Meeting Date: **9/1/2015**

Report Type: Consent

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City of SACRAMENTO 06

City Council Report
915 I Street, 1st Floor
www.CityofSacramento.org

Title: (Pass for Publication) Park Plaza Walgreens Project (P12-016)

Location: 1600 – 1620 West El Camino Avenue, District 3

Recommendation: 1) Review a) a Resolution determining that the project is exempt under CEQA Guidelines Section 15332-Infill Development; b) a Resolution approving the General Plan Amendment to change approximately 0.08 acres from a Parks and Recreation to a Suburban Center designation; c) a Resolution approving the Planned Unit Development (PUD) Guidelines Amendment to modify landscape, parking, and signage criteria in the Creekside Oaks PUD; d) a Resolution approving the Park Plaza Walgreens' Tentative Map and Site Plan and Design Review to develop an approximately 15,019 square-foot retail building in the Shopping Center PUD (SC-PUD) zone; and e) an Ordinance rezoning approximately 0.08 acres from Office Business Low-Rise Mixed-Use Planned Unit Development (OB-PUD) to SC-PUD; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c and continue to September 8, 2015 for adoption.

Contact: David Hung, Associate Planner, (916) 808-5530; Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department

Presenter: David Hung, Associate Planner, (916) 808-5530, Community Development Department

Department: Community Development Dept
Division: Current Planning
Dept ID: 21001221
Attachments:
01-Description/Analysis
02-Background
03-Vicinity Map
04-Ordinance Rezone
05-Resolution CEQA
06-Resolution General Plan Amendment
07-Resolution PUD Guidelines Amendment
08-Resolution Project Approval
09-Arborist Report and Nesting Survey
10-Tentative Fire Station Site Plan
11-Development Exhibits

City Attorney Review

Approved as to Form
Jeffrey Heeren
8/25/2015 12:17:02 PM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 8/14/2015 9:39:12 AM

Description/Analysis

Issue Detail: The applicant is requesting entitlements to construct a new approximately 15,019 square-foot retail building with a drive-through pharmacy in the Shopping Center Planned Unit Development (SC-PUD) zone. The project requires the following entitlements: General Plan Amendment, Rezone, PUD Guidelines Amendment, Tentative Map, and Site Plan and Design Review. The project involves the acquisition of 0.08 acres from an adjacent City park to be used by the shopping center. Due to the change in use for the 0.08 acre parkland, the project requires a General Plan Amendment to change the 0.08 acres from a parks and recreation to suburban center designation and from an Office Business Low-Rise Mixed-Use Planned Unit Development (OB-PUD) to a SC-PUD zone. Various neighborhood advisory groups and agencies were notified of the proposal. The issues raised by community members include: 1) the detriment of adding a left-turn lane from West El Camino, 2) the loss of trees on the site and the median strip as a result of the development, 3) the disposition of the adjacent park site, and 4) the sale of alcoholic beverages at the retail building. The above issues are discussed in detail in the Background section of this report. On July 16, 2015, the Planning and Design Commission forwarded a recommendation of approval to the City Council with amended conditions.

Policy Considerations:

General Plan

The 2035 General Plan Update was adopted by City Council on March 3, 2015. The 2035 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2035 General Plan designation of the shopping center site is Suburban Center. This designation provides for predominantly nonresidential, lower-intensity single-use commercial development or horizontal and vertical mixed-use development.

The site is currently developed with a community shopping center, consistent with this designation. The applicant is proposing to acquire a small triangular portion of the adjacent park site (0.08 acres) adjacent to the southwest corner of the subject site in order to gain more parking and maneuvering space for the new Walgreens project. The General Plan designates this small portion as "Parks and Recreation" and in order for it to be consistent with the designation of the shopping center, a General Plan Amendment is proposed. The summary of the amendment is as follows:

Table 2: General Plan Land Uses

Designation	Existing (acres)	Proposed (acres)	Difference (acres)
Parks and Recreation	1.63 net	1.55 net	-0.08 net
Suburban Center	4.02 net	4.1 net	+0.08 net

Staff supports the re-designation since the triangular piece of 0.08 acre parks land is not clearly visible from the street and is not functionally integrated with the overall usage of the park. Adding this small portion to the proposed development will ensure that adequate maneuvering space is provided for the project.

The 2035 General Plan has identified goals and policies under the Land Use and Urban Design Element. Goals and policies related to this project include:

Policy LU 1.1.5 Infill Development. *The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.* Staff finds that the project, as an anchor store, will increase the retail viability of the shopping center which currently comprise of mainly small retail tenants. The store will increase pedestrian traffic within the center which will enhance the business environment.

Policy LU 2.6.8 Heat Island Effect. *The City shall reduce the "heat island effect" by promoting and requiring, where appropriate, such features as reflective roofing, green roofs, light-colored pavement, and urban shade trees and by reducing the unshaded extent of parking lots.* Staff finds that the project will be providing a net gain of urban shade trees for the center as a whole and will assist in reducing the heat island effect.

Policy LU 2.7.2 Design Review. *The City shall require design review that focuses on achieving appropriate form and function for new and redevelopment projects to promote creativity, innovation, and design quality.* Staff has worked with the applicant on an aesthetically pleasing design for the building; wall trellising and wainscoting are incorporated into the design to enhance elevations where windows cannot be incorporated.

Policy LU 4.2.2 Enhanced Urban Forest. *The City shall pursue opportunities to enhance the urban forest in existing suburban neighborhoods by undertaking neighborhood street tree planting programs that introduce more trees into the public right-of-way, rather than depending on trees in private yards. Potential strategies include the following: Introducing new planting strips and street trees between the curb and sidewalk; creating tree wells in existing sidewalks; and adding trees to public parks and greenways.* Staff finds that the project proposes to introduce trees in the public right-of-way elsewhere to replace trees removed at the center median in front of the site.

Policy LU 5.1.1 Diverse Centers. *The City shall encourage development of local, citywide, and regional mixed-use centers that address different community needs and market sectors, and complement and are well integrated with the surrounding neighborhoods.* Staff finds that the project will address the retail needs of the community and will integrate with the surrounding neighborhood.

Policy LU 5.1.2 Centers Served by Transit. *The City shall promote the development of commercial mixed-use centers that are located on existing or planned transit stops in order to facilitate and take advantage of transit service, reduce vehicle trips, and enhance community access.* Staff finds that a planned light rail transit station will be constructed close to the site and will enhance community access to the shopping center.

Goal LU 5.2 Suburban Centers. *Promote more attractive, pedestrian-friendly suburban centers that serve surrounding neighborhoods and businesses at local gathering places where people shop and socialize.* Staff finds that the project will promote a local gathering place where people shop and socialize.

Policy ER 3.1.3 Trees of Significance. *The City shall require the retention of City trees and Heritage Trees by promoting stewardship of such trees and ensuring that the design of development project provides for the retention of these trees wherever possible. Where tree removal cannot be avoided, the City shall require tree replacement or appropriate remediation.* Staff finds that on-site heritage trees are being retained; where City street trees are removed for a left-turn lane, the applicant is proposing to replace those trees in the public right-of-way or another, nearby location at the City's discretion.

Economic Impacts: None

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines, Infill Development Projects. The project is consistent with the applicable General Plan designation and policies and zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and approval would not result in any significant effects relating to noise, traffic, air, or water quality. The project has no habitat value for endangered, rare, or threatened species, and can be adequately served by all required utilities and public services. The applicant has submitted a nesting survey that does not find evidence of habitat value for endangered, rare, or threatened species in any of trees that will remain on the project site, nor in any of the trees that could be removed by a separate tree removal permit process.

Sustainability: The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the city: 1) reduce consumption of material and encourage the reuse and local recycling of materials; 2) reduce the use of toxic materials; 3) establish and continuously improve "green" building standards for both residential and commercial development--new and remodeled; 4) reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses; 5) reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; 6) improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote "greening" and "gardening" within the City; 7) create "Healthy Urban Environments" through Restorative Redevelopment; and 8) maintain and expand the urban forest.

The new construction will be required to meet energy efficiency standards in the Building Code. Staff recommends that the applicant introduce sustainable practices during the construction of the proposed project. Staff recommends the use of energy efficient design, and the use of local materials as a minimum standard for this project.

Commission/Committee Action: On July 16, 2015, the City Planning and Design Commission approved the project described above with a unanimous vote of 9 ayes (4 absent).

Rationale for Recommendation: The proposed retail building and drive-thru pharmacy complies with the goals and objectives of the General Plan in that: 1) the proposal is a viable infill development that provides an anchor within a shopping center which will enhance the business environment; 2) the use will address the retail needs of the community and will integrate with the surrounding community; and 3) the project retains heritage trees within the site and the applicant will plant trees elsewhere to replace the City trees being removed in the center median.

Financial Considerations: This project has no fiscal considerations.

Local Business Enterprise (LBE): No goods or services are being purchased under this report.

Background

Planning and Design Commission: On July 16, 2015, at the City Planning and Design Commission meeting, two members of the public addressed the Commission with the following concerns:

1) There is an overconcentration of alcohol sales in the immediate neighborhood, which is feared to attract crime.
2) The project will exacerbate traffic issues in the area.

Planning staff commented that alcohol sales for the proposed store does not require a conditional use permit since the size of the store is greater than 15,000 square feet; the applicant will be required to apply for the Alcohol and Beverage Control (ABC) license, and the Police Department can comment at that time. The Department of Public Works has analyzed the proposed left-turn lane from West El Camino Avenue and has concluded that as designed, it will improve the overall traffic flow on West El Camino; therefore, there are no staff concerns in relation to traffic.

Background Information: The Creekside Oaks Planned Unit Development, along with PUD Guidelines and PUD Schematic Plan, was approved by the City Council on December 18, 1984 (P83-124). On October 24, 1985, the Planning Commission approved the PUD Guidelines Amendment to reduce a portion of the 50-foot landscape setback along West El Camino Avenue and Truxel Road to 25 feet and the Special Permit to construct an approximately 41,000 square-foot shopping center on the subject site (P85-378). On July 10, 1986, the Planning Commission approved various entitlements in relation to the subject site including the Special Permits to develop a 3,500 square-foot financial building and drive-through access to the automated teller machines (P86-232). The subject retail center was constructed circa 1987. On June 26, 2008, the Planning Commission approved a special permit for a bar within one of the retail buildings in the shopping center (P08-021). The shopping center is currently one parcel with three retail buildings. Directly to the south of the subject site is an existing office complex; to the east across Truxel Road is an existing shopping center; to the north across West El Camino Avenue is an existing multi-unit dwelling complex.

Adjacent to the subject site to the west is the existing Park Plaza property which is currently owned by the City of Sacramento. Fire Department staff has interest in potentially redeveloping the park site into a new fire station to replace the aging fire station #15 in South Natomas. The fire station proposal will need to be approved by the City Council. If built, the new station will require modifications to the median in West El Camino for fire truck access. A tentative site plan for the fire station is included as Attachment 10 to this report. Since the fire station development has not been approved by the City Council, the current project review is taking into consideration the adjacent park site use.

<u>Parkland Acquisition</u>: The applicant is proposing to acquire a triangular portion of the adjacent park site, approximately 0.08 acres, adjacent to the southwest corner of the subject site in order to gain more parking and maneuvering for the project (see picture

below). The Parks and Recreation Department has reviewed the proposal and has no objections to the acquisition since the subject portion is not very functional to the park. This section of the park also has limited visibility to the street. This project is conditioned such that "prior to issuance of a Building Permit, the applicant shall acquire from City the triangular portion of APN 274-0410-021 as shown on the Tentative Map and site plan by separate instrument. Prior to issuance of a Building Permit, the Applicant shall merge the triangular portion of APN 274-0410-021 acquired from City with Parcel 1 as shown on the Tentative Map by separate instrument and to the satisfaction of the Departments of Public Works and Parks and Recreation."

