C. Improvements

along Raley Boulevard shall be deferred to coincide with or follow City project to widen Raley Boulevard. Security in the form of a Letter of Credit will be provided.

- b. Dedicate necessary additional right-of-way along Raley Boulevard and Santa Ana.
- c. Abandon Distribution Drive through standard abandonment proceedings.
- d. Driveway shown is located on both lots A and B. Adjust driveway location or property line to comply with City driveway standards.
- e. Provide access to Parcel C from Santa Ana Avenue to City standards.
- f. Provide reciprocal ingress, egress and parking easements.
- g. Provide temporary access to parcels A and B to the satisfaction of Traffic Engineer and Public Works Department.
- h. On-site grading and drainage shall be reviewed and approved by Public Works during building permit review.
- i. Construction on-site and off-site shall be coordinated with contractors and City for Robla Viejo Assessment District and Raley Boulevard widening.
- j. Building permits shall not be issued until Certificate of Compliance for the lot line adjustment is recorded.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Plan Review, subject to conditions and based upon findings of fact which follow; and
- C. Approve the Lot Line Adjustment by adopting the attached resolution:

Conditions - Plan Review

1. The applicant shall prepare a revised site plan, detailed landscaping and irrigation plans reflecting comments in Section 3 for review and approval by the Planning Director prior to issuance of building permits.

2. The applicant shall revise the exterior elevations to the satisfaction of the City's Design Review Coordinator and Planning Director. All proposed colors are to be included in the revised elevations.
3. The applicant shall submit a uniform sign program for the review and approval by the Planning Director prior to issuance of any sign permit.
4. Lighting is to be directed on-site and poles are to be no higher than 30 feet with observation of any public utility easements.
5. Minimum parking dimensions shall correspond to the City Zoning Ordinance, except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into adjacent landscape or walkway improvements. No individual prefabricated wheel stops will be allowed. A continuous six inch raised poured in-place concrete curb shall be provided along all landscape areas abutting parking or drives.
6. A minimum 50 foot building setback shall be retained along Raley Boulevard.
7. Large mechanical equipment, including heating and cooling equipment, shall be screened or enclosed in such a manner as to hide such equipment. The design and material of the screening shall be compatible with the building architecture and color.
8. All roof projections shall be painted to match the roof or building.
9. The parking lot redesign shall show tree finger wells where 10 or more consecutive parking spaces are located along the Raley Boulevard frontage. The parking and access areas shall comply with the City's Tree Shading Ordinance.
10. The applicant shall comply with the following requirements of the City Engineer and Traffic Engineer:
 - a. Provide standard improvements along Raley Boulevard (55 foot half street) and Santa Ana Street (58 foot full commercial street to easterly property line of Parcel C. Improvements along Raley Boulevard shall be deferred to coincide with or follow City project to widen Raley Boulevard. Security in the form of a Letter of Credit will be provided.
 - b. Dedicate necessary additional right-of-way along Raley Boulevard and Santa Ana.
 - c. Abandon Distribution Drive through standard abandonment proceedings.

- d. Driveway shown is located on both lots A and B. Adjust driveway location or property line to comply with City driveway standards.
 - e. Provide access to Parcel C from Santa Ana Avenue to City standards.
 - f. Provide reciprocal ingress, egress and parking easements.
 - g. Provide temporary access to parcels A and B to the satisfaction of Traffic Engineer and Public Works Department.
 - h. On-site grading and drainage shall be reviewed and approved by Public Works during building permit review.
 - i. Construction on-site and off-site shall be coordinated with contractors and City for Robla Viejo Assessment District and Raley Boulevard widening.
 - j. Building permits shall not be issued until Certificate of Compliance for the lot line adjustment is recorded.
11. Emergency access shall be provided to the satisfaction of the Fire Marshal's Office and the Planning Director for all lots. Lot A shall have emergency access onto Santa Ana Avenue at the end of the Rows of parking using turf block over the 25 foot landscape area.
 12. Two trash enclosures are to be provided for Building C designed to City standards.
 13. No outdoor storage is allowed unless screened. Height of stored materials shall not exceed the fence height.
 14. Each proposed lot shall provide adequate parking for the proposed tenants. A revised detailed parking analysis is to be provided showing required parking on each lot based upon use.
 15. The applicant shall prepare a Transportation Management Plan for the project showing compliance with the City's revised TSM Ordinance prior to issuance of building permits.
 16. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood

maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Findings of Fact - Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. revised elevation enhancements will be more compatible with the newer industrial development of the area to the south; and
 - b. intensive landscaping, designs and focussed on-site lighting will improve the visual impact of the area.
2. The project, as conditioned, will not be injurious or detrimental to public health, safety or welfare nor result in the creation of a nuisance in that adequate on-site parking will be provided.
3. The proposed project is found to be consistent with the City's General Plan and the 1984 North Sacramento Community Plan which designate the site for heavy commercial-warehouse and industrial, respectively.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
ADJUST THE COMMON PROPERTY LINES BETWEEN
LOTS 335, 338, 351 & 352 OF ACME ACRES
RECORDED AT BOOK 14, PAGE 27 OF MAPS,
COUNTY OF SACRAMENTO
(APN: 215-273-014,015,021,022) (P89-120)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner of Raley Boulevard and Santa Ana Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1984 North Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southeast corner of Raley Boulevard and Santa Ana Avenue, City of Sacramento, be approved as shown and described in Exhibits A, B, C, D, E and F attached hereto, subject to the following conditions:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
 1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 2. File a waiver of parcel map.
 3. Pay off or segregate any existing assessments.
 4. Place a note on the final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at the time of obtaining building permits.
2. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the

