

## **RESOLUTION NO. 2008-116**

Adopted by the Sacramento City Council

February 26, 2008

### **ADOPTING FINDINGS OF FACT AND APPROVING THE EL CAMINO WALGREENS PROJECT (P07-116)**

#### **BACKGROUND**

- A. On February 14, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the El Camino Walgreens Project.
- B. On February 26, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 17.208.020(C), 17.212.035, 17.216.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the El Camino Walgreens Project.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. Based on the verbal and documentary evidence received at the hearing on the El Camino Walgreens project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- C. The Special Permit to allow a drive-through pharmacy service for an approximately 11,420 square foot retail store in the General Commercial (C-2) zone is approved subject to the following Findings of Fact:
  - a. Granting of the Special Permit is based upon sound principles of land use in that the proposed drive-through service facility would be incidental to the underlying commercial use and shall adhere to all development standards as set forth by the City's Zoning Ordinance;
  - b. Granting the Special Permit would not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that the proposed drive-through service facility is a compatible use in the General Commercial (C-2) zone.

Furthermore, the project site is of sufficient size and shape to accommodate setbacks, landscaping and lighting which will protect the privacy of residential neighbors and ensure adequate open space and access to light and air;

- c. The proposed project would be consistent with the commercial land use policies of the General Plan and Zoning Ordinance;
- d. The design and location of the facility will not contribute to increased congestion on public or private streets or alleys adjacent to the subject property;
- e. The design or location of the facility will not impede access to or exit from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement; and
- f. The design and location of the facility will not create a nuisance for adjacent properties.

D, E, & F. The Variances to reduce the required front and street-side setbacks, allow a drive-through of less than 180 feet, and reduce the required drive aisle maneuvering width are approved subject to the following Findings of Fact:

- a. Granting the variance does not constitute a special privilege extended to an individual applicant in that the building's location at the corner, the unique shape of the lot, and the corner reconstruction are unique circumstances and a variance would be and has been granted to other property owners facing similar circumstances.
- b. Granting the variance request does not constitute a use variance in that retail store uses are permitted on lots within the General Commercial (C-2) zone.
- c. The proposed project will not be injurious to public welfare, nor to property in the vicinity of the applicant in that the development, as conditioned, will create a safe environment for customers and area residents and the variance will not adversely affect the adjacent properties.
- d. Granting the variance is in harmony with the general purpose

and intent of the zoning code and will not adversely affect the general plan or specific plans of the city, or the open space regulations.

#### Conditions of Approval

- C. The Special Permit to allow a drive-through pharmacy service for an approximately 11,420 square foot retail store in the General Commercial (C-2) zone is approved subject to the following conditions:

#### General

- C1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- C2. The project shall comply with all Design Review conditions of approval (DR07-0280).
- C3. The project shall be constructed in accordance with the attached plans (Exhibits A-E). Any modification to the project shall be subject to review and approval by Planning Division staff prior to the issuance of building permits.
- C4. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Ordinance.
- C5. The property owner shall comply with the tree shading guidelines set forth in the Zoning Code.
- C6. A minimum of two bicycle parking facilities shall be provided. At least one bicycle parking facility shall be Class I. Bicycle parking shall be located in view of building entrances or in view of windows and/or security stations.
- C7. Final design of signage shall be reviewed and approved by Design Review staff and the City Sign Coordinator prior to issuance of a sign permit. All signage shall have a sign permit and shall comply with the sign ordinance.
- C8. The existing six-foot high masonry sound walls on the southern property boundary contiguous to residential properties shall be repaired or replaced where deteriorated.

- C9. A Parcel Merger shall be completed prior to the issuance of building permits.
- C10. Operation of the drive-through service facility shall be restricted to be between the hours of seven a.m. and ten p.m.