Public/Neighborhood Outreach and Comments: The proposal was routed to neighborhood advisory groups including Natomas Community Association (NCA), Gardenland Northgate Neighborhood Association (GNNA), River Oaks Community Association (ROCA), Sacramento Area Bicycle Advocates (SABA), WalkSacramento, and agencies including Regional Transit. Staff has received comments from Trees Sacramento, WalkSacramento, SABA, ROCA, GNNA, and Regional Transit as detailed below. Staff has also received comments from individual neighbors which are similar to some of the comments from the above groups. Letters of support are found in Exhibit I. During the processing of the application, the applicant met with members of GNNA, NCA, ROCA and the Natomas Chamber of Commerce to discuss the project; the applicant has also met with adjacent business owner and neighbors, as well as other community members to discuss the project.

The following is a summary of comments received and staff's responses:

Trees Sacramento, in reference to the May 28th staff report, states the following concerns (Exhibit G): 1) The public notice fails to advise the public that the project will remove street trees and heritage trees protected by City Ordinance; 2) Lack of information on the removal of trees and mitigation for them; 3) Lack of discussion on City policies and ordinances as well as General Plan goals regarding the importance of tree preservation.

Staff response:

1) The procedure for the removal of City street trees and heritage trees is governed by Title 12 of the City Code and is administered by Urban Forestry/Public Works. See the "Site Plan and Design Review, Landscaping" section of this staff report for more information regarding the removal, retention, and replacement of trees. Since the publication of the referenced May 28th staff report, the applicant has updated the arborist report and conducted a nesting survey (Attachment 9) and has revised the landscape plan to preserve all onsite heritage trees. No heritage trees are proposed to be removed with this project;
2) The removal of trees on-site and off-site is discussed under the Site Plan and Design Review, Landscaping section later in the report. The applicant is planting new trees on-site within the parking area and has initiated discussion with Public Works regarding replacing street trees in a new median to be constructed east of the projects site on West El Camino. The project is conditioned that "replacement shall be accommodated within the public right-of-way in the form of a median. If the Urban Forestry Division determines that a median is not feasible, replacement trees may be planted at another off-site location at the City's direction";
3) Please see the General Plan policy section below. There is additional discussion regarding the City's tree ordinances in the City Arborist's letter (see Attachment 9) and within the Site Plan and Design Review, Landscaping section of this report.

WalkSacramento has provided two comment letters (Exhibit B) which can be summarized as follows: 1) Place the building close to street, enlarge the plaza, and add trees; 2) existing trees should not be removed; 3) remove the proposed median left turn lane from the project; 4) add more bike parking near the Walgreens entrance; 5) reduce the number of vehicle parking spaces; 6) straighten pedestrian walkway from West El Camino; 7) redesign pharmacy building to provide windows on all sides; 8) keep the chain link fence along the west and south borders of the shopping center instead of constructing a sound-wall.

Staff response:

1) The building is located as close to the street as possible and still allows for an ample landscape planter area and a drive aisle. The project provides an

accessible pedestrian connection from the street as well as internal sidewalks for pedestrians. New trees will be planted at the shopping center as a whole;

2) The applicant will retain all heritage trees on the site. See the Landscaping section of this report for information regarding removal/replacement of street trees and private onsite trees;
3) The applicant has stated that the left-turn lane is a required component for the project in order to provide adequate access to the shopping center. Public Works staff has reviewed the location and development standards and conditioned the turn-lane accordingly;
4) The project is conditioned to locate bicycle parking close to the entrance, consistent with City Code requirements;
5) The number of existing parking stall in the shopping center as a whole is 208 while the number of proposed stalls in the shopping center is 189; therefore there is an overall reduction of 19 parking stalls in the center;
6) The existing (straight) pedestrian connection does not meet the requirements of the Building Code Chapter 11 for Accessibility. To meet the Building Code Accessibility requirements for sidewalks, the “S” type alignment is necessary to provide an accessible path of travel to the Walgreens entrance from West El Camino due to existing grades in the landscape area and distance from existing back of sidewalk to parking lot;
7) Staff has worked with the applicant to provide an aesthetically pleasing design for the building that is consistent with the overall shopping center; wall trellising and wainscoting are incorporated into the design to enhance elevations where windows cannot be incorporated;
8) The applicant is proposing a new tubular steel fence on the west border and keeping the chain link fence on the south border.

Sacramento Area Bicycle Advocates (SABA) wants to ensure that the project will meet bicycle parking requirements for the Suburban Parking District (Exhibit C). ***Staff response:*** The project is conditioned to meet the long-term and short-term parking requirement for the Suburban Parking district.

The River Oaks Community Association (ROCA) expressed that the potential development of the shopping center will be a benefit to the community, however, there are still several outstanding issues related to the project (Exhibit D) which are: 1) Acquiring City park property: Public property should not be purchased by private entities when the park is a public benefit; 2) Installation of a left turn lane: Concerned with the safety of the left turn lane and the modification of the median to accommodate the turn lane; and 3) Proposed 24-hour operation and alcohol sales: Concerned that the store will sell alcohol for 24 hours since there are already alcohol sales in the same center and across the street.

Staff response:

1) The Parks and Recreation Department has reviewed the proposal and has no objections to the acquisition since the 0.08 acres of irregularly-shaped land in

question is not clearly visible from the street and is not very functional with the overall usage of the park;

2) The Department of Public Works has performed a vehicular access assessment for the intersection of West El Camino Avenue and Truxel Road and has reached the following conclusions: a) Implementation of the proposed project is not expected to change the existing level of service "D" during the peak hours at the intersection; b) the 120-foot length of westbound left turn lane (with a 90-foot taper) at the proposed driveway will satisfy the vehicular demand of the project; and c) the extension of the eastbound left turn lane at the intersection of West El Camino and Truxel, which must be constructed by the applicant, will improve the overall traffic flows on West El Camino between the proposed driveway and Truxel. The Department of Public Works has analyzed the proposed left-turn lane from West El Camino Avenue and has concluded that as designed, it will improve the overall traffic flows on West El Camino. As a result of the modification to the median, removal of seven City street trees will be required. In coordination with the Urban Forestry Division and under the City street tree removal procedure, the applicant proposes to plant five new size-appropriate trees in the modified median. The applicant also proposes to provide tree replacement with a new median to be constructed. The project is conditioned that "replacement shall be accommodated within the public right-of-way in the form of a median. If the Urban Forestry Division determines that a median is not feasible, replacement trees may be planted at another off-site location at the City's direction";
3) The issue of alcohol sales is not before the Planning and Design Commission. A conditional use permit is not required for alcoholic beverage sales for off-premises consumption in a store with greater than 15,000 square feet in gross floor area if the shelving allocated to alcoholic beverages does not exceed 10% of the total shelving within the store. The hours of alcohol sales will be regulated by the Department of Alcoholic Beverage Control (ABC) and the Police Department as part of the ABC permitting process.

The Gardenland Northgate Neighborhood Association (GNNA) originally provided comments stating that alcohol sales can potentially be an issue; an additional comment letter stating satisfaction with the resolution of several issues has been provided (Exhibit E). ***Staff response:*** The applicant does not require a conditional use permit for alcohol sales at the pharmacy since the building exceeds 15,000 square feet in size. The Police Department may request to restrict the hours of sale of alcoholic beverages during the ABC permitting process.

Regional Transit provided comments to staff (Exhibit F) and is not supportive of the drive-through component due to its proximity to a future light rail corridor. ***Staff response:*** The drive-through facility is considered an accessory use to the pharmacy and is allowed without a conditional use permit.

<u>Community Meeting:</u> After the project was continued at the May 28th Planning and Design Commission hearing, the applicant presented the project to more than 50

community members at a meeting on June 11th. The community meeting was attended by neighbors, business owners, as well as members of GNNA, NCA, ROCA, WalkSacramento, and a representative from the Sacramento Tree Foundation. Several residents spoke in support of the project, specifically to the project's ability to revitalize the shopping center and add jobs to the community, and that a left-turn lane from West El Camino will attract more patrons into the center. Others raised issues that include: a) concerns about the sale of alcoholic beverages, such as the hours of alcohol sales; b) pedestrian and vehicular safety concerns with the proposed left-turn lane from West El Camino; c) potential negative impacts on small business in the surrounding area. The applicant indicated that: 1) all heritage trees on the site will be preserved; 2) there is a commitment to constructing a new median nearby to replace the loss of a portion of the median with City street trees on West El Camino Avenue as a result of the left-turn lane; 3) there will be no sale of singles for alcoholic beverages; 4) the landlord will perform upgrades to the parking lot of the shopping center when the project goes in and new trees will be planted in the parking lot. There was also discussion regarding the potential fire station to be built at the current park site, and opportunities to improve other park sites in the area with the revenue from the sale of the park site.

Rezone

The applicant is proposing to acquire a portion of the adjacent park site (0.08 acres) at the southwest corner of the subject site in order to gain more parking and maneuvering area for the project. The zoning designation of the 0.08 acres is currently Office Business Low-Rise Mixed-Use Planned Unit Development (OB-PUD). In order for the piece to be consistent with the General Plan designation of the shopping center, it is proposed to be rezoned. Following is a summary of the proposed rezone:

Table 3: Rezone

Designation	Existing (acres)	Proposed (acres)	Difference (acres)
Office Business Low-Rise Mixed-Use Planned Unit Development (OB-PUD)	1.63 net	1.55 net	-0.08 net
Shopping Center Planned Unit Development (SC-PUD)	4.02 net	4.1 net	+0.08 net

Staff supports the rezone to make the land use consistent with that of the shopping center.

South Natomas Community Plan

The policies contained in the South Natomas Community Plan are organized to mirror the structure of the citywide 2035 General Plan elements, and are intended to supplement, but not repeat, citywide policies. The proposed project does not conflict with any of the supplemental polices in the Community Plan.

Creekside Oaks Planned Unit Development
The project site is within the Creekside Oaks Planned Unit Development (PUD) and is required to comply with the PUD Guidelines and Schematic Plan. The PUD Schematic Plan for the Creekside Oaks PUD designates the subject parcel as Shopping Center for up to 46,000 square-foot of support commercial use. The total proposed building area for this project is approximately 42,218 square feet, consistent with the Schematic Plan. The applicant is proposing to amend the PUD Guidelines and make changes to development standards in the following sections: 1) signage; 2) updating the process for approval to be consistent with the Planning and Development Code; 3) walls and fencing; 4) parking requirements; and 5) landscape setbacks. Following is a detailed analysis for each of the proposed amendments to the PUD Guidelines.

Signage: The project proposes three new attached signs on the new building, one new detached monument sign for the business, and a new identification sign to replace the existing one at the corner of West El Camino and Truxel. A PUD Guidelines Amendment is required to allow an additional monument sign for the center and new criteria is proposed for attached signs on stand-alone single-tenant buildings over 15,000 square feet. The additional monument sign shall not exceed six feet in height and twenty-four square feet in sign area. For attached signs, a maximum of three signs are allowed with no more than two signs per elevation; the total vertical height shall not exceed 72 inches, the maximum letter height shall be limited to 52 inches and maximum logo height is 60 inches. Staff is in support of the PUD Guidelines Amendment for signage to facilitate way-finding; staff has also worked with the applicant for acceptable sizes to the proposed signs which complement the existing center.

Approval Process: In order for the approval process to be consistent with the planning and development code, the PUD Guidelines are being amended to state that "development plans shall be in conformance with the schematic plan and PUD guidelines and subject to approval per the Planning and Development Code." It is anticipated that this amendment will make project review within the PUD more transparent and predictable by unifying it with the citywide Site Plan and Design Review process.