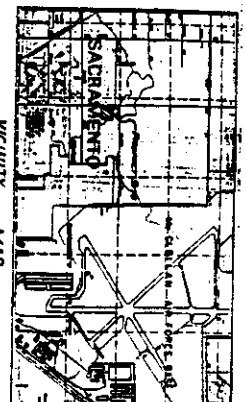
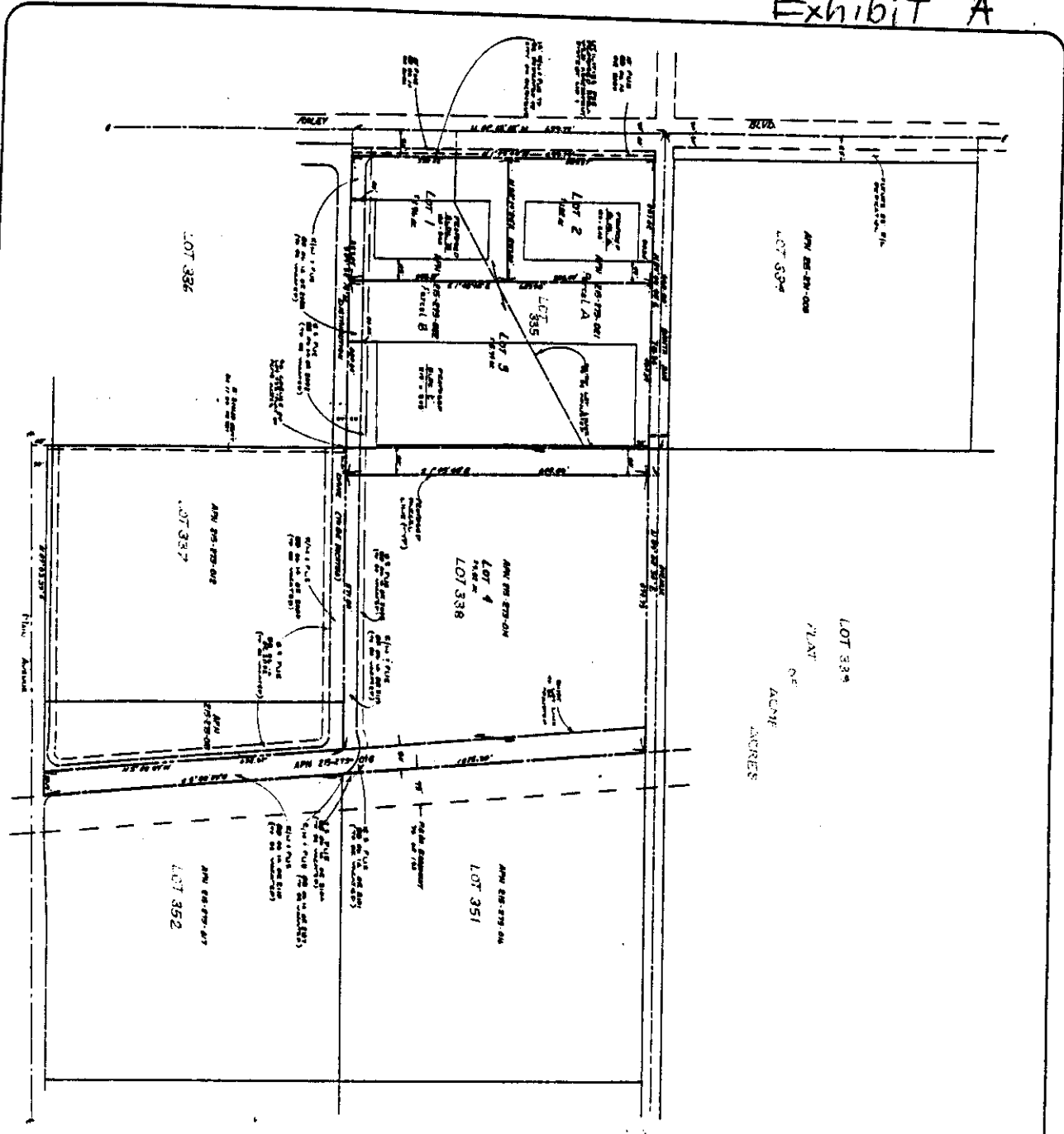
applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

Exhibit A



TITLE: BOUNDARY LINE ADJUSTMENT MAP
 PROJECT: RALEY BOULEVARD PHASE ONE
 PREPARED BY: HARDEY ENGINEERING
 DATE: 5-25-89
 SHEET NO. 1 OF 1
 DESIGNER: J.H.L.
 CHECKER: S.A.P.
 CITY OF SACRAMENTO, CALIFORNIA
 PLAT NO. 89-001-001

UTILITY INFORMATION	
UTILITY:	REPRESENTATIVE PHONE
GAS:	983-7811
ELECTRICITY:	983-7811
TELEPHONE:	983-7811
SEWER:	983-7811
WATER:	983-7811
IRRIGATION:	983-7811
U.S.A.:	983-7811
OTHER:	983-7811

SHEET NO. 1 OF 1
 DESIGNER: J.H.L.
 DRAWN: S.A.P.
 CHECKED: S.A.P.
 FILE NO. 2-001-18-08

RALEY BOULEVARD PHASE ONE
 BOUNDARY LINE ADJUSTMENT MAP
 PANATTONI DEVELOPMENT CO. CITY OF SACRAMENTO, CA.

HARDEY ENGINEERING
 5530 EAST POWER INN ROAD
 SACRAMENTO, CA. 95820
 SUITE 2
 (916) 398 - 1338

P-89-120

5-25-89

item 13

Exhibit B

LOT 1

COMMENCING at the Southeast corner of Lot 335 as shown on the "Plat of Acme Acres," recorded in Book 14 of Maps, Map No. 27, records of said County; thence South $89^{\circ}02'15''$ West, along the south line of said Lot, 347.83 feet to the true point of beginning; thence continuing South $89^{\circ}02'15''$ West, 257.03 feet to a point situated 55.00 feet Easterly from the centerline of Raley Boulevard (measured perpendicular to); thence North $1^{\circ}45'40''$ West parallel with said centerline, 330.22 feet; thence North $86^{\circ}14'20''$ East, 257.00 feet; thence South $1^{\circ}45'40''$ East, 333.81 feet to the true point of beginning.