#### Development Engineering

- C11. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.
- C12. The applicant shall reconstruct frontage improvements on El Camino Avenue. Frontage improvements shall include a 6-ft sidewalk and 5'9" planter and vertical curb and gutter. However, where trees are to be planted, the planter shall be widened by 1-ft and the sidewalk shall be reduced by 1-ft. The design and construction of such improvements, including any necessary transitions from existing improvements, shall be to the satisfaction of the Development Engineering Division.
- C13. The applicant shall reconstruct frontage improvements on Empress Street to a modified 53-ft right-of-way street cross-section. Frontage improvements shall consist of a 6-ft sidewalk, a 6.5-ft planter and vertical curb and gutter as well as striping/re-striping of the street centerline. The design and construction of such improvements, including any necessary transitions from existing improvements, shall be to the satisfaction of the Development Engineering Division.
- C14. The applicant shall dedicate a 3-ft pedestrian easement for the portion of the sidewalk along El Camino Avenue and Empress Street that shall be constructed outside of the right-of-way line.
- C15. The applicant shall reconstruct the sidewalk along Beaumont Street adjacent to the subject property to meet current A.D.A. requirements and City standards to the satisfaction of the Development Engineering Division. The design and construction of such improvements, including any necessary transitions from existing

improvements, shall be to the satisfaction of the Development Engineering Division.

- C16. The applicant shall relocate any existing utility pole(s) within and adjacent to the subject property, if necessary, to the satisfaction of the Development Engineering Division.
- C17. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division. Any existing driveway(s) within the subject property that are not shown on the approved site plan shall be removed to the satisfaction of the Development Engineering Division.
- C18. The minimum throat distance for the El Camino Avenue driveway shall be 47-ft, and the minimum throat distance for the Empress Street driveway shall be 20-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- C19. The applicant shall reconstruct the round corner at the intersection of Empress Street and West El Camino Avenue adjacent to the subject property to meet current A.D.A. requirements and City standards to the satisfaction of the Development Engineering Division.
- C20. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- C21. The applicant must apply for and obtain City Council approval for the abandonment of the existing alley between Beaumont Street and Empress Street adjacent to the subject property.
- C22. The applicant shall satisfy the conditions of approval of the abandonment prior to obtaining any Building Permits.
- C23. The applicant shall pay a fair share contribution to fund the future construction of the traffic signal at the intersection of El Camino Avenue and Boxwood Street, East of the subject property.
- C24. The applicant shall apply for and obtain a revocable Encroachment Permit for the proposed awnings that will be protruding over the right-of-way adjacent to the subject property.

- C25. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

#### Utilities

- C26. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the DOU. (Note: There is an existing 6" water main in the alley south of property addresses 800 & 840 El Camino Ave. There is an existing 6" water main in Empress St.)
- C27. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap unless otherwise approved by the DOU. The on-site system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- C28. A drainage main extension is required for the connection of the on-site drainage system to the satisfaction of the Department of Utilities (DOU). (Note: There is an existing manhole at the intersection of Dixieanne Ave. and Empress St.)
- C29. Prior to submittal of improvement plans, a project specific drainage study is required for review and approval by the DOU. This project is in drainage shed 151. The applicant shall use the SWMM model for this project to size the drainage pipes and to determine the amount of detention volume required within oversized pipes within the public street section and/or landscape area or parking lot prior to overland release. There is a current drainage study done by Civil Solutions for the Evergreen Project (P06-028 & P06-029) of drainage shed 151. The applicant may coordinate with Civil Solutions to obtain a copy of this drainage study. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. (Note: There has been historic

flooding at the intersection of Boxwood Street and Dixieanne Avenue.)

- C30. The owner/developer shall properly abandon existing alleys and shall dedicate to the City, public utility easements at full widths of the private streets and alleys with public water, sanitary sewer and/or storm drain pipeline at no cost to the City. The easement shall include language assuring DOU personnel and maintenance vehicles unrestricted access to any easement at all times.
- C31. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C32. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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.
- C33. If the disturbed area is greater than 1 acre of property, then 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 be required 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 at [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.
- C34. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility, both

source control and on-site treatment control measures are required. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures" for appropriate source control measures and on-site treatment control measures.

F. The Variance to reduce the required drive aisle maneuvering width is approved subject to the following conditions of approval:

#### General

- F1. The project shall be constructed in accordance with the attached plans (Exhibits A-E). Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.

#### ADVISORY NOTES:

##### Utilities

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression and domestic water systems.
2. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

##### Fire

3. All turning radii for fire access shall be designed as 35' inside and 55' outside.
4. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
5. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (902.2.2.2)

6. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
7. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.
8. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
9. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA, 95814.
10. Provide appropriate Knox access for the site.
11. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
12. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 4,999 square feet. Refer to City Code 15.36.1003, Amendment of Article 10, Section 1003, for exceptions.
13. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

#### Building

14. A minimum of two exits for the General Sales shall be provided.

#### Parks

15. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$1,841. This is based on 11,506 square feet of commercial retail / services at the commercial corridor infill rate of \$0.14 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

**Table of Contents:**

Exhibits A-E: Plans

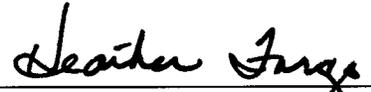
Adopted by the City of Sacramento City Council on February 26, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.