Walls and Fencing: The PUD Guidelines currently states that "in lieu of the placement of a wall between the shopping center and the park/ library/ community center property, the shopping center shall be designed to be compatible with the adjacent park/ library/ community center uses with regard to vehicular and pedestrian circulation, landscape treatment and building design". Since neither a library nor a community center has been developed adjacent to the site, the proposed amendment is to simply state that "the construction of fencing or wall between the shopping and adjacent properties shall be consistent with the wall, fence and gate regulations in the planning and development code". A new tubular steel fence is currently proposed on the west property line abutting parcel 1, adjacent to the existing park site. Existing chain link fencing on the south side of the shopping center will remain. The proposed fencing on the project does not deviate from the fencing requirement of the code.

Parking: A modification to the Creekside Oaks PUD Guidelines is being requested for parking to be deferred to the planning and development code. The current guidelines would require one vehicle space per 250 square feet of gross retail floor area, one space for every three seats for a restaurant or bar, and one class II or class III bicycle space for every 25 required vehicular parking spaces. According to the planning and development code, for the Suburban parking district, the center shall provide a minimum of one parking space per 400 gross square feet of retail space; 1 space per 125 gross square feet of building will be required for restaurant(s) and bar(s); up to 10% of total building area of a shopping center may be used as restaurant(s) and bar(s) with the parking based on the shopping center as a whole, rather than the requirements based on square footage of the restaurant or bar. With the proposed 15,019 square foot store, a minimum of 38 parking spaces will be required; a total of 57 stalls are proposed for Parcel 1. Parcel 2 requires 86 parking stalls (based on both retail and restaurant uses) and 115 are provided. Parcel 3 requires 7 parking spaces for commercial service and 17 spaces are provided. The shopping center as a whole requires 131 parking spaces and 189 spaces are available. The project shall also provide a minimum of 2 long-term bicycle parking and 3 short-term bicycle parking located within close proximity to the building entrance. With the proposed PUD Guidelines Amendment, less vehicular and bicycle parking spaces will be required for the shopping center.

Landscape Setback: The project proposes to modify the PUD Guidelines related to the minimum landscape setback on West El Camino Avenue from 50’ to 25’ (for the entire shopping center frontage at West El Camino) in order to provide a drive aisle between the front of the building and the landscape area. Staff supports this amendment since the landscape setback on the remaining frontage on West El Camino had been modified previously and this will be consistent with what has been developed at the site. With the addition of the drive aisle, it will provide improved circulation within the site.

Project Design:

Land Use

The applicant is requesting entitlements to construct a new approximately 15,019 square-foot retail building with a drive-through pharmacy. The existing structure on the west side of the shopping center is to be demolished in order to construct the new building; however, the remaining structures at the center will remain. The applicant proposes to operate the pharmacy on a 24-hour basis, with a drive-through facility. The applicant has indicated the intent to pursue alcohol sales at the site. A conditional use permit is not required for alcoholic beverage sales for off-premises consumption in a store with greater than 15,000 square feet in gross floor area if the shelving allocated to alcoholic beverages does not exceed 10% of the total shelving within the store. Additionally, the pharmacy drive-through facility is considered accessory to the pharmacy that is allowed by-right when various criteria are met, as discussed later on in this section.

Tentative Map

Map Design: The tentative map will subdivide the 4.02-acre shopping center parcel into three parcels. The FAR for the Suburban Center general plan designation is 0.15 to 2.00. The proposed parcels are summarized below:

Table 4: Map Design Summary			
Parcel Number:	**Lot Area:**	**Use/Area:**	**FAR:**
1	56,420 sq. ft.	Retail / 15,019 sq. ft.	0.26
2	92,494 sq. ft.	Commercial / 23,650 sq. ft.	0.25
3	26,446 sq. ft.	Commercial / 3,549 sq. ft.	0.13
	175,360 sq. ft. (4.02 ac)	42,218 sq. ft.	0.24

The applicant will be acquiring from the City the 0.08-acre triangular portion of APN 274-0410-021 (adjacent park site) as shown on the Tentative Map and site plan by separate instrument. The applicant will also merge the triangular portion acquired from the City with Parcel 1 as shown on the Tentative Map by separate instrument and to the satisfaction of the Departments of Public Works and Parks and Recreation. The resultant Parcel 1 will meet the minimum FAR. Parcel 2 also meets the minimum FAR. Even though parcel 3 does not meet the minimum FAR, the entire shopping center has a FAR of 0.24 and exceeds the minimum. Staff is supportive of the overall FAR for the shopping center.

Vehicular Circulation and Parking: The shopping center site is situated on the southwest corner of West El Camino Avenue and Truxel Road; both streets are major arterials. There are three existing driveways on West El Camino Avenue and two existing driveways on Truxel Road. The westernmost driveway on West El Camino is currently egress only for vehicles. The project involves the conversion of the westernmost driveway on West Camino for both ingress and egress for vehicles, and will allow direct access to the drive-through lane of the proposed pharmacy. A new left-turn lane on west-bound West El Camino is being proposed and as such, the median at West El Camino will be modified to accommodate the left-turn lane including removal of seven trees (Exhibit E of Attachment 8). There is no on-street parking at both street frontages. A new drive aisle is proposed in front of the new retail store and new parking stalls are shown on Parcel 1. Private reciprocal ingress, egress, maneuvering and parking easements will be required for the parcels.

Pedestrian Circulation: There is an existing sidewalk at both street frontages. A pedestrian sidewalk is proposed at West El Camino at Parcel 1 to provide connection from the sidewalk at the right-of-way to the proposed retail store; an accessible path of travel is also shown across the drive aisle.

On September 19, 2012, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Map, subject to conditions of approval.

Staff finds that the tentative map is consistent with the policies of the General Plan and Title 16 of the City Code. The site is physically suitable for the type of development proposed and suited for the proposed density; the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat, and the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision. The project will not overly burden the sewer system, nor will it preclude future passive or natural heating and cooling opportunities.

Site Plan and Design Review

Site Plan and Design Review for the development, including the tentative map, is required per section 17.808.130 of the Planning and Development Code.

Height, Setbacks and Floor Area Ratio: Following is the analysis regarding height, setback and floor area ratio and any deviations from the development standards for the development on Parcel 1:

Table 5: Development Standards for Parcel 1

Standard	Standard Requirement	Proposal	Deviation?
Height	35' maximum (per planning and development code)	30'-0" (top of highest point)	No
Front Setback (North)	25' landscape setback; 50' building setback (per amended PUD Guidelines)	27' landscape setback; 56' building setback	No
Interior Side Setback (West)	5' minimum (per planning and development code)	23'	No
Interior Side Setback (East)	0 (per planning and development code)	5' minimum	No
Rear Setback	15' (per planning and development code)	111.7'	No
Floor Area Ratio	0.15 minimum; maximum 2.00 (per General Plan)	0.24	No

As shown on the table above, the project will meet height, setback requirements per the PUD Guidelines and the planning and development code; the project also meets FAR for the Suburban Center designation in the General Plan. The tentative map establishes additional property lines on the site. The existing structures are consistent with development standards relating to setbacks, lot coverage and height in relation to the proposed property lines.

Building and Site Design, Fencing, and Signage: The main exterior materials for the proposed building include plaster over CMU wall, clear anodized aluminum storefront systems, split-face concrete masonry blocks and metal canopies. The storefront windows along the north elevation will face West El Camino and the ones on the east elevation, along with entry doors, will face the parking lot. At the request of staff, wall trellises are added on the east and west elevations to help articulate the wall spaces. A drive-through pharmacy window will be on the west elevation facing the adjacent park site. A trash enclosure is shown on the south rear side of the site.

According to the Planning and Development Code, Section 17.228.110, the pharmacy drive-through facility shall meet the following standards:

1. A minimum stacking distance of 100 feet shall be provided to each pick-up window or automated machine.
2. A drive-through service facility with a separate ordering point and pick-up window shall provide stacking space for at least four vehicles in advance of each ordering point and stacking space for at least four vehicles between each ordering point and pick-up window.
3. Entrances to drive-through lanes shall be at least 25 feet from driveways entering a public or private street or alley.
4. The minimum width of each drive-through lane shall be 11 feet. The entrance to the lane and the direction of traffic flow shall be clearly designated by signs and pavement marking or raised curbs.

The proposed drive-through meets or exceeds the above standards and no deviation is required for the proposed drive-through. Vehicles will enter the drive-through from the north side of the building and then exit through the southernmost drive aisle of the center, behind the building at Parcel 2. The southernmost drive aisle will be reversing the current one-way traffic and parking stalls will be re-striped for the new traffic flow.

A new tubular steel fence is currently proposed on the west property line abutting parcel 1, adjacent to the existing park site. Existing chain link fencing on the south side of the shopping center will remain. A pedestrian gate will be installed at the patio between the new building and the existing building on Parcel 2 to promote security.

The project proposes three new attached signs on the new building, one new detached monument sign for the business, and a new identification sign to replace the existing one at the corner of West El Camino and Truxel. A PUD Guidelines Amendment is required to allow an additional monument sign for the center and new criteria is proposed for attached signs on stand-alone single-tenant buildings over 15,000 square feet. The additional monument sign shall not exceed ten feet in height and forty-one square feet in sign area.

Staff has also reviewed the project in light of the Creekside Oaks PUD Guidelines and the Neighborhood Commercial Corridor Design Principles. Staff believes that the

project meets criteria pertaining to streetscape, site design, and building design as discussed below.

Streetscape Comments:

- The project retains a minimum of 25' landscape setback at West El Camino to provide a pedestrian edge with trees and live groundcover.

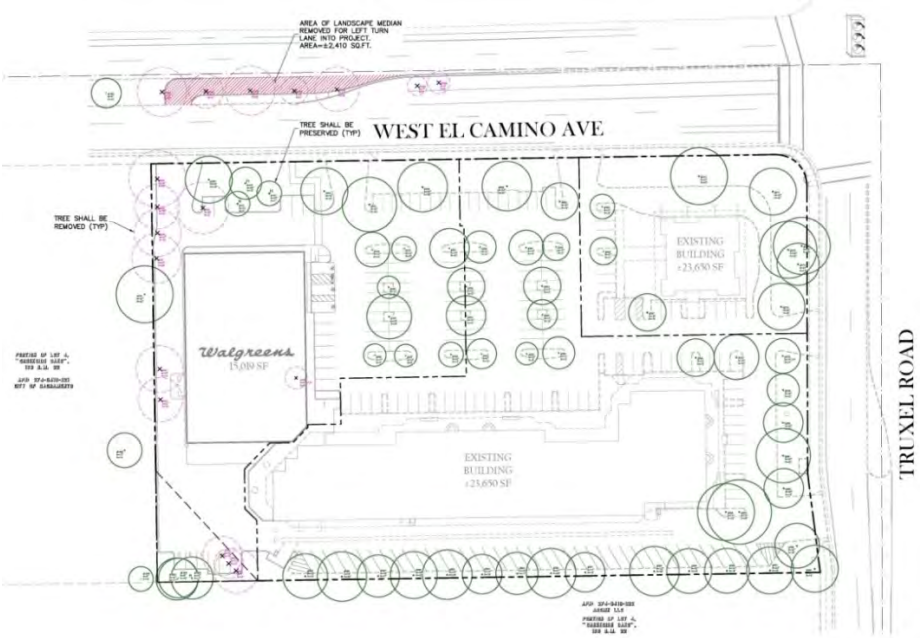
Site Design Comments:

- The building is oriented towards West El Camino with visible storefronts windows and doors.
- Clear pedestrian pathway is provided from West El Camino into the subject site.