(contains 1.96 acres more or less)

Prepared for:
Panattoni Development
Sacramento, California

John Hardey P.E., P.L.S.
Hardey Engineering
5330 Power Inn Rd. Suite E
Sacramento, California, 95820



P89 120

P-89-120

5-25-89

item 13

Exhibit C

LOT 2

COMMENCING at the Southeast corner of Lot 335 as shown on the "Plat of Acme Acres", recorded in Book 14 of Maps, Map No. 27, records of said County; thence South $89^{\circ}02'15''$ West, along the south line of said lot, 604.86 feet to a point situated 55.00 feet Easterly from the centerline of Raley Boulevard (measured perpendicular to); thence North $1^{\circ}45'40''$ West parallel with said centerline, 330.22 feet to the true point of beginning; thence continuing North $1^{\circ}45'40''$ West, 309.57 feet to the south right-of-way line of Santa Ana Avenue; thence North $89^{\circ}00'50''$ East along said south right-of-way line, 257.02 feet; thence South $1^{\circ}45'40''$ East, 306.09 feet; thence North $88^{\circ}14'20''$ East, 257.00 feet to the true point of beginning.

(contains 1.82 acres more or less)

Prepared for:
Panattoni Development
Sacramento, California

John Hardey P.E., P.L.S.
Hardey Engineering
5330 Power Inn Rd. Suite E
Sacramento, California 95820



Exhibit D

LOT 3

COMMENCING at the Southeast corner of Lot 335 as shown on the "Plat of Acme Acres," recorded in Book 14 of Maps, Map No. 27, records of said County; thence South $89^{\circ}02'15''$ West along the south line of said lot 347.83 feet to the true point of beginning; thence North $1^{\circ}45'40''$ West parallel with the centerline of Raley Boulevard, 639.90 feet to the south right-of-way line of Santa Ana Avenue; thence North $89^{\circ}00'50''$ East along said right-of-way line, 404.04 feet; thence South $1^{\circ}45'40''$ East, 640.06 feet to the south line of Lot 338 of the aforementioned "Plat of Acme Acres;" thence South $89^{\circ}02'15''$ West along the south lines of Lots 338 and 335 of said "Plat of Acme Acres," 404.04 feet to the true point of beginning.

(contains 5.94 acres more or less)

Prepared for:
Panattoni Development
Sacramento, California

John Hardey P.E., P.L.S.
Hardey Engineering
5330 Power Inn Rd Suite E
Sacramento, California, 95820



P89120

P-89-120

5-25-89

item 13

Exhibit E

LOT 4

COMMENCING at the Southwest corner of Lot 338 as shown on the "Flat of Acme Acres," recorded in Book 14 of Maps, Map No. 27, records of said County; thence North $89^{\circ}02'15''$ East along the south line of said Lot 338, 56.21 feet to the true point of beginning; thence North $1^{\circ}45'40''$ West, 648.86 feet to the South right-of-way line of Santa Ana Avenue; thence North $89^{\circ}00'50''$ East along said south right-of-way line, 574.73 feet to the west line of an easement granted to Great Western Power Company of California, in Deed recorded in Book 76, page 193, of the Official Records of Sacramento, County; thence South $5^{\circ}58'39''$ East along said west line, 1275.39 feet to the north right-of-way line of Main Avenue (being 30.00 feet north of measured perpendicular to the centerline of Main Avenue); thence South $89^{\circ}03'39''$ West along said north right of way line, 50.19 feet, to the west line of that certain 50 foot strip of land conveyed by Deed to Wesrobla Industrial Park, recorded February 28, 1958, in Book 3462, page 383, Official Records; thence North $5^{\circ}58'39''$ West, 632.67 feet to the south line of the aforementioned Lot 338; thence South $89^{\circ}02'15''$ West, 571.80 feet to the true point of beginning.

(contains 9.52 acres more or less)

Prepared for:
Panattoni Development
Sacramento, California

John Hardey P.E., P.L.S.
Hardey Engineering
5330 Power Inn Rd. Suite E
Sacramento, California 95820

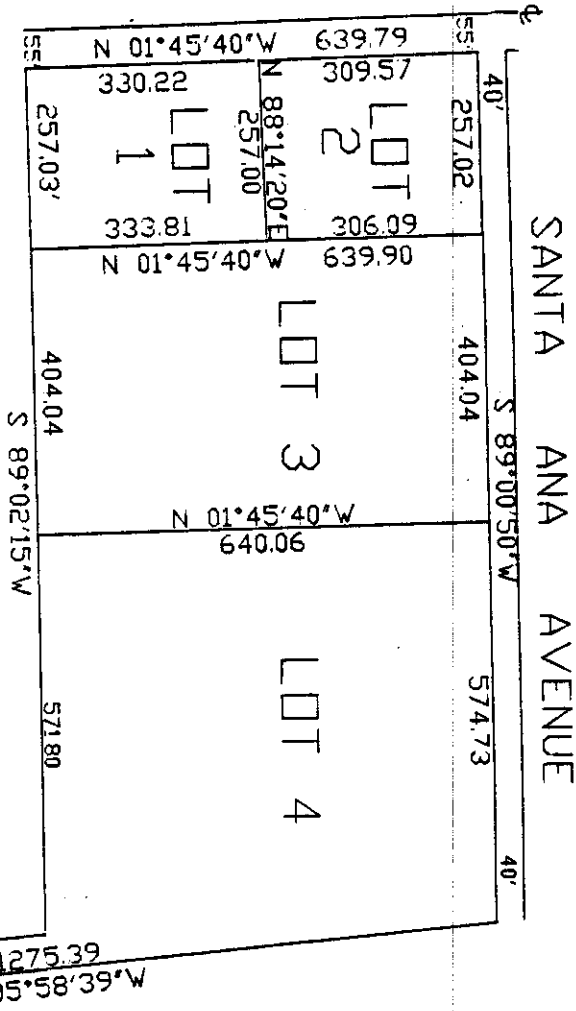


Feb 20

Exhibit F

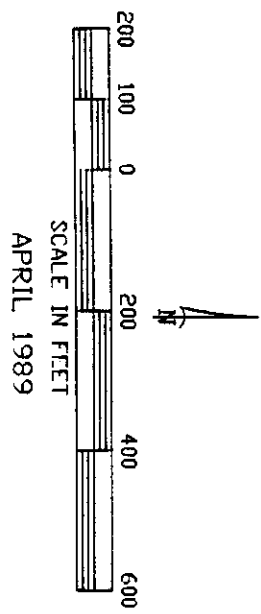


RALEY BLVD.