  
\_\_\_\_\_  
Mayor Heather Fargo

Attest:

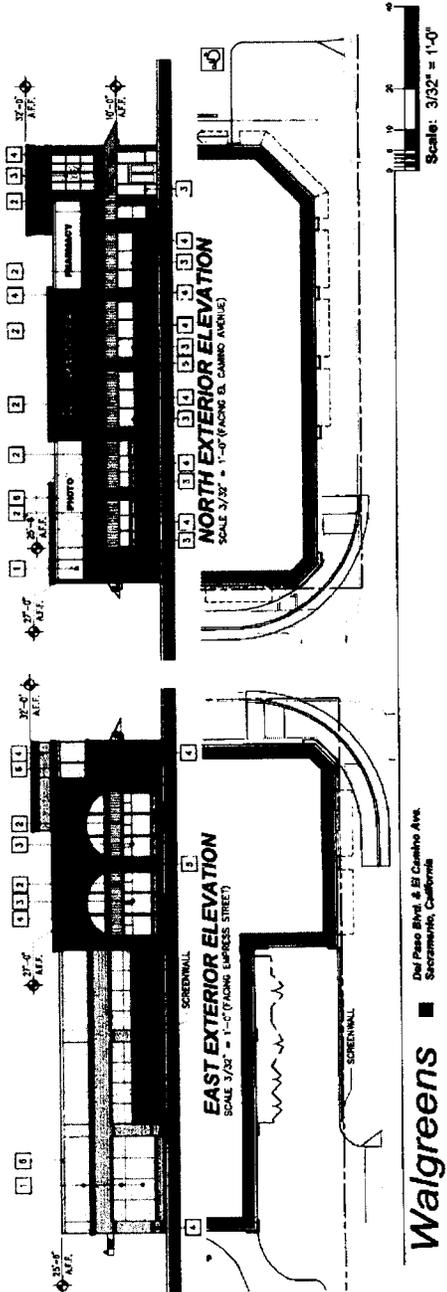
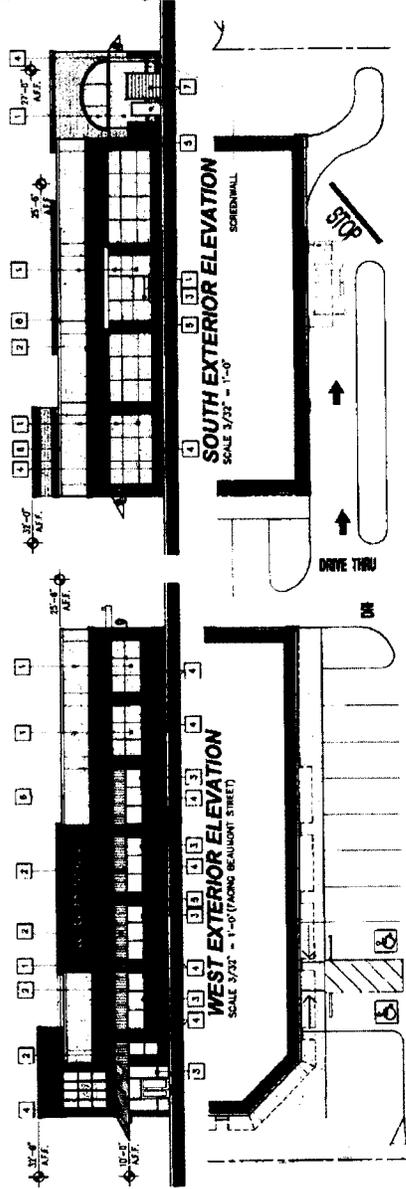
  
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Shirley Concolino, City Clerk





Exhibit C – Elevations

Material	Manufacturer	Style/Color
1	Concrete Finish	Standard
2	Wood Siding	Black
3	Brick	Clear Anubis
4	Stucco	White
5	Stucco	White
6	Stucco	White
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**Walgreens**  
 247 First Street, Suite 100  
 Sacramento, California