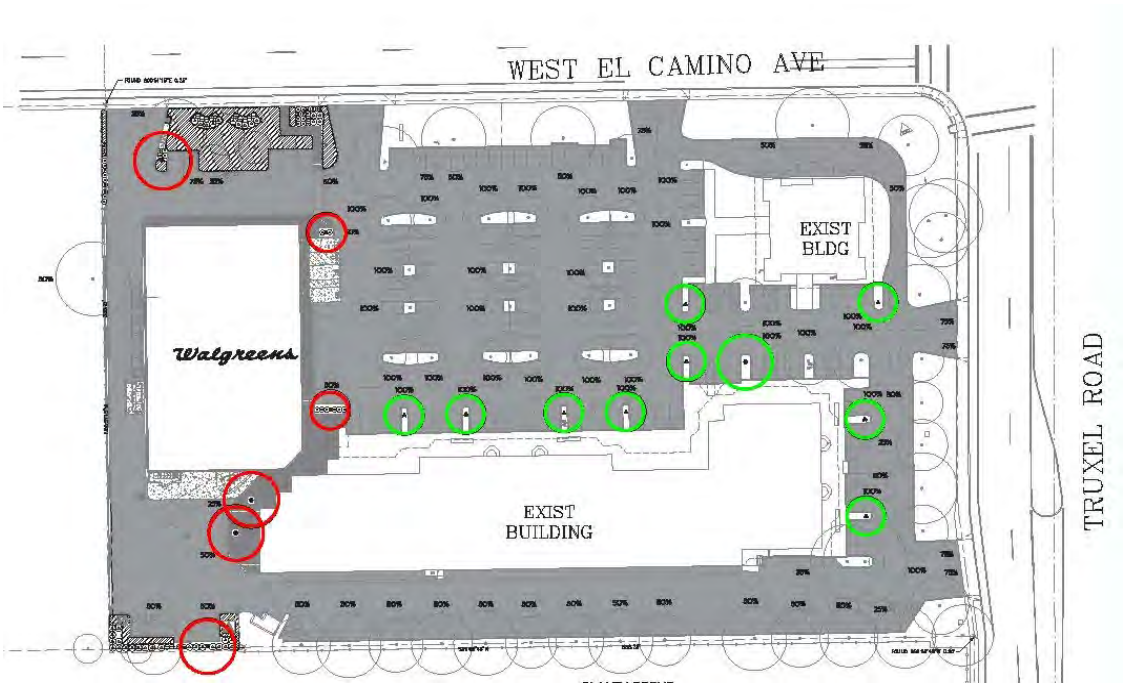
Building Design Comments:

- The size and the scale of the building are compatible with the existing buildings in the shopping center and the overall height of the structure does not exceed the maximum allowed in the Shopping Center zone.
- The proposed material and color scheme will complement the existing buildings in the shopping center.
- The building façades and the tower elements will create interest and appeal from the surrounding streets.
- The building fenestration will create visual interest to the building.
- The building facades are articulated by steel trellising, masonry wainscoting and metal canopies to create visual appeal.
- Rooftop mechanical equipment will be screened from street views.

Landscaping: A preliminary landscape plan (Exhibit F of Attachment 8) and an arborist report (Attachment 9) have been submitted to staff for review. The applicant is proposing to preserve all four (4) heritage trees on the site, consisting of three redwood trees (at the landscape buffer abutting West El Camino Avenue) and one oak tree (at the rear of the parcel). The applicant is proposing to remove a total of 18 trees, including 11 onsite private trees and seven City street trees at the center median (shown in dotted magenta line in the site plan diagram below):



The applicant will then be planting approximately 16 new trees on the site, including six new trees on the Walgreens parcel (shown in red on the site plan diagram below) and 10 new trees within the remaining portion of the shopping center (shown in green on the site plan diagram below). The landscape plan demonstrates that the site will meet the 50% tree shading requirement, per City Code.



As the replacement for the removal of City street trees in the center median, the applicant has submitted a possible new center median addition to the east of the site (Exhibit L of Attachment 8) and the project has been conditioned that "replacement shall be accommodated within the public right-of-way in the form of a median. If the Urban Forestry Division determines that a median is not feasible, replacement trees may be planted at another off-site location at the City's direction". Also, at the modified center median, five new size-appropriate trees are being planted at the left-turn pocket (Exhibit G of Attachment 8).

Parking: According to the Planning and Development Code for the Suburban parking district, the center must provide a minimum of one parking space per 400 gross square feet of retail space; 1 space per 125 gross square feet of building will be required for restaurant(s) and bar(s); up to 10% of total building area of a shopping center may be used as restaurant(s) and bar(s) with the parking based on the shopping center as a whole, rather than the requirements based on square footage of the restaurant or bar.

With the proposed 15,019 square foot store, a minimum of 38 parking spaces will be required; a total of 57 stalls are proposed for Parcel 1. Parcel 2 requires 86 parking stalls (based on both retail and restaurant uses) and 115 are provided. Parcel 3 requires 7 parking spaces for commercial service and 17 spaces are provided. The shopping center as a whole requires 131 parking spaces and 189 spaces are available. The number of existing parking stalls in the shopping center today is 208 while the number of proposed stalls in the shopping center after construction of the proposed project is 189, therefore there is an overall reduction of 19 parking stalls in the center. The project shall also provide a minimum of 2 long-term bicycle parking and 3 short-term bicycle parking located within close proximity to the building entrance. .

In evaluating site plan and design review proposals of this type, the Council is required to make the following findings:

A. The design, layout, and physical characteristics of the proposed development and tentative map are consistent with the general plan and any applicable specific plan or transit village plan;

   The proposed development and tentative map are consistent with the goals and policies of the general plan land use designation of Suburban Center. The use is compatible with adjacent uses in the neighborhood and the proposed use provides services for residents within the community.

B. The design, layout, and physical characteristics of the proposed development and tentative map are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards;

   The proposed development and tentative map are consistent with the Creekside Oaks PUD Guidelines, the Neighborhood Commercial Corridor Design Principles

and with applicable development standards for the SC zone in that: 1) the building is oriented towards the surrounding street and pedestrian connection is provided, 2) the proposed material and color scheme will complement the existing buildings in the shopping center, and 3) landscaping will be provided to enhance the shopping center.

C. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards;

The project has been analyzed by City departments and it is determined that all streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards. The tentative map has been conditioned to assure compliance with City Code requirements.

D. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood;

The proposed development is visually and functionally compatible with the surrounding neighborhood in that the scale and size of the building is similar to the existing building on surrounding parcels.

E. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged;

The proposed development will ensure energy consumption is minimized and use of renewable energy sources is encouraged.

F. The design, layout, and physical characteristics of the proposed development and tentative map are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

The proposed development and tentative map are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that: 1) the development is compatible with other uses found in the surrounding neighborhood, and 2) the project will provide adequate parking for employees and patrons.

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Walgreens – Park Plaza
Project Narrative

The project entitlement request as being submitted to the City of Sacramento is for the redevelopment of the western portion of the property located at the Southwest Corner of West El Camino Ave and Truxel Road. The property address is 1600 – 1620 West El Camino Ave (APN #274-0410-005). The proposed project will demolish the western most building in its entirety along with a partial demolition of the western end of the central building. With the proposed demolition the entitlement being requested is for a 15,019 sq.ft. Walgreens. The Walgreens will include a drive thru, beer & wine sales, and the ability to operate 24-hours per day. The proposed project is requesting the following entitlements from the City of Sacramento; Special Permit, Plan Review, Tentative Map (3 parcels), and Guideline Amendment(s).

Existing Property

The property located at 1600-1620 is currently a commercial/retail center totaling ±4.0 acres. The subject property has a total of 3 buildings, drive aisle, shared parking, utilities, and landscaping. Included in this application is a small triangle property currently owned by the City of Sacramento (APN#274-0410-021). The owner is currently in negotiations to purchase this property and this property is included in this application.

Street Frontage Improvements (along Truxel Road and West El Camino Ave) are constructed with curb, gutter, and sidewalks in the ultimate configuration. Along the northern Boundary is an office building while further to the west is a Park. Across the street on West El Camino is Multi-Family project and across the street on Truxel Road is a commercial shopping center, anchored by Raley's.

Project Description

The project proponent/owner is proposing to demolish an existing building(s) to redevelop a portion of the property into a ±15,019 square foot Walgreens pharmacy with associated parking, drive aisle, utilities, and landscaping. The Walgreens store is requesting to operate as a 24 hour store, with drive thru, and have the ability to sell beer and wine.

- **Architecture** –The building architecture represents a blend of Walgreens new prototype branding and existing retail center's undulating façade design. Horizontal lines continue the theme tying this building to the existing retail center providing a cohesive architectural character. Stucco

finish over CMU Block provides material and texture continuity to the existing center. Tower elements and Walgreens entry are accentuated with color differentiation. An eyebrow canopy of architectural metal in high gloss finish extends over the entry. The street presence is further enhanced with towers capped with architectural metal cornices. Building architecture can be more clearly described by reviewing the elevations and material board included in this application.

▪ **Site Layout** – Generally speaking the site layout will remain very similar to today's current site configuration. Critical to the Walgreens operation is drive thru on the west side of their building and to gain access to the drive thru a drive aisle with parking was added between West El Camino Ave and the Walgreens building. The circulation to accommodate the drive thru and proposed lane widths will require that the drive aisle that travels around the rear of the buildings be modified to one way traveling in a counter-clockwise direction. By adding the drive aisle and parking along West El Camino Ave we have reduced the landscape setback from 40-feet to 25-feet (PUD Guideline Amendment). Sidewalk interconnectivity will remain similar to today's routes; connecting onsite buildings to the street frontages in several convenient locations. Walgreens truck delivers, trash enclosure, and receiving area shall be located on the south end of the building. Concrete Hardscape along the building frontages will have a unique score pattern and medium broom finish to provide a unique architectural appearance. A single monument sign will be placed along the buildings frontage on West El Camino Blvd. Proposed frontage improvements are proposed to remain the same with the only offsite improvement proposed to be a left turn pocket in the median on West El Camino Ave and reconstructing the westernmost driveway. To offset the loss of landscaping associated with the left turn lane pocket the project applicant is proposing to work with the City of Sacramento to add a landscape median further to the east on West El Camino in front of the Bel Air Shopping Center located at the southeast corner of West El Camino and Truxel Road. Included in this application is a Tentative Parcel to subdivide the subject property into 3 parcels such that each building is located on its own parcel.

▪ **Parking** – As proposed the following summarizes parking provided and required in the Shopping Center:

USE	Proposed	Code
Walgreens (15,019 sq.ft.)	57	38
Parcel 2 Bldg (23,650 sq.ft.)		
10% Restaurant (2,365 sq.ft.)	6	6
Restaurant (6,635 sq.ft.)	53	53
Retail (14,650 sq.ft.)	56	37
Parcel 3 Bldg (3,549 sq.ft.)	17	9
TOTAL	189	143

Walgreens will also provide bike parking for 2 long term spaces and 3 short term spaces.

▪ **Landscaping** – The Project's landscaping attempt to keep as much of the existing mature landscaping. Landscaping will be planted in this area similar in style and scale of that of the existing center. The objective is to provide a tidy manicured year round appearance with minimal maintenance and low water consumption. A variety of trees, shrubs and groundcovers that have medium to low water requirements, seasonal colors and are relatively fast growing are proposed. The 6-foot high chain link fence along the Park property (western boundary) is proposed to removed and reconstructed with 6-foot high tube steel fence.

▪ **Site Lighting** – The Project's site lighting will meet the requirements of the City of Sacramento Zoning Code, with the objective of providing photometrics that provides required lighting levels and eliminates any light from spilling into adjacent residential properties. The lights within the parking field will be similar in nature to the height, style, and color of the existing free standing parking lot lights. No vertical up lighting is proposed.

▪ **Utilities** – Due to the reconstruction of a portion of the site and the new Walgreens footprint new utility stubs are proposed to serve the Walgreens building. In addition, segments of Sanitary Sewer, Storm Drain, and Water will also be required to be relocated to accommodate the proposed Walgreens footprint. No onsite detention/retention or water quality treatment is proposed as we are not significantly changing hydrologic characteristics and we are disturbing less than 1-acre.