SANTA ANA AVENUE

MAIN AVENUE



P89 120

SHEET 1 OF 1
FILE NO _____

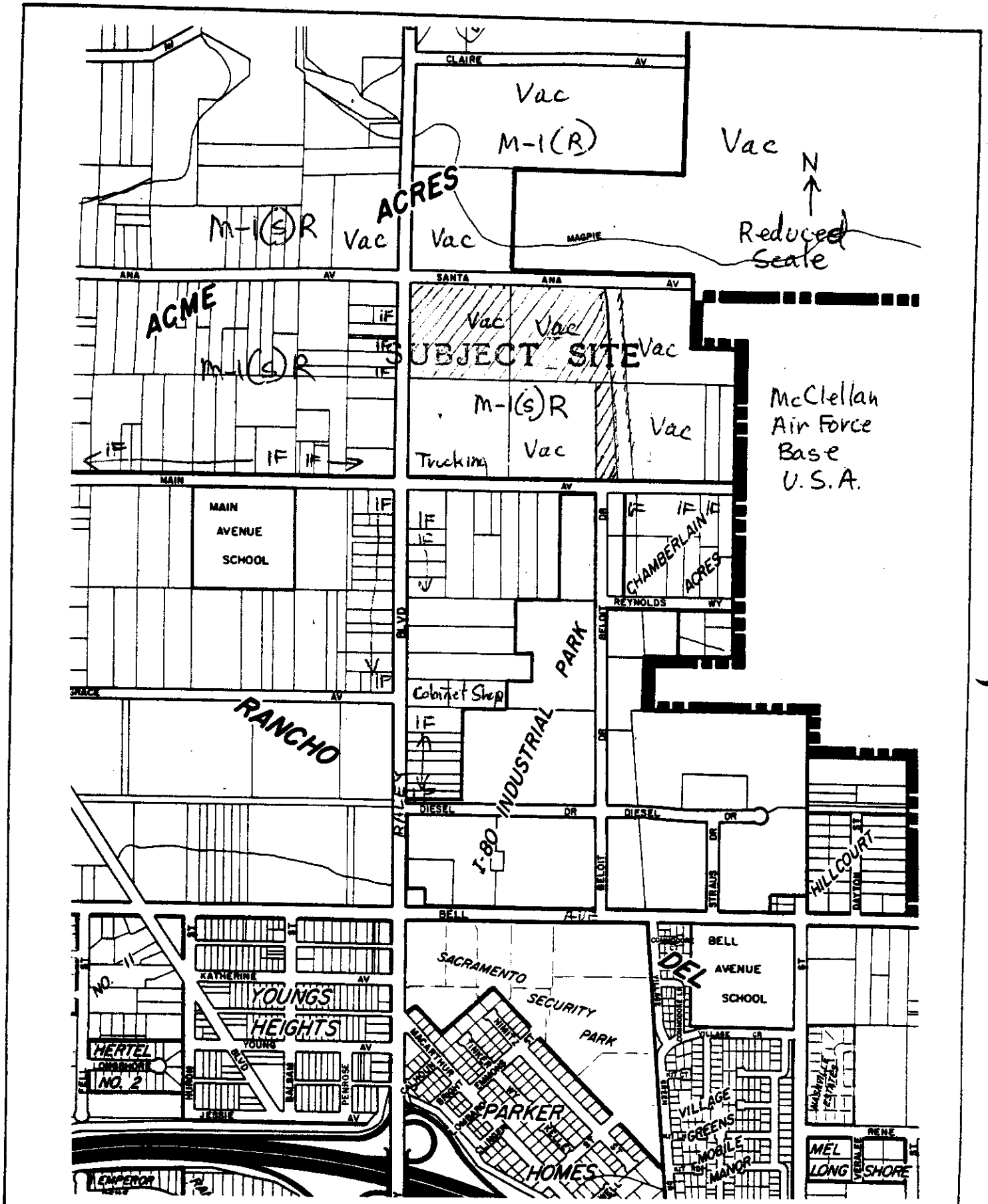
RALEY BOULEVARD PROJECT
BOUNDARY LINE ADJUSTMENT EXHIBIT
PANATTONI DEVELOPMENT CO SACRAMENTO, CA