**Elevations**  
 Preliminary

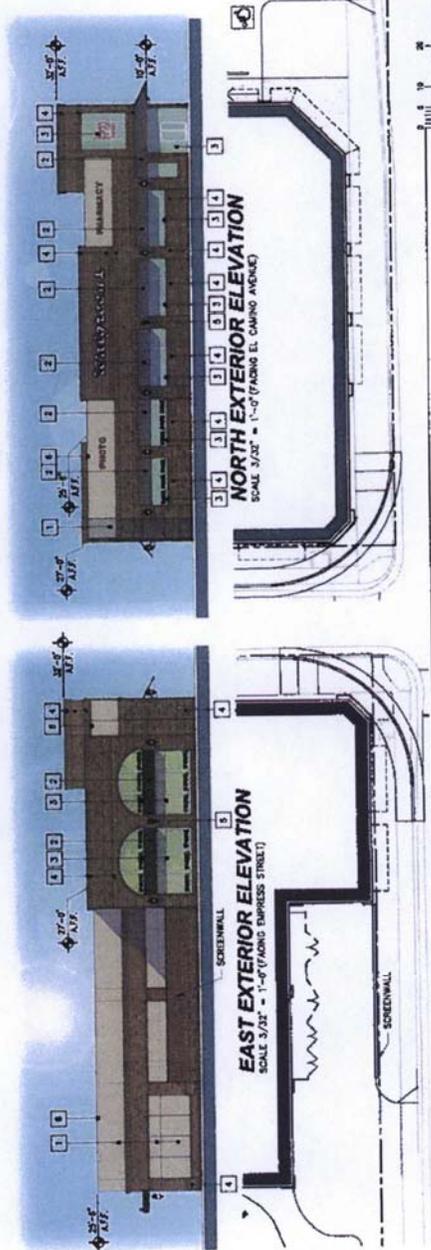
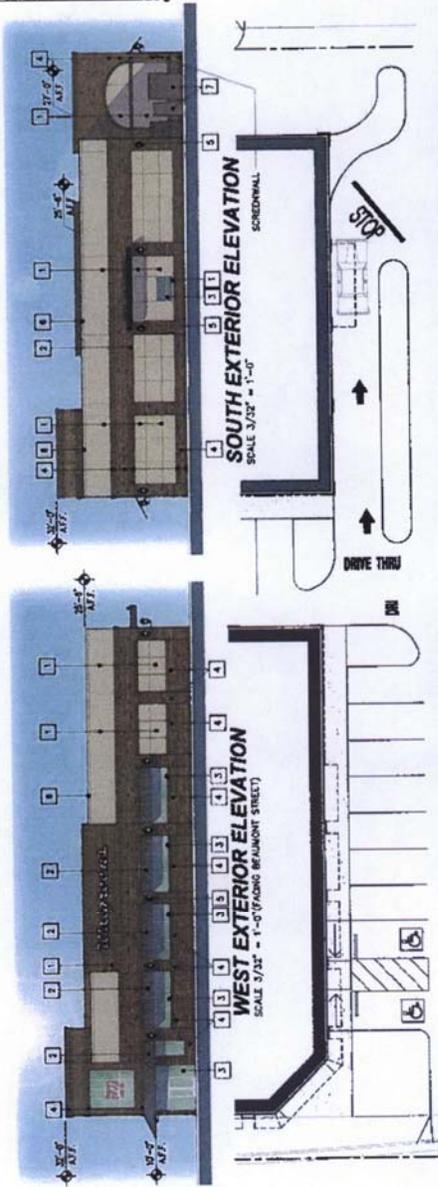
**ELV.1**

**Rauscherbach**  
**Marvelli**  
**Becker**

1277 West Ave., Suite 100  
 Sacramento, California  
 95811-1111

**Walgreens** ■ Del Paso Blvd. & El Cerrito Ave.  
 Sacramento, California

Material	Manufacturer	Style/Color
1	Custom Panel	Walgreens Panel
2	Molded Panel	Walgreens Panel
3	Molded Panel	Walgreens Panel
4	Molded Panel	Walgreens Panel
5	Molded Panel	Walgreens Panel
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**Walgreens**  
 201 First Street, Suite 100  
 Sacramento, California  
 95811-3300  
 916.442.3000  
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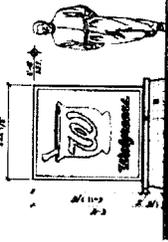
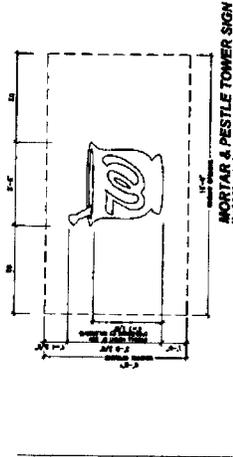
**Elevations**  
 Preliminary