WALKSACRAMENTO
Walkable Communities = Communities of Walkers

8/24/2012 VIA EMAIL

David Hung, Associate Planner
Community Development Department, Current Planning Division
City of Sacramento
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Park Plaza Walgreens (P012-016)

Dear Mr. Hung:

WALKSacramento has reviewed the Neighborhood Project Notification for Park Plaza Walgreens (P012-016). We appreciate the opportunity to provide the following comments with the goal of a more walkable project that contributes to more foot travel in the community of South Natomas.

Development projects that lead to more walking and active travel are critical to our community's future. Human beings need moderate exercise, such as walking, for about 30 minutes a day in order to prevent the development of chronic disease and overweight. Only 38% of the population in the Sacramento region is active at this minimal level, often due to limitations placed by a built environment not suited to walking and other types of physically active travel. A 30-minute walk is about one and a half miles. If more people could obtain regular exercise by walking and bicycling to their regular destinations, in lieu of driving, it could yield significant health improvements to the resident population of this area. It could also help reduce the current expensive burden on the health care system of providing medical care to more and more people with chronic conditions due to inactivity.

The site of the proposed project, Park Plaza Shopping Center at the intersection of West El Camino Avenue and Truxel Road in South Natomas, is well suited to encouraging more walking. Within 1/2 mile of the site there are six large apartment complexes, two condominium complexes, more than 185,000 square feet of commercial at three shopping centers, three elementary schools, three neighborhood parks, one community park, one regional park (Discovery Park), a community center, a public library, a private racquet club, and over 250,000 square feet of office space. In addition, the immediate area is well served by transit. There are bus stops on both West El Camino Avenue and Truxel Road. The Green Line light rail route is proposed for Truxel Road with a station next to the Park Plaza shopping center.

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This community area should be able to support a significant amount of walking and biking due to the density of residents and employees, the diversity of land uses, the walkable distances to transit and destinations, and walkable design (the 5 D's of development). Following are WALKSacramento's recommendations to make the Walgreens project more likely to encourage walking and to contribute to the health and vitality of South Natomas.

1. Place the new building close to street , enlarge the plaza, and add trees

The project will demolish an existing building that has good pedestrian access and a landscaped area with mature trees as a transition between the building and the street. The proposed site plan is less pedestrian friendly than the existing site plan because the added parking spaces and associated drive aisle will be placed between the building and the sidewalk. This makes for a less attractive street view of the shopping center and introduces more potential conflicts with vehicles. The City of Sacramento General Plan urban form guidelines for suburban centers envision buildings adjacent to the street, attractive pedestrian streetscapes, and attractive landscaping of public right-of-way. Replacing street trees and the landscaped low berm with parking spaces and a drive aisle does not meet the General Plan guidelines.

The revisions to the shopping center site also eliminate the plaza, leaving only a small patio area for the Cheers Bar & Grill, which is at the west end of the existing 23,650 square foot building at the south edge of the shopping center. The patio area will be much less attractive for social gathering as directly across the walkway will be Walgreens' trash compactor and loading door.

We recommend placing the new building closer to the street and eliminating the proposed parking spaces between the building and the street. With the building relocated slightly north and closer to the street, there would be room to enlarge the plaza to its existing size at the south end of the building and to add more trees or retain all of the existing plaza trees. In addition, moving the trash compactor chute to the west side of the building would make the plaza more pedestrian friendly.

2. Existing trees should not be removed

Shade trees cool the temperature of the urban environment on hot days, which reduces the formation of ozone.[1] Near areas with heavy traffic, neighborhoods with tree canopies are have lower concentrations of particulate matter than neighborhoods without trees. Children living on streets with more trees have up to 25% lower rates of asthma than children on streets with fewer trees.[2] Neighborhoods with trees have higher levels of social interaction and lower levels of violence and crime.

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[1] Taha H, Chang S, Akbari H: Meteorological and Air Quality Impact of Heat Island Mitigation Measures in Three U.S. Cities. Lawrence Berkeley National Laboratory,April 2000. Accessed August 23, 2011 at http://www.sactree.com/assets/files/greenprint/benefits_of_trees/air_quality/lbnl-44222.pdf

[2] Lovasi GS et al. Recent Findings: Children living in areas with more street trees have lower prevalence of asthma. *J Epi and Comm Hlth* 2008; 62:547-649.

The preliminary site plan drawing appears to show that 14 existing shade trees and two ornamental trees will be removed. The areas affected include

- The area between the sidewalk and the building will lose six trees. The preliminary site plan has two of the existing tree centers marked as parking lot lights and two marked "demo tree" and the tree canopy outlines for four trees are shown, so it's difficult to know which trees, if any, will remain.
- The landscape planter along the west fence will lose six shade trees because the existing 10-foot-wide landscaping strip is reduced to a width of 4 feet and the trees are where the widened driveway is proposed.
- Three of the four shade trees in the plaza to the south of the existing building will be removed. The one tree remaining is the only tree marked on the preliminary site plan as "Ex. tree shall to be protected".
- Two ornamentals in existing planters on the building's east frontage walkway appear to be removed.
- Five trees in the median will be removed to make room for the left turn lane that is proposed to provide direct access for west-bound traffic.

This project will remove too many trees with no plans to replace them. For the health and enjoyment of South Natomas residents, WALKSacramento recommends the site plan be revised to retain all existing trees on site.

3. Remove the median left turn lane from the project

The area surrounding the project site, although classified as "suburban", has a number of high-density residential and commercial land uses. The area needs more features to accommodate pedestrian travel, such as street crossings, instead of auto-oriented designs and street modifications. The left turn lane proposed for the West El Camino median will encourage more car trips to the site and expose pedestrians to more vehicle conflicts at the driveway.

While walking across West El Camino mid-block near the west driveway of the project site may be unsafe due to traffic speed, people make the crossing anyway. The existing median provides refuge for those people making the mid-block crossing and only two lanes of traffic in one direction need be negotiated at a time. The proposed median left turn lane will make the mid-block crossing less safe as pedestrians will have a narrower median on which to take refuge, placing them closer to high-speed east-bound through traffic heading and in the path of west-bound drivers preparing for a left turn across the east-bound lanes.

Pedestrians on the sidewalk on the south side of West El Camino will also be at greater risk when crossing the west driveway, which will be widened from a single-lane driveway to one ingress lane and one egress lane. The left turn from the median will be unprotected and drivers may be so focused on finding a gap in approaching traffic that they may not see pedestrians crossing the driveway.

WALKSacramento recommends eliminating the proposed left turn lane to reduce pedestrian-vehicle conflicts at the west driveway and on West El Camino.

4. Add more bike parking near the Walgreens entrance

The proposed site plan shows a bike rack will be located near the southeast corner of the Walgreens; more than 100 feet from the store entrance. This bike rack location is appropriate for the existing building proposed for demolition and the adjacent building to the south, but it will not serve Walgreens patrons well. Bike racks should be near building entrances to reduce the likelihood of bike theft and to improve the convenience for the bicyclist.

5. Reduce the number of vehicle parking spaces

The vehicular traffic during peak hours for a site well served by transit and within walking and biking distance of so many people is unlikely to be as high as an auto-oriented suburban location. The transportation consultant for the Creekside Oaks PUD, in which the project is located, stated in a response to comments on the DEIR that the peak hour factor for the development density anticipated for South Natomas would be lower due to improved transit, transportation system management programs, and normal spreading of peak traffic. The peak hour factor indicates how much of the daily traffic occurs during the peak hour of the day. This effect should apply not only to the roadways but to the land uses such as a drugstore.

The project application is requesting 65 parking spaces for the Walgreens, which is five more than required by code. We question whether the 60 required spaces are needed for a store the size of the proposed Walgreens. Considering the surrounding residential density and the existing transit service, we recommend the number of parking spaces be kept to a minimum with any additional space allocated to pedestrian improvements.

6. Straighten pedestrian walkway from West El Camino

The walkway from the sidewalk to the northeast corner of the Walgreens building includes four right-angle turns and more than 15 feet of deviaton from a straight path. In contrast, the existing site has a straight walkway to the sidewalk. WALKSacramento recommends aligning the walkway with the building's eastern frontage walkway and eliminating any turns.

7. Redesign pharmacy building to provide windows on all sides

The urban form guidelines for the Suburban Center designation in the City of Sacramento General Plan includes "Building facade and entrances directly addressing the street and have a high degree of transparency on street-fronting façade." Buildings with windows providing views of the surrounding public and private spaces increase the sense of safety experienced by pedestrians. The only transparency apparent on the elevation drawings are the front entrance, a segment of the wall on each side of the entrance, and the drive-through service window. Most of the buildings wall spaces do not include windows or doors. About half of the elevation facing the main parking area and almost all of the store fronts in the shopping center is a blank wall. By comparison,

the existing building has windows and transparent doors spread out along two full sides facing the shopping center and the street.

In fact, the staff report in 1985 for the shopping center states that "Planning and Community Services staff, however, do have concerns regarding the rear elevations of the proposed buildings which are facing the park and library. These elevations do not take advantage of being next to the park and library sites and are flat and uninteresting. Staff recommends that the applicant redesign the south and west elevations by carrying the architectural features found on the front (north and east elevations) of the buildings to the rear of the structures. Design possibilities also include having entrances to the shops off of the rear of the buildings or wrapping glass around the ends of the structure."

Unfortunately, in this project the design has architectural features on only a portion of the north and east elevations. The west elevation of the building is only slightly improved with the inclusion of a drive-through window and bay. The south elevation facing the pedestrian plaza features only an aluminum door, a steel trash chute door, and a metal overhead roll-up door for loading.

WALKSacramento recommends the exterior elevations for the new building include more windows, articulation, and architectural features to provide an interesting appearance that blends with the surrounding buildings.

8. Keep the chain link fence along the west and south borders of the shopping center instead of constructing a soundwall

The PUD amendments narrative and the statement of intent in the application requests a sound wall along the park, yet the project narrative says the chain link fence is to remain between park and shopping center, and the preliminary site plan shows a chain link fence along entire existing and proposed boundaries. WALKSacramento does not believe there is a reason to replace the open chain link fence with a solid soundwall. It is better to leave the visual connection between the parking areas behind the buildings and the adjacent properties – the neighborhood park to the west and the office buildings to the south.

A soundwall along one side of the park would partially enclose the park and reduce the "eyes on" surveillance. A soundwall along the west and south sides of the shopping center property would enclose the rear parking and practically eliminate the "eyes on" of the parking. Employees and patrons walking between a soundwall and the wall of a long building in the rear parking areas will likely feel much less comfortable and less safe than if the area had a visual connection to inhabited areas.

The staff report for the original Creekside Oaks neighborhood shopping center entitlements in 1985 contained the following statements. "The PUD Guidelines state that in lieu of the placement of a wall along the south and west property lines: "...the shopping center shall be designed to be compatible with the adjacent park/library/community center uses with regard to vehicular and pedestrian circulation, landscape treatment and building design". The purpose of this requirement is to create a "campus-like" effect for the PUD and integrate surrounding land uses with one another… The site plan also

indicates a pedestrian walkway at the southwest corner to connect to the library and park."

At the time of the 1985 entitlements, both the property to the west and the south of Park Plaza Shopping Center were designated park/ library/community center. Since then, a library and community center were constructed about a half-mile to the north, the adjacent property to the south has been developed as office space, and most of the adjacent property to the west has been developed as a neighborhood park with the rear area unimproved. This rear area of the park is directly across the driveway from the plaza and is where the pedestrian walkway was to be located. While this may not be the time to construct the pedestrian connection between the park and the shopping center, the changes proposed will preclude making the connection in the future.