HARDEY ENGINEERING
6330 E. POWER INN RD. SUITE F
SACRAMENTO, CA 95820
(916) 386-1339

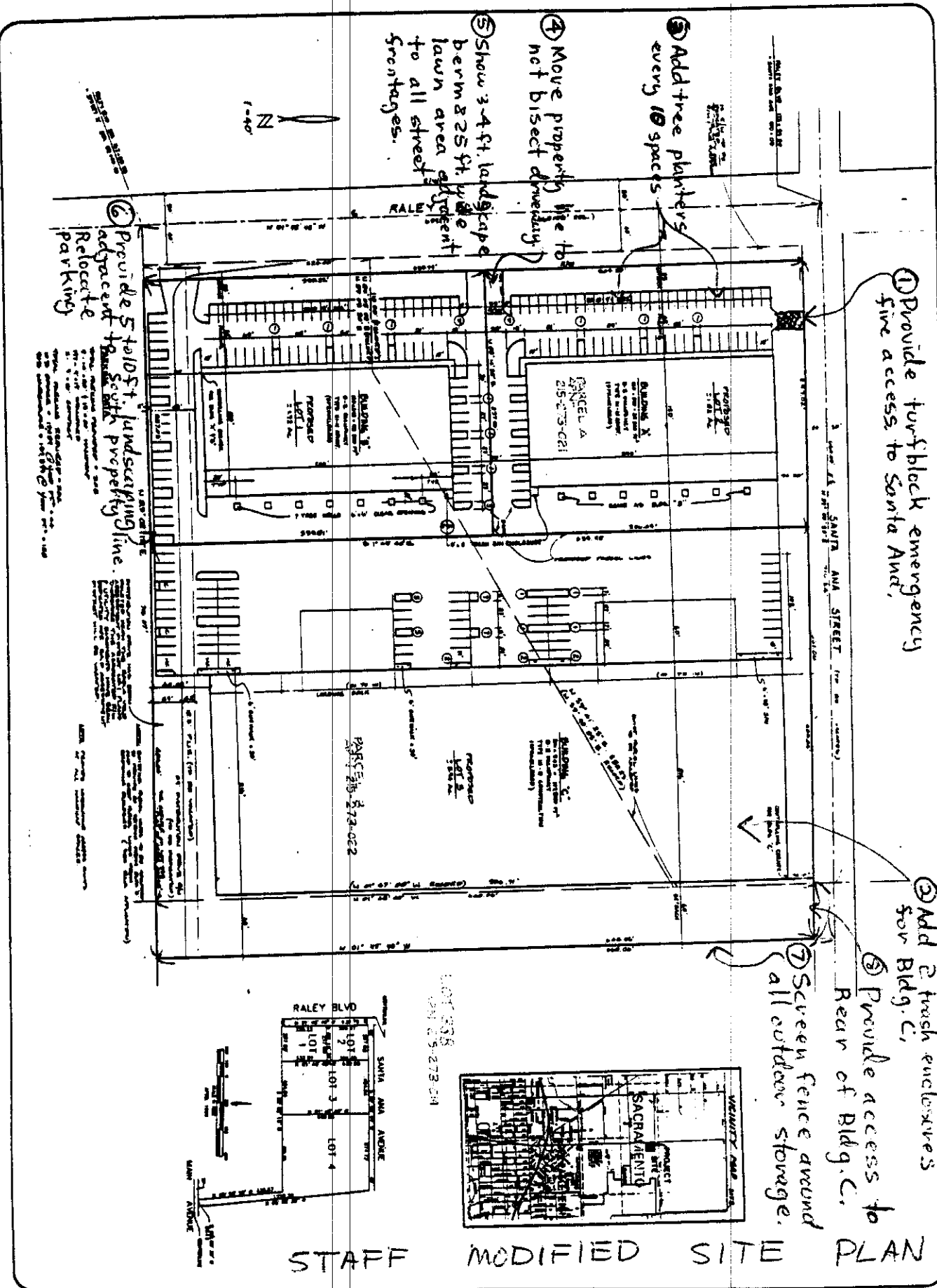
P-89-120

5-25-89

item 13



VICINITY - LAND USE - ZONING



STAFF MODIFIED SITE PLAN

SHEET NO. 1 of 1
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 CHECKED BY [Signature]
 FILE NO. 2-001-13-03

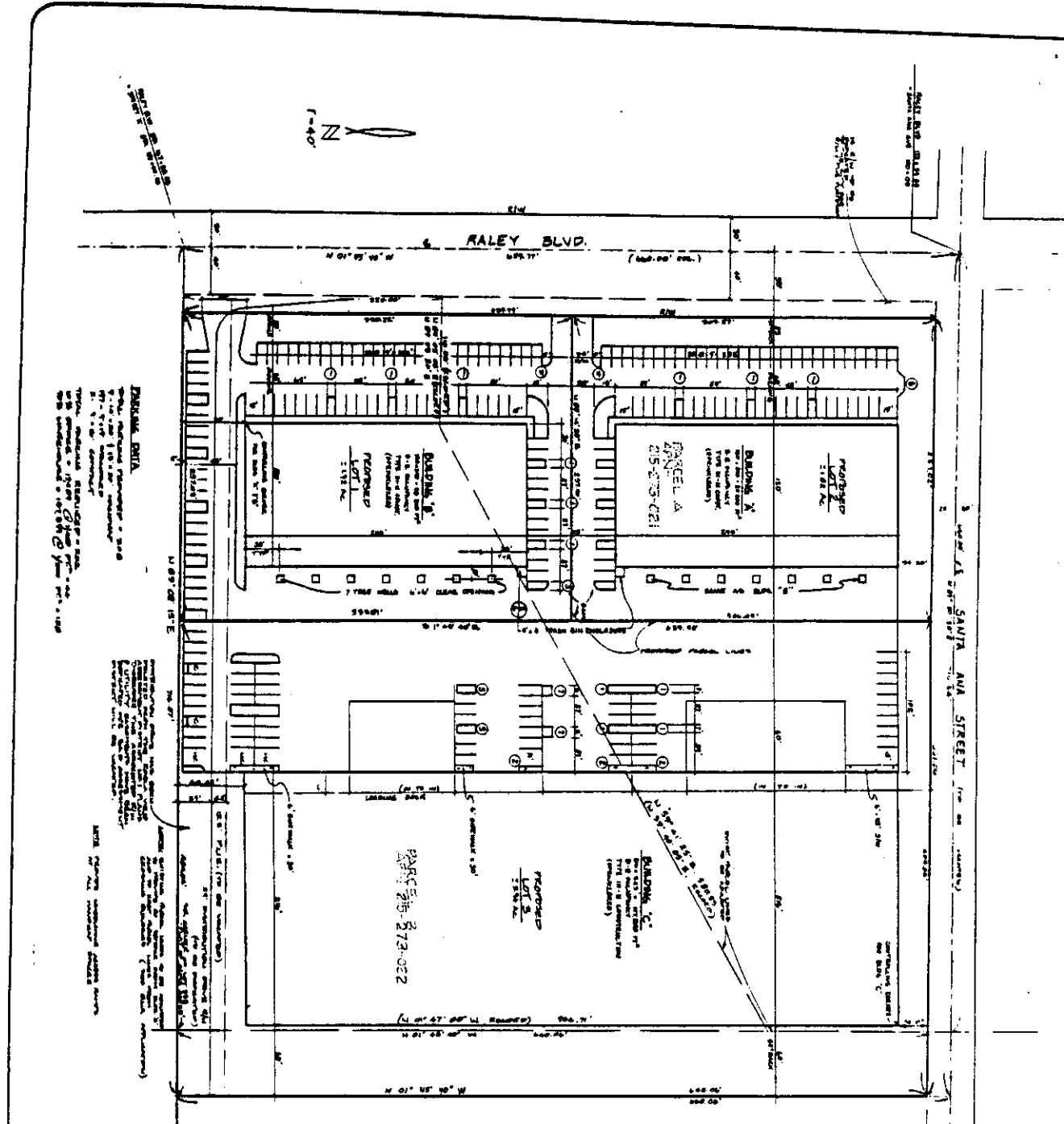
RALEY BOULEVARD PHASE ONE
 SITE PLAN
 PANATTONI DEVELOPMENT CO. CITY OF SACRAMENTO, CA.