**ELV.1C**

**Rauschenbach**  
**Marrelli**  
**Becker**

201 First Street, Suite 100  
 Sacramento, CA 95811  
 916.442.3000  
 916.442.3009

**Walgreens** ■ Del Paso Blvd. & El Capitan Ave.  
 Sacramento, California



SIGN AREA SUMMARY	
WEST ELEVATION:	100.0 SF
20'-8 1/2" MORTAR & PESTLE SIGN	100.0 SF
NORTHWEST ELEVATION: AT TOWER	28.8 SF
MORTAR & PESTLE MESH SIGN	28.8 SF
NORTH ELEVATION:	440.0 SF
20'-8 1/2" WALGREENS SCRIPT SIGN	440.0 SF
18" PHOTO INDIVIDUAL LETTER	118.4 SF
18" PHOTO INDIVIDUAL LETTER	118.4 SF
EAST ELEVATION:	100.8 SF
18" EXIT INDIVIDUAL LETTER	21.3 SF
20'-8 1/2" MORTAR & PESTLE SIGN	79.5 SF
SOUTH ELEVATION:	12.8 SF
18" PHOTO INDIVIDUAL LETTER	12.8 SF
TOTAL SIGNAGE AREA:	770.4 SF
SITE SIGN AREA:	440.0 SF
MONUMENT SIGN: 20' x 8 1/2" (FACING 440.0 SF)	440.0 SF
TOTAL SITE SIGNAGE:	440.0 SF
TOTAL SIGNAGE AREA:	770.4 SF

**Walgreens**  
 One West Broadway & El Camino  
 San Francisco, California

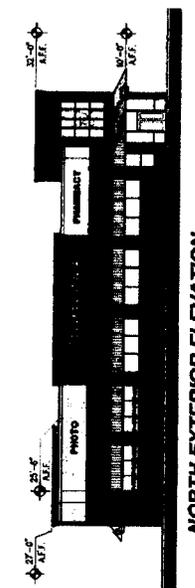
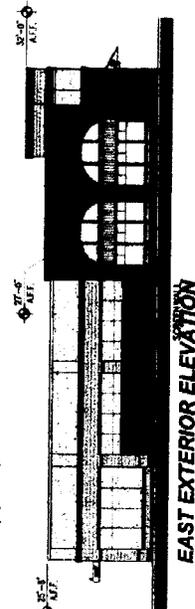
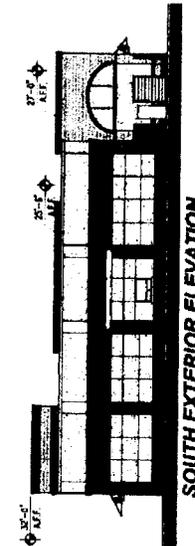
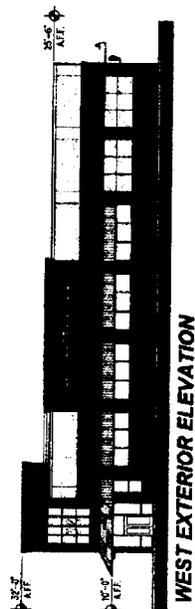
Architect: **Walgreens**  
 2000 West Broadway, Suite 100  
 San Francisco, CA 94115  
 Tel: 415.774.1234