WALKSacramento is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods. Following is a list of general criteria we use in commenting on projects.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact us at (916) 446-9255 or either *cholm@walksacramento.org* or *tduarte@walksacramento.org*.

Sincerely,

Chris Holm
Project Analyst

Teri Duarte
Executive Director

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WALKSACRAMENTO

12/5/2014 VIA EMAIL

David Hung, Associate Planner
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Park Plaza Walgreens (P12-016)

Dear Mr. Hung:

WALKSacramento has reviewed the November 14, 2014 re-routing of the Park Plaza Walgreens project. We previously submitted comments on August 24, 2012 regarding the July 31, 2012 project routing. Several issues we identified were resolved with revisions to the site and landscaping plans made by the applicant. There is one outstanding issue that we believe could easily be addressed.

In our previous comment letter, we recommended:

> Straighten pedestrian walkway from West El Camino
>
> The walkway from the sidewalk to the northeast corner of the Walgreens building includes four right-angle turns and more than 15 feet of deviation from a straight path. In contrast, the existing site has a straight walkway to the sidewalk. WALKSacramento recommends aligning the walkway with the building's eastern frontage walkway and eliminating any turns.

The project site currently has a straight sidewalk from the street to the existing building pad. We urge that this sidewalk, or one of similar design, be retained rather than demolished and reconstructed over an indirect route.

WALKSacramento is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 446-9255

Sincerely,

Chris Holm
Project Analyst

Enclosures: Street View of Pedestrian Walkway Looking South from West El Camino
WALKSacramento comment letter from August, 2014
Development Checklist for Biking and Walking

909 12th Street, Suite #203 • Sacramento, CA 95814 • 916-446-9255
www.walksacramento.org

Street View of Pedestrian Walkway Looking South from West El Camino

From: Jordan Lang
To: David Hung
Cc: "Jim Brown"
Subject: RE: Park Plaza Walgreens (P12-016) - Comment from Sacramento Area Bicycle Advocates
Date: Wednesday, November 26, 2014 11:38:01 AM

Hello David: Thank you for routing the attached material regarding the Park Plaza Walgreens application (P12-016) to SABA.

We are concerned about the amount of bicycle parking which is mentioned in the Project Narrative at the top of page 3 (parking for "8 bicycles"). The project is located in the Suburban Parking District which requires it to provide 1 long-term space per 12,000 sq.ft. of retail and 1 short-term space per 5,000 sq.ft. of retail. Given the proposed retail square footage cited at the bottom of page 2, the project is required to provide 5 long-term spaces for employees and 10 short-term spaces for customers and visitors. Please ensure that the project provides these bicycle-parking spaces because it is located in an area of much residential housing and easily bikeable street conditions.

Thank you,

Jordan Lang
Project Analyst
Sacramento Area Bicycle Advocates

From: David Hung [mailto:DHung@cityofsacramento.org]
Sent: Friday, November 14, 2014 5:51 PM
To: David Hung
Subject: Park Plaza Walgreens (P12-016) Update

Dear Community Groups/Neighborhood Representatives:

The project will be scheduled for the Planning and Design Commission early 2015; the applicant is still bringing forward the same plans that you have seen previously (see attached). Since the project was on hold for an extended time, I want to see if you want to provide any additional comments on the project. If so, can you respond directly to me by December 5th? Thanks.

****
David Hung
Associate Planner

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Phone: (916) 808-5530
E-mail: dhung@cityofsacramento.org

River Oaks
Community Association

February 27, 2013

David Hung
Associate Planner
City of Sacramento
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95758
dhung@cityofsacramento.org

Dear Mr. Hung:

RE: Follow up on Walgreens project file number P12-016

The River Oaks Community Association (ROCA) would like to thank you for setting up a meeting between us and the applicants for the Walgreens project and for including the Natomas Community Association in the discussion. We also extend our thanks to the applicant for responding to our initial comments in writing, and for meeting with us to go over our last remaining concerns.

Since our initial letter several of the items have been resolved completely including:

- Saving three of the six trees onsite that was slated to be removed in the original application. Although we would like the project not to remove any mature trees, we appreciate the site revision to keep several more trees on site.
- Updating the project design to remove the masonry wall along the proposed driveway and changing it to something unlikely to attract graffiti.
- The inclusion of a surveillance plan for the store and parking lot.

We still differ from the applicant on the following issues:

Acquiring City park property: We still don't think that public property should be purchased by private entities when the park is a public benefit. At the meeting, the developer offered to contribute toward upgrading the park concurrent with the Walgreen's build out. We believe this turnkey offer warrants further exploration, even though the parks representative at the meeting said they are unlikely to support specific upgrades to that park due to its location on a busy frontage and a lack of housing around it. We also understand that any money received would go into the South Natomas Community Plan area to be used at another park. ROCA believes city staff should present a plan of how they intend to use that money. We will follow up to ensure that the money gets used for park improvements benefiting the community near the Walgreens location and would like notification of how that money is proposed to be used.

Installation of a left turn lane: Although the traffic study done by the applicant and approved by the City shows that this would be feasible, alleviate some traffic, and the expectation is that it would be used primarily for the drive-through we don't think this is a necessary component of the project. The applicant will be removing 7 trees in the median and is adding a turn lane close to a very busy intersection on Truxel and West El Camino. There is also an opportunity for a U-turn a block further up on West El Camino. We are still concerned with the safety and the necessity of this left turn as part of the project. We would prefer to see the median stay in place and traffic flow remain the same. Has safety of the left in turn lane been addressed?

Proposed 24 hour operation and alcohol sales: The applicant mentioned that the Walgreens will determine whether they will operate 24 hours in this location. In order to attract them to the site they need the flexibility to do so if they want to. City staff also mentioned that hours of alcohol sales are covered by the state permit they need to apply for and not a City permit. We do not want to see the Walgreens become a magnet for panhandling, vagrancy and violence. There is already a liquor store in that shopping center, and liquor sales at CVS and Bel Air right across the street. However, those two locations do not stay open beyond 11 PM. We would like the Walgreens to be consistent with neighboring businesses and either close early, or stop alcohol sales early.

We still think the potential redevelopment of that strip mall will be a benefit to the community. The shopping center has empty store fronts and has some graffiti and seems neglected. Along with the existing restaurants that are open for business a busy Walgreens will increase foot traffic and we hope will deter any additional graffiti or crime.

Please keep in touch with the proposed schedule for the project and whether there are any additional changes. If you have additional questions or comments please contact Melinda Dorin Bradbury at melindabradbury@sbcglobal.net or 916.212.6589.

Sincerely,

VIA EMAIL

Jules Tran
President, River Oaks Community Association

Letter dated July 15, 2015

From: David Brady
To: David Brady; Bodipo50@gmail.com; burchillcitypc@gmail.com; "cburke realestate"; ed@loftgardens.com; dcovill@cbnorcal.com; "sacplanning declines"; "todd s kaufman"; ALofaso@sbcglobal.net; kimjoanmc@att.net; dnybo@wateridge.net; matt@mrpe.com; jyeepdc@gmail.com; darrellteatir@yahoo.com
Cc: Heather Fargo; David Hung; Melinda Bradbury
Subject: Walgreens project file number P12-016
Date: Wednesday, July 15, 2015 11:52:17 PM

Dear Planning Planning and Design Commission Chair Nybo and fellow Commissioners:

I will not be able to attend tomorrow's hearing on this project, but I want to provide comments in light of the revisions proposed by the applicant. The preservation of heritage redwoods on-site is a positive move, and the applicant's willingness to engage in discussion with the community was generally well received.

ROCA has to stop short of endorsing this project as proposed, however, because the applicant still plans to move forward with the uncontrolled left turn lane and corresponding removal of seven mature shade trees in order to support its drive-through pharmacy. This proposal is inconsistent with the South Natomas Community Plan, which specifies that the City shall discourage drive-through commercial uses. Not only will this turn lane be costly for the applicant and disruptive to residents, it will not provide significantly better access, since a signaled u-turn exists less than a block away.

While some off-site mitigations are proposed, they have not been vetted with the city nor with surrounding businesses. The existing trees and median on West El Camino were a hard fought and costly undertaking of the community many years ago, and they represent one of the few aesthetic, public amenities in this portion of Sacramento. Most Sacramentans would find it unthinkable that the park-like medians on 21st Street or T Street would be torn up to accommodate a commercial development. Why is it then OK to contemplate such a notion in South Natomas?

Walgreens would be a valuable infill project that stands to bring much-needed jobs and commerce to the community. However an infill project has to fit within the community and not displace its resources. Accordingly, we hope that the Planning Commission ask Walgreens to re-design their project to remove the uncontrolled left turn lane and preserve the resources of the community.

Thank you,
David Brady
River Oaks Community Assn.

Letter dated February 13, 2015

From: GNNA
To: David Hung
Subject: Re: Proposed Walgreens
Date: Friday, February 13, 2015 9:18:58 PM

Hi David-
GNNA discussed the proposed Walgreens at Truxel and El Camino at our meeting on Thursday, Feb. 11, 2015. We are concerned about the removal of mature trees but appreciate that the plan calls for replacing the trees being lost. The left turn lane needed by Walgreens will be mitigated by the firestation that is being proposed for Park Plaza, which will also need a left turn lane.

The plan calls for Walgreens to have a liquor license and there is concern about the hours of liquor sales. There are also two child care centers in the area that may want to weigh in on the liquor sales.

Empty store fronts are never desirable in a neighborhood and the Walgreens is preferable to the empty lot. We expect Walgreens to be a good neighbor and welcome the opportunity to see the project come to fruition with an attractive facade, trees, and patroling to keep the neighborhood clean and safe.
Annette Emery, President
GNNA

On Thu, Feb 5, 2015 at 5:30 PM, David Hung <DHung@cityofsacramento.org> wrote:

> Hi,
>
> This was the routing I sent back in November.
>
> **********
>
> David Hung
>
> Associate Planner
>
> City of
> SACRAMENTO
> Community Development
>
> 300 Richards Blvd., 3rd Floor
>
> Sacramento, CA 95811

Gardenland / Northgate Neighborhood Association
450 West El Camino Avenue, Sacramento, CA 95833
Email: gnnaboard@gmail.com ♦Web Site: www.gnna.info

July 7, 2015

David Hung
Associate Planner
City of Sacramento Community Development
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Dear David:

The Gardenland/Northgate Neighborhood Association (GNNA) is appreciative for the chance to have input on the proposed Walgreens to be located in the shopping center at West El Camino Ave. and Truxel Road. GNNA recently hosted a public meeting, with Councilmember Jeff Harris, to get community input on this project. Over 50 community members, including people who have businesses in the current shopping center, attended with the majority being in favor of the proposed Walgreens. However, there were some concerns that include:

- Preservation of heritage trees and current mature trees in the shopping center.
- Alcohol and cigarette sales
- Left-turn lane from West El Camino into the shopping center
- Security, especially as it pertains to Park Plaza next to the proposed Walgreens
- The quality and quantity of the jobs being made available by Walgreens and assuring that local community members get priority for those jobs.
- The effect of the Walgreens on local businesses.
- The general aesthetics of the area being improved.

Reading the revised plan, it appears that most of these items have been addressed:

- All heritage trees have been identified and preserved as are the mature trees with more trees being planted to supplement the current ornamental trees. The plan for the trees was endorsed by Ray Trethaway, local resident, former city council member, and current head of the Sacramento Tree Foundation who was in attendance.
- Walgreens has said they will not sell alcohol single servings. Like all businesses, Walgreens will be abiding by California law on the sales of alcohol. However, we would encourage Walgreens to consider limiting alcohol sales hours and not sell nicotine products as all. We would like to see local businesses support healthier lifestyles by offering healthier food choices and discouraging unhealthy habits.
- The left – hand turn lane is supported by current businesses in the area and will also be used by the proposed fire station that will reside where Park Plaza currently is (next to the proposed Walgreens). Please continue to work with the community on the left-turn median strip landscaping so that it is both aesthetic and safe.