HARDEY ENGINEERING
 8530 EAST POWER INN ROAD
 SACRAMENTO, CA.
 SUITE 2
 95820
 (916) 306-1330

P-89-120

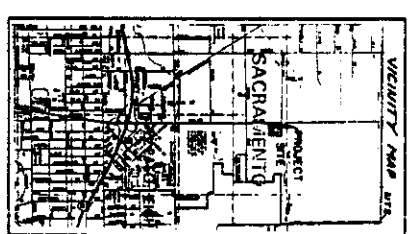
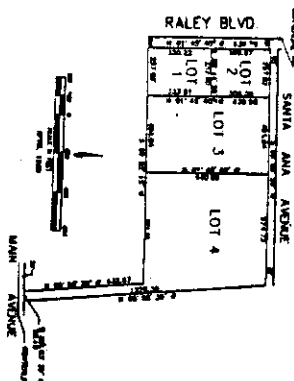
5-25 89

item 13



PARKING DATA
 Total required (minimum) = 348
 11' x 18' = 198
 11' x 12' = 150
 Total available = 348
 Total required = 348
 Total available = 348
 All spaces are 11' x 18' or 11' x 12'

NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL SETBACKS ARE TO THE CENTERLINE OF THE ADJACENT STREET UNLESS OTHERWISE NOTED.
 3. ALL EASEMENTS ARE TO BE MAINTAINED.
 4. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
 5. ALL EXISTING UTILITIES TO BE MAINTAINED.
 6. ALL EXISTING UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
 7. ALL EXISTING UTILITIES TO BE MAINTAINED.
 8. ALL EXISTING UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.



SHEET NO. 1 of 1
 DESIGN 4-88 BY [Signature]
 DRAWN 4-88 BY [Signature]
 CHECKED 4-88 BY [Signature]
 FILE NO. 2-001-13-88

RALEY BOULEVARD PHASE ONE
SITE PLAN
 PANATTONI DEVELOPMENT CO. CITY OF SACRAMENTO, CA.

HARDEY ENGINEERING
 6330 EAST POWER INN ROAD
 SACRAMENTO, CA.
 SUITE 2
 (916) 396-1339

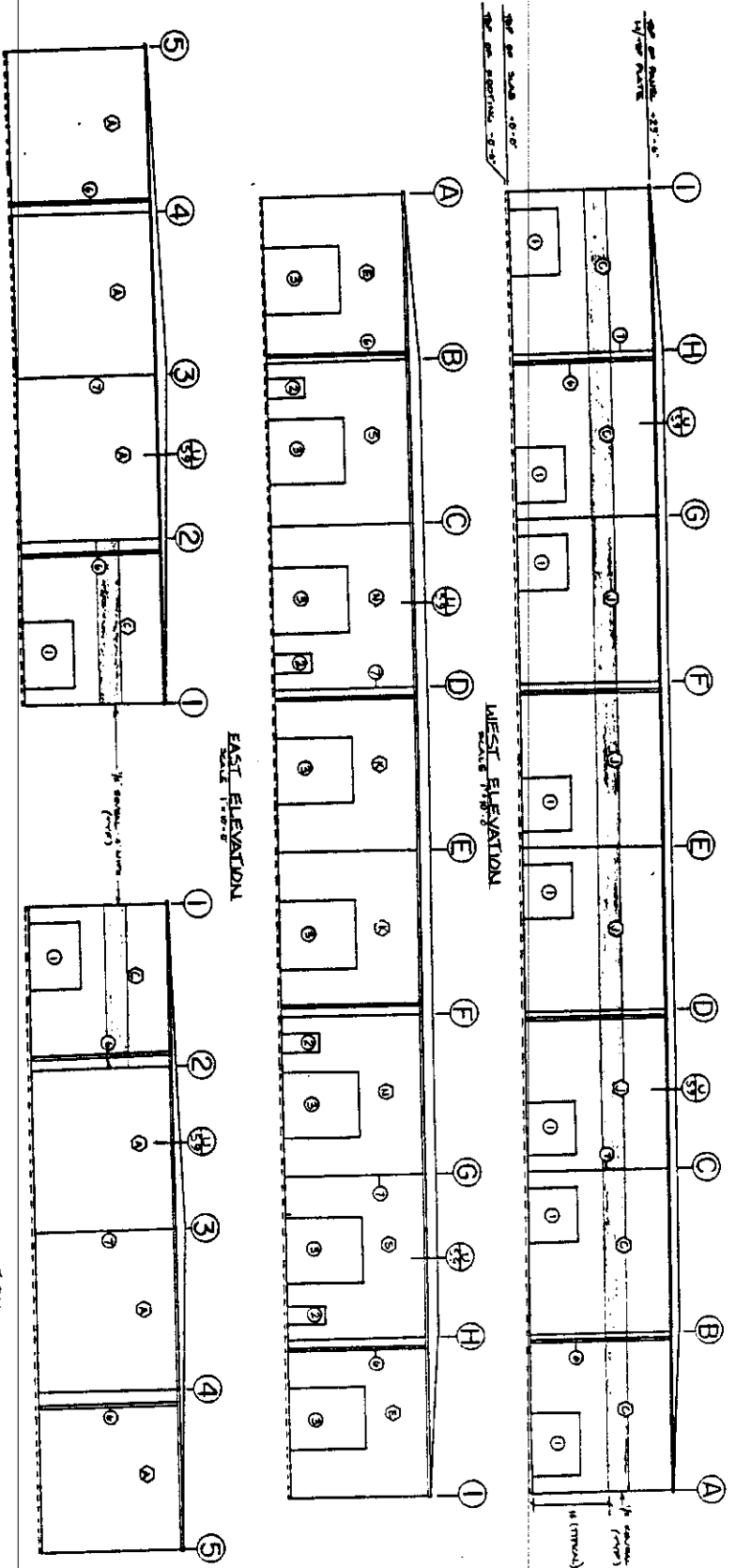
P-89-120

5-25-89

item 13

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



- 1. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 2. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 3. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 4. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 5. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 6. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
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- 12. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 13. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 14. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 15. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 16. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 17. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 18. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 19. WINDOW SYMBOLS: WINDOW TYPE AND SIZE
- 20. WINDOW SYMBOLS: WINDOW TYPE AND SIZE