**Elevations**  
 Architectural  
 1000 West Broadway, Suite 100  
 San Francisco, CA 94115  
 Tel: 415.774.1234

**ELV.2**

**Rumpelshutz**  
**Merrill**  
**Booker**

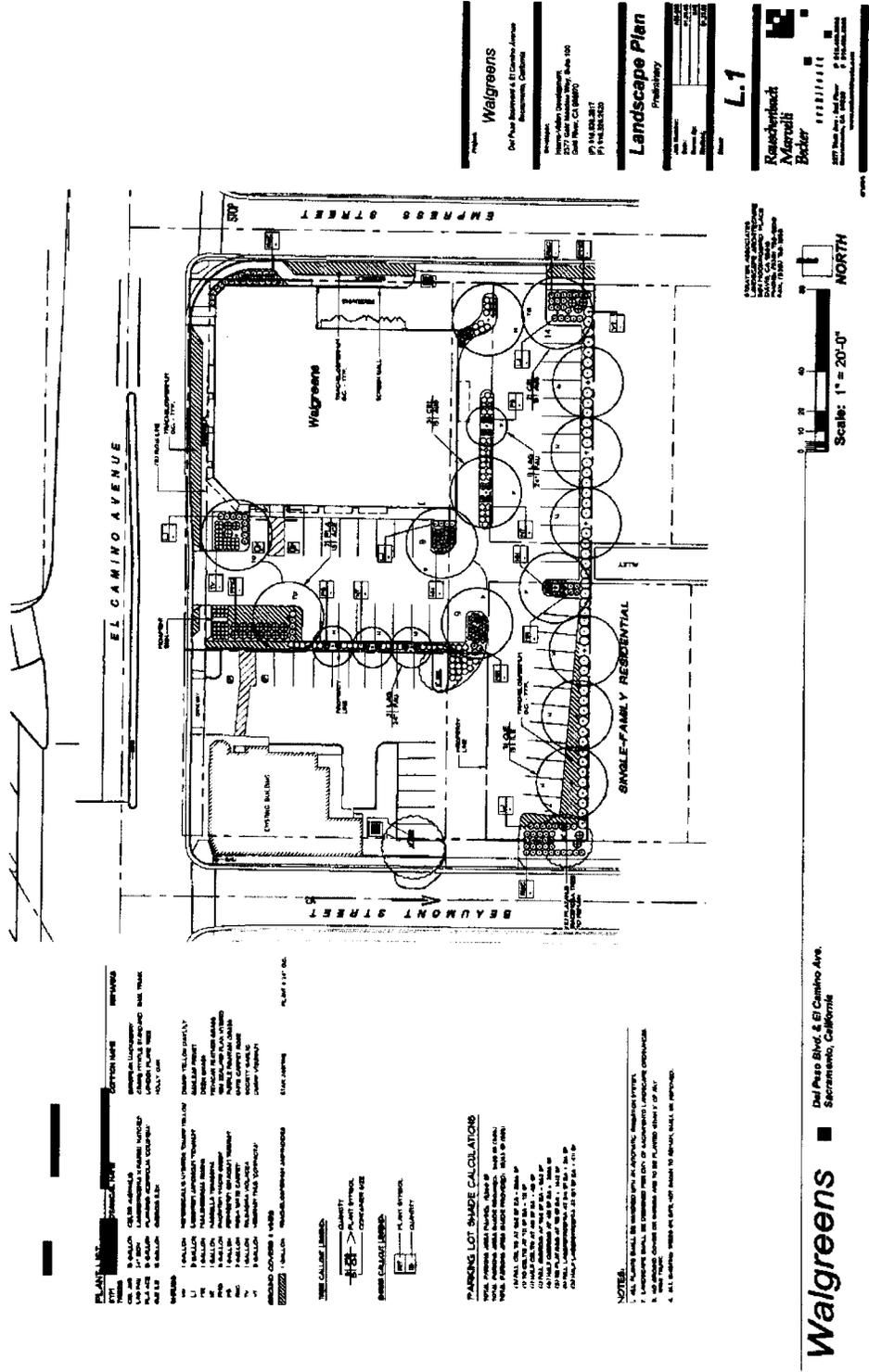
1000 West Broadway, Suite 100  
 San Francisco, CA 94115  
 Tel: 415.774.1234



**Walgreens** ■ One West Broadway & El Camino Ave.  
 San Francisco, California

Scale: AS NOTED

Exhibit D – Landscape Plan



Material	Manufacturer	Style/Color
1	Clayton Products	Walrus
2	Walrus	Walrus
3	Walrus	Walrus
4	Walrus	Walrus
5	Walrus	Walrus
6	Walrus	Walrus
7	Walrus	Walrus

**NORTH EXTERIOR ELEVATION**  
SCALE 3/32" = 1'-0" (FACING EL CAMINO AVENUE)

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SCALE 3/32" = 1'-0" (FACING EL CAMINO AVENUE)

**Color & Material Board**  
Walgreens ■ Del Paso Blvd. & El Camino Ave. Sacramento, California

**Not to Scale**

404-006 RAS 12.13.07  
Rauschenbach  
Marrelli  
Becker  
2077 Macdonald Blvd. Ste. 200  
Sacramento, CA 95825