- A chain-link fence rather than a wall will separate the Walgreens from Park Plaza and the security cameras in the shopping center will allow extra scrutiny on the activities at Park Plaza.
- Walgreens will be hiring with more jobs available; I realize that no assurances can be made about hiring from the community but I would hope this would be a consideration when hiring is made.
- There was concern raised about the effect of a Walgreens on the Belair and CVS pharmacy in the area. As several people notes, some customers prefer one pharmacy over another. There are several areas in Sacramento with competing pharmacies in close proximity and all appear to be thriving businesses.
- Walgreens has put thought into the signage and creating a unified look for the current shopping center.

After hearing input from GNNA community members, including those who have businesses in the area, GNNA has no objections to the proposed Walgreens and appreciates the revisions that have been made to the plan. GNNA is looking forward to hearing more about the proposed fire station that will be moved from Newborough Drive to Park Plaza, next to the proposed Walgreens.

Please keep GNNA advised on future plans in the area. Thank you.

Sincerely,

Annette Emery

Annette Emery, President
Gardenland/Northgate Neighborhood Association

Cc: Councilmember Harris

Regional Transit

Sacramento Regional Transit District
A Public Transit Agency and Equal Opportunity Employer

Mailing Address:
P.O. Box 2110
Sacramento, CA 95812-2110

Administrative Office:
1400 29th Street
Sacramento, CA 95816
(916) 321-2800
(29th St. Light Rail Station/ Bus 38,38,50,87,88)

Light Rail Office:
2700 Academy Way
Sacramento, CA 95815
(916) 648-8400

Public Transit Since 1973

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August 10, 2012

David Hung
Associate Planner
City of Sacramento, Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

NAME OF DEVELOPMENT:	Park Plaza Walgreens
CONTROL NUMBER:	P12-016
TYPE OF DOCUMENT:	PUD Amendment, Special Permit, Plan Review

RT SUPPORT/NON-SUPPORT: Non-Support of Drive-through

Regional Transit (RT) cannot support a drive-through land use in this location because of it's proximity to a proposed light rail station and several key bus stops. RT recommends a 10-year limited-term Special Permit so the drive-through component can be eliminated at such time when light rail is ready to serve this community.

Truxel Road is identified as the future light rail corridor for RT's Green Line to the Airport with a light rail station to be located in the median of Truxel Road just south of West El Camino. It is important for this development proposal to be designed to support transit as the Federal Transit Administration takes into consideration nearby development plans that maximize transit use when determining which projects to prioritize for funding.

Conditions for RT Support:

- A 10-year limited-term Special Permit for the drive-through
- Project construction shall not disrupt transit service or pedestrian access to transit stops/stations.
- Clear and easy accessibility and connectivity shall be provided to and from transit stops for all transit users, including those with disabilities.
- Parking competes with transit usage and does not promote pedestrian activity; therefore, parking shall not exceed the required standards for the City and could potentially be reduced in the future.
- Businesses shall display Transit information in prominent locations within the business for both patrons and employees.
- Bicycle parking facilities per City of Sacramento requirements shall be provided at store entrances.

Transit Supportive Recommendations:

- Employers should offer employees subsidized transit passes at 50% or greater discount.
- The property/business owner should join the South Natomas Transportation Management Association.

Project Background:
The Walgreen's project in the 4.1 acre Park Plaza shopping center proposes to demolish an existing building and develop a 15,019 sq.ft. retail store and pharmacy which requires plan review. Walgreen's is requesting a special permit to operate as a 24-hour store and accommodate a drive-through window for the pharmacy. The site is located on the west side of the shopping center at the southwest corner of West El Camino and Truxel Road in the South Natomas community.

Existing Transit:
Bus route 11 provides 30/60-minute weekday and 60-minute Saturday service to the site. Bus route 88 provides 15/30-minute weekday service and 60-minute Saturday and evening service within 1/8 mile of the site. And bus route 86 provides 30-minute weekday and 60-minute weekend and evening service within ½ mile of the site. All of theses routes have connectivity with light rail and the Downtown.

Thank you for the opportunity to comment. Please send any subsequent documents and hearing notices that pertain to this project as they become available. If you have further questions regarding these recommendations, please contact me at (916) 556-0514 or cpair@sacrt.com.

Sincerely,

Chris Pair

Chris Pair
Assistant Planner

c: RoseMary Covington, AGM of Planning and Transit System Development, RT
Traci Canfield, Planner, RT

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PARK PLAZA WALGREENS 1600 West El Camino

A Joint Letter From Community Groups and Individuals

May 27, 2015

Chair and Members, Planning and Design Commission
David Hung, Planner
City of Sacramento
300 Richards
Sacramento, CA 95814

P12-016 Park Plaza Walgreens (Noticed on 05-01-15)

Dear Planning and Design Commission:

Park Plaza Walgreens has been agendized as follows:

> P12-016 Park Plaza Walgreens (Noticed on 05-01-15) Location: 1600 - 1620 West El Camino Avenue, 274-0410-005-0000, 274-0410-021-0000, District 3 Recommendation: To forward recommendation of approval to City Council: Item A: Environmental Exemption (Per CEQA 15332-Infill Development Projects); Item B: General Plan Amendment to re-designate 0.084 acres from Parks and Recreation to Suburban Center; Item C: Rezone 0.084 acres from Office Business Thursday, May 28, 2015 Agenda 4 Planned Unit Development (OB-PUD) to Shopping Center Planned Unit Development (SC-PUD); Item D: Planned Unit Development Guidelines Amendment to modify landscape, parking and signage criteria in the Creekside Oaks PUD; Item E: Tentative Map to subdivide one parcel into three parcels; Item F: Site Plan and Design Review to develop a new retail building in the SC-PUD zone Contact: David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659; Luis Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957

This notice fails to advise the public that the project will remove street trees and heritage trees protected by City ordinance. The public and decision makers must go rather deeply into the staff report to learn "To compensate for the removal of trees in the front landscape area and the median, the project is proposing to plant additional trees. . . ." On page 6 of the staff report, we learn: "Also, as a mitigation for the removal of seven trees in the median, including some mature trees, the applicant will be planting new trees on the project site. The applicant is proposing to plant seven new trees in the median."

The report is enigmatic in the lack of information about how many trees will be removed, their age and condition, where they each are located, their role in the previously approved landscape plan or streetscape plan, what their legal status is, and how the so-called mitigation program actually mitigates for the impacts of tree removal. The staff report is silent on City policies and ordinances as well as General Plan goals regarding the importance of tree preservation. We have found in our neighborhoods that replacement of new trees for mature trees does not mitigate for the loss of the mature trees.

We are asking for a delay in the hearing due to lack of notice on tree removal. We want a full disclosure of the facts to the community well before the Planning and Design Commission hearing. We want to review Urban Forestry's assessment of the urban forest impacts of the proposed project well before the hearing.

As a community we are ever mindful of the tremendous value of trees in our neighborhoods, on our streets, throughout the City and to our climate, and we greatly appreciate their contribution to our daily quality of life. We seek to retain this attractive quality of life as the City adds 35 percent to its population in coming years. The cumulative impact of projects like Park Plaza Walgreens, if approved as proposed, includes the temporal loss of all the benefits provided to the community by mature trees. Mature trees contribute to reducing the urban heat island, and mitigating carbon in the atmosphere; they cannot be traded on a one for one basis with newly planted trees. This will be a significant degradation in our quality of life and the quality of life in the City for decades to come.

Sincerely,

Heather Fargo

Mayor of Sacramento 2000-2008, Councilmember representing South Natomas 1989-2000

David Brady, River Oaks Community Association

Dale Steele, Friends of Sutter Landing Park
Friends of Sutter's Landing Park
City of Sacramento Tree Mitigation Committee Member
City of Sacramento Pond Technical Advisory Committee Member

Laurie Litman, 350 Sacramento, a local grassroots organization that works to reduce greenhouse gas emissions and to engage Sacramento area citizens and community groups to build a global climate movement.

A JOINT LETTER FROM COMMUNITY GROUPS AND INDIVIDUALS

Jim Pachl, Neighbors of Capitol Towers and Villas

Barbara Thalacker

Barbara Thalacker, Representative appointed by Steve Hansen, Council District 4
Tree Ordinance Stakeholder Advisory Committee

Karen Jacques, Midtown, Tree Ordinance Stakeholder Advisory Committee

Lynn N. Lenzi
Natomas Resident

Jane McCauley, Woodlake Neighbors Creating Transparency

Adelita Espinosa, Tahoe Park Association Director

Betsy Weiland, Representative of SARA , Tree Ordinance Stakeholder Advisory Committee

A JOINT LETTER FROM COMMUNITY GROUPS AND INDIVIDUALS

Caroline Goddard
President
East Sacramento Partnerships for a Livable City

Jude Lamare

Jude Lamare, Friends of the Swainson's Hawk
Tree Ordinance Stakeholder Advisory Committee

A JOINT LETTER FROM COMMUNITY GROUPS AND INDIVIDUALS

From: Heather Fargo
To: Bodipo50@gmail.com; burchillcitypc@gmail.com; cburke realestate; ed@loftgardens.com; dcovill@cbnorcal.com; sacplanning declines; todd s kaufman; ALofaso@sbcglobal.net; kimjoanmc@att.net; dnybo@wateridge.net; matt@mrpe.com; jveepdc@gmail.com; David Hung
Cc: Brady, David; Tretheway, Ray; Emery, Annette; Lenzi, Lynn; Trujillo, Briza; Lamare, Jude
Subject: Yes on Walgreen"s - No on Left Turn Lane - P12-016
Date: Thursday, July 16, 2015 2:21:31 PM

Dear Planning Planning and Design Commission Chair Nybo and fellow Commissioners,

Re: **Walgreens P12-016**

I may not be able to attend tonight's hearing on this project, but I want to provide comments that reflect the changes proposed by the applicant and supported by staff. I appreciate the change to preserve the on-site heritage trees and the applicant's willingness to meet with us and listen to the concerns of the community.

I now **support the Walgreen's project** but continue to **oppose the left turn lane** that will remove one of the few landscaped medians in South Natomas. This commercial site was was home to a former very busy LaBou, and functioned well without this turn, for decades. I don't think it's needed to serve Walgreens and I do think it will create safety issues for drivers, bicyclists and pedestrians.

The existing trees and median on West El Camino were a hard fought and costly undertaking of the community many years ago, and they represent one of the few aesthetic, **public** amenities in this portion of Sacramento. Please take the time to consider whether or not this left turn is really needed and wise to pursue. The city is considering moving Fire Station 15 to the Park Plaza next door, requiring removal of additional medians. At the very least, could you postpone the decision on the median removal until you can review this entire stretch of W. El Camino from Millcreek to Truxel. The proposed median removal for Walgreens does not provide access to the proposed station site.

Throughout Sacramento the city is reducing lanes of traffic, adding bike lanes and improving safety of our road system. This is a step backwards to remove mature trees and add more asphalt to one of the widest streets in the city. And I don't think it would be done in most neighborhoods.

I appreciate the applicant's offer to install a median further east on W. El Camino and urge you to make it a **condition of approval**, if you have to support the left turn lane. If the median cannot be installed where suggested, it should be placed somewhere else on W. El Camino or another major street in South Natomas. Planting a few trees will not make up for the value to public safety and aesthetics that this median offers.

I support the addition of new trees in the parking lot that will replace the trees so severely damaged by horrific pruning, and can only help the site reach city code requirement for shading, but I urge you to require the preservation of the mature

hackberry trees on the west side of the site. The area already accommodates a driveway and will make the experience of waiting at the drive-through more pleasant.