SHEET NO. S13 of 13
 DESIGN 11-23-88 BY SP
 DRAWN 11-23-88 BY JM
 CHECKED 11-23-88 BY JM
 FILE NO. 2-001-13-04

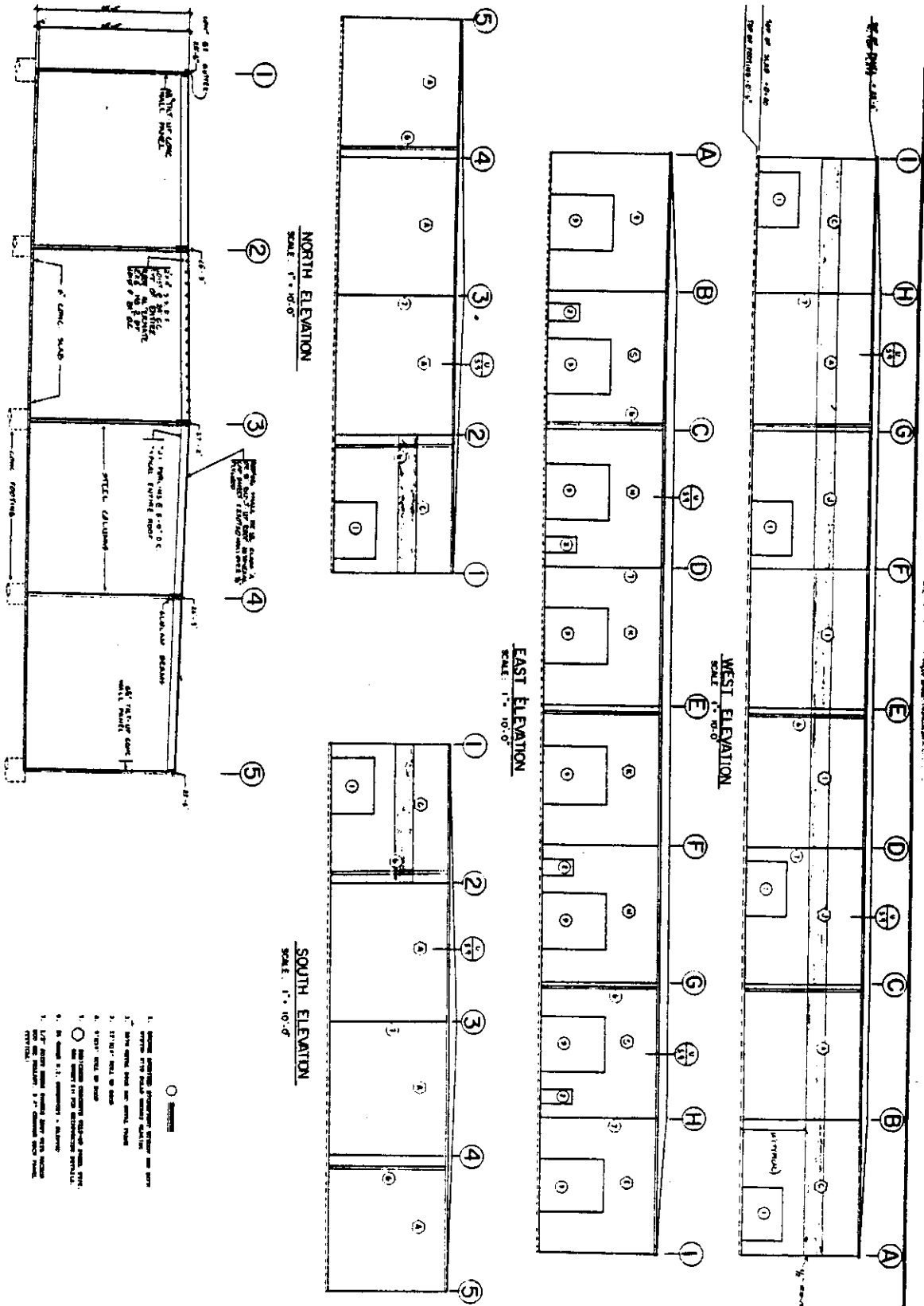
RALEY BLVD. BUILDING 'A'
ELEVATIONS
 PANATTON DEVELOPMENT CO. CITY OF SACRAMENTO, CA.

HARDEY ENGINEERING
 9400 CARBIDE COURT SACRAMENTO, CA.
 SUITE B 95826
 (916) 986-7900

P-89-120

5-25-89

item 13



- 1. 1/2" DIA. ROUNDED SQUARE STUDS
- 2. 1/2" DIA. ROUNDED SQUARE STUDS
- 3. 1/2" DIA. ROUNDED SQUARE STUDS
- 4. 1/2" DIA. ROUNDED SQUARE STUDS
- 5. 1/2" DIA. ROUNDED SQUARE STUDS
- 6. 1/2" DIA. ROUNDED SQUARE STUDS
- 7. 1/2" DIA. ROUNDED SQUARE STUDS
- 8. 1/2" DIA. ROUNDED SQUARE STUDS
- 9. 1/2" DIA. ROUNDED SQUARE STUDS
- 10. 1/2" DIA. ROUNDED SQUARE STUDS
- 11. 1/2" DIA. ROUNDED SQUARE STUDS
- 12. 1/2" DIA. ROUNDED SQUARE STUDS
- 13. 1/2" DIA. ROUNDED SQUARE STUDS
- 14. 1/2" DIA. ROUNDED SQUARE STUDS
- 15. 1/2" DIA. ROUNDED SQUARE STUDS
- 16. 1/2" DIA. ROUNDED SQUARE STUDS
- 17. 1/2" DIA. ROUNDED SQUARE STUDS
- 18. 1/2" DIA. ROUNDED SQUARE STUDS
- 19. 1/2" DIA. ROUNDED SQUARE STUDS
- 20. 1/2" DIA. ROUNDED SQUARE STUDS

Sheet No. **S2 of 13**

Design: J.L.M. By: J.L.M.
 Drawn: J.L.M. By: J.L.M.
 Checked: J.L.M. By: J.L.M.
 File No.: SACRAMENTO, CA

RALEY BLVD. BUILDINGS 'B'

ELEVATIONS AND SECTIONS

PANATTONI DEVELOPMENT CO. CITY OF SACRAMENTO, CA.

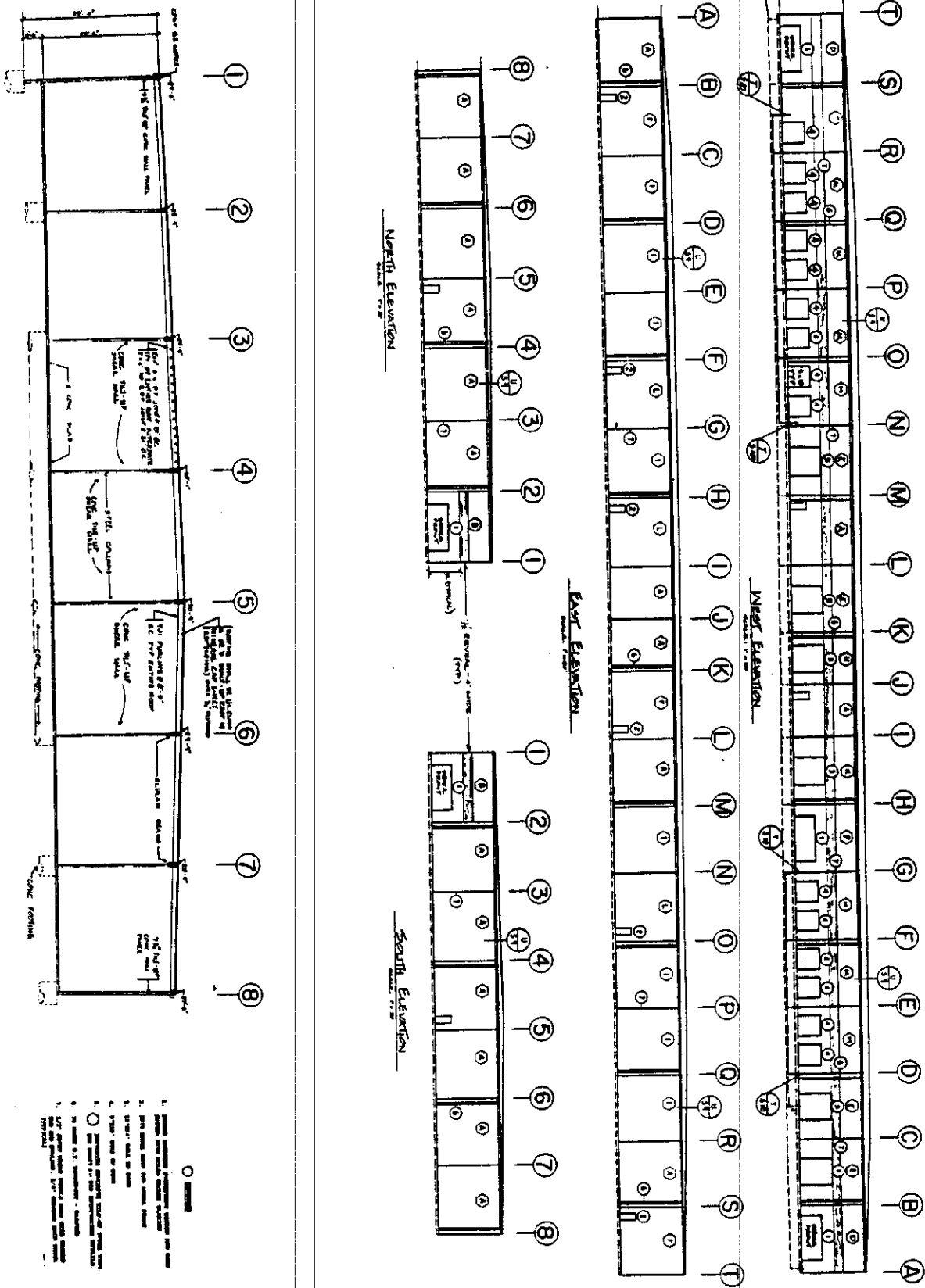
HARDEY ENGINEERING

9999 Corduro Court Sacramento, CA
(916) 699-7998 95828

P-89-120

5-25-89

Item 13



1 TYPICAL SECTION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

- SYMBOL
1. 1/2" DIA. CIRCULAR SYMBOL
 2. 1/4" DIA. CIRCULAR SYMBOL
 3. 1/8" DIA. CIRCULAR SYMBOL
 4. 1/16" DIA. CIRCULAR SYMBOL
 5. 1/32" DIA. CIRCULAR SYMBOL
 6. 1/64" DIA. CIRCULAR SYMBOL
 7. 1/128" DIA. CIRCULAR SYMBOL
 8. 1/256" DIA. CIRCULAR SYMBOL

Sheet No. S 6 of 13
 Design: J.A.S./J.S. by J.P.
 Check: J.A.S./J.S. by J.P.
 Date: 5-25-89
 File No. J-252-12-79

RALEY BLVD. BUILDING 'C'
ELEVATIONS & SECTIONS
 PANATTONI DEVELOPMENT CO. CITY OF SACRAMENTO, CA

HARDEN ENGINEERING
 1700 22nd Street
 (916) 433-1000

P-89-120

5-25-89

item 13