Walgreens would be a valuable infill project in a community that has suffered from economic stagnation and the moratorium. However an infill project has to fit within the community and not displace community assets. Therefore, I hope that the Planning Commission will approve the Walgreens but reject the unneccessary left turn lane.

Thank you for considering my comments.

Sincerely,
Heather Fargo
South Natomas resident for over 30 years
Former Mayor and Councilmember

June 11, 2015

Dear Jeff Harris, District Three, and City Council Member,

We, the owners of Bangkok City Thai Cuisine, are in favor for the left turn off lane off of W. El Camino and the opening of the Walgreens. The reason why we are in favor for the left turn off lane is because we feel that it will bring in more business for us. Without the left turn off lane we would be hunting for more business compared to other businesses. Also, the opening of Walgreens will bring in more business to the center since Walgreens is a well-known corporation that has a large customer base. Walgreens will also provide us with more safety for our customers and us as well bringing in more customers.

Sincerely,

Put Lynn

Bangkok City Thai Cuisine
W. El Camino Suite 147.
Sacramento, CA. 95833

From: Black, Tina Marie [mailto:tina.black@hrblock.com]
Sent: Tuesday, June 09, 2015 4:09 PM
To: Don Ellwanger
Subject: H&R Block @ 1620 West El Camino Blvd, Sacramento CA 95833

Dear Jeff Harris, District Three, and City Council Members,

I am writing to you as a respected local business within our community located within the Park Plaza Retail Center to ask for your support in not only having Walgreens join our business center but to ensure that a left turn lane off of West El Camino is built.

H&R Block has been professionally educating and assisting individuals for many years. I understand you don't think about taxes all year, but we do. At H&R Block, we're available year round to discuss the tax implications of those who work and live in our community. In our efforts to continue to connect with the community and personally grow as a business owner, I am asking that you allow new businesses to join the center and ensure that there is a safe and effective way for our clients to enter the grounds. I see our relationship with Walgreens evolve in many ways. An example of this is we educate and assist the community about the Affordable Care Act. Walgreens assist the community with their personal health. Between the two of us, we can educate and ensure that those who visit our business location find value in their experience. I have no doubt that adding Walgreens into our business center will allow all the tenants that reside in that specific area to reap the benefits.

I appreciate you taking the time to read this e-mail and I hope your decision is one that will support the New Walgreens in Park Plaza as well as the building of a left turn lane off of West El Camino.

Sincerely,
Tina Black
District Manager
H&R Block Sacramento, CA.

CASH 1

June 8, 2015

Re: Building of a new Walgreen

Dear Jeff Harris, District Three, and City Council,

As being a part of the Cash 1 located in the Park Plaza, that has occupied the space for 10+ years, I have witnessed a few small businesses come and go; by adding a popular business, Walgreens, to the Park Plaza, which has great potential in prospering, it will attract many of Natomas' current residents. Making Walgreens an addition to the plaza will contribute to bringing in more business to the entire lot. Many people in the neighborhood rely on public transportation and commute by foot. Having a retail business, such as Walgreens, will be resourceful for the community.

Currently, the Park Plaza consists of a liquor store, H&R Block, a few restaurants, and a Cash 1, but with a Walgreens construction, it is crucial to maintain the left turn lane off of West El Camino. Removing the lane would counteract traffic reduction and will make it inconvenient for commuters to make unnecessary U-Turns. Maintaining the left turn lane will reduce the amount of traffic coming to and from both directions of El Camino, especially during peak hours. Overall, making Walgreens an addition to the Natomas area, but also maintain a left turn lane into the Park Plaza will assist in bringing more resident attraction which will also help with safety to the growing neighborhood.

Sincerely,

Sabrina Currie
District Manager of Community Choice Financial

From: Manjit Singh [mailto:manjit1116@gmail.com]
Sent: Thursday, June 11, 2015 11:49 AM
To: ellwangd@svn.com
Subject: from # 155

Mr. Harris; District 3 city council member,

As a tenant of the Park Plaza Shopping center I would like to express the need for a left hand turn lane from West bound El Camino west of the Truxel / W. El Camino intersection. This would significantly increase traffic into the center as people heading west on El Camino are not able to turn into the center.

This along with the addition of Walgreens as a tenant to the center will be good for the neighborhood both in terms of services provided for the neighborhood and general upgrade of tenancy and reduction of vacancies in the center.

thank you.

Attachment 3: Land Use and Zoning Map

ORDINANCE NO.

Adopted by the Sacramento City Council

AN ORDINANCE AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM THE OFFICE BUSINESS LOW-RISE MIXED-USE PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE TO SHOPPING CENTER PLANNED UNIT DEVELOPMENT (SC-PUD) ZONE LOCATED AT 1600 – 1620 WEST EL CAMINO AVENUE (APN: 274-0410-005-0000) (P12-016)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1

Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit 4A, generally described, known and referred to as Park Plaza (APN: 274-0410-005-0000) from Office Business Low-Rise Mixed-Use Planned Unit Development (OB-PUD) zone (0.08 acres) to Shopping Center Planned Unit Development (SC-PUD) Zone (0.08 acres).

SECTION 2

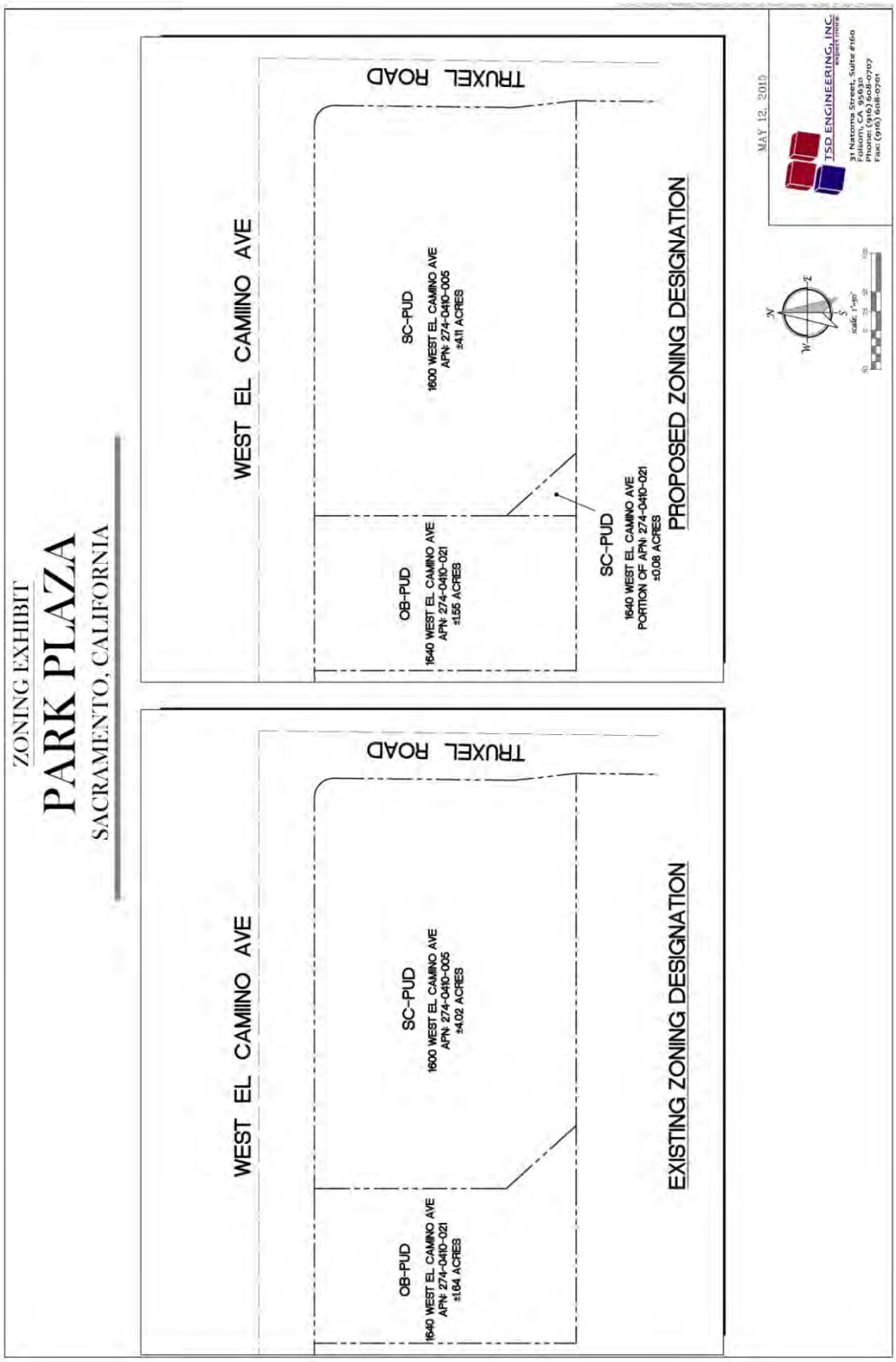
Rezoning of the property described in the attached Exhibit 4A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A: Rezone – 1 page


ZONING EXHIBIT
PARK PLAZA
SACRAMENTO, CALIFORNIA
WEST EL CAMINO AVE
TRUXEL ROAD
SC-PUD
1600 WEST EL CAMINO AVE
APN: 274-0410-005
±4.02 ACRES
OB-PUD
1640 WEST EL CAMINO AVE
APN: 274-0410-021
±1.64 ACRES
EXISTING ZONING DESIGNATION
WEST EL CAMINO AVE
TRUXEL ROAD
SC-PUD
1600 WEST EL CAMINO AVE
APN: 274-0410-005
±4.11 ACRES
OB-PUD
1640 WEST EL CAMINO AVE
APN: 274-0410-021
±1.56 ACRES
SC-PUD
1640 WEST EL CAMINO AVE
PORTION OF APN: 274-0410-021
±0.08 ACRES
PROPOSED ZONING DESIGNATION
MAY 12, 2015
TSD ENGINEERING, INC.
CIVIL ENGINEERS
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
N
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scale: 1"=50'

Attachment 5: CEQA Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING THE PARK PLAZA WALGREENS PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE PROPERTY LOCATED 1600 – 1620 WEST EL CAMINO AVENUE (P12-016) (APN: 274-0410-005-0000, 274-0410-021-0000)

BACKGROUND

A. On July 16, 2015, the City Planning and Design Commission conducted a public hearing on and recommended approval of the Park Plaza Walgreens project, and

B. On September 8, 2015, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(1)(2), and (3) (publication. posting, and mail), and received and considered evidence concerning the Park Plaza Walgreens project (P12-016).

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

The project consists of a new approximately 15,019 square-foot retail building with a drive-through pharmacy in the SC-PUD zone.

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under CEQA Guidelines Section 15332, Infill Exemption of the California Environmental Quality Act Guidelines as follows:

The project consists of the request for entitlements for the purpose of developing a retail building. The project complies with all applicable policies of the General Plan, as well as with the applicable zoning regulations. The project site is less than five acres in size and surrounded by urban uses. The project site also has no value as habitat for endangered, rare or threatened species and can be adequately served by all required utilities and public services. The project would also not result in any significant effects relating to traffic, noise, air quality, or water quality.

Attachment 6: General Plan Amendment Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE GENERAL PLAN LAND USE MAP FOR APPROXIMATELY 0.08 NET ACRES OF PARKS AND RECREATION TO SUBURBAN CENTER FOR THE PROPERTY LOCATED AT 1600 – 1620 WEST EL CAMINO AVENUE. (APN: 274-0410-005-0000) (P12-016)

BACKGROUND

The City Council conducted a public hearing on September 8, 2015 concerning the General Plan land use map, and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

i. The amendment is internally consistent with the goals, policies, and other provisions of the general plan; and

ii. The amendment promotes the public health, safety, convenience, and welfare of the city; and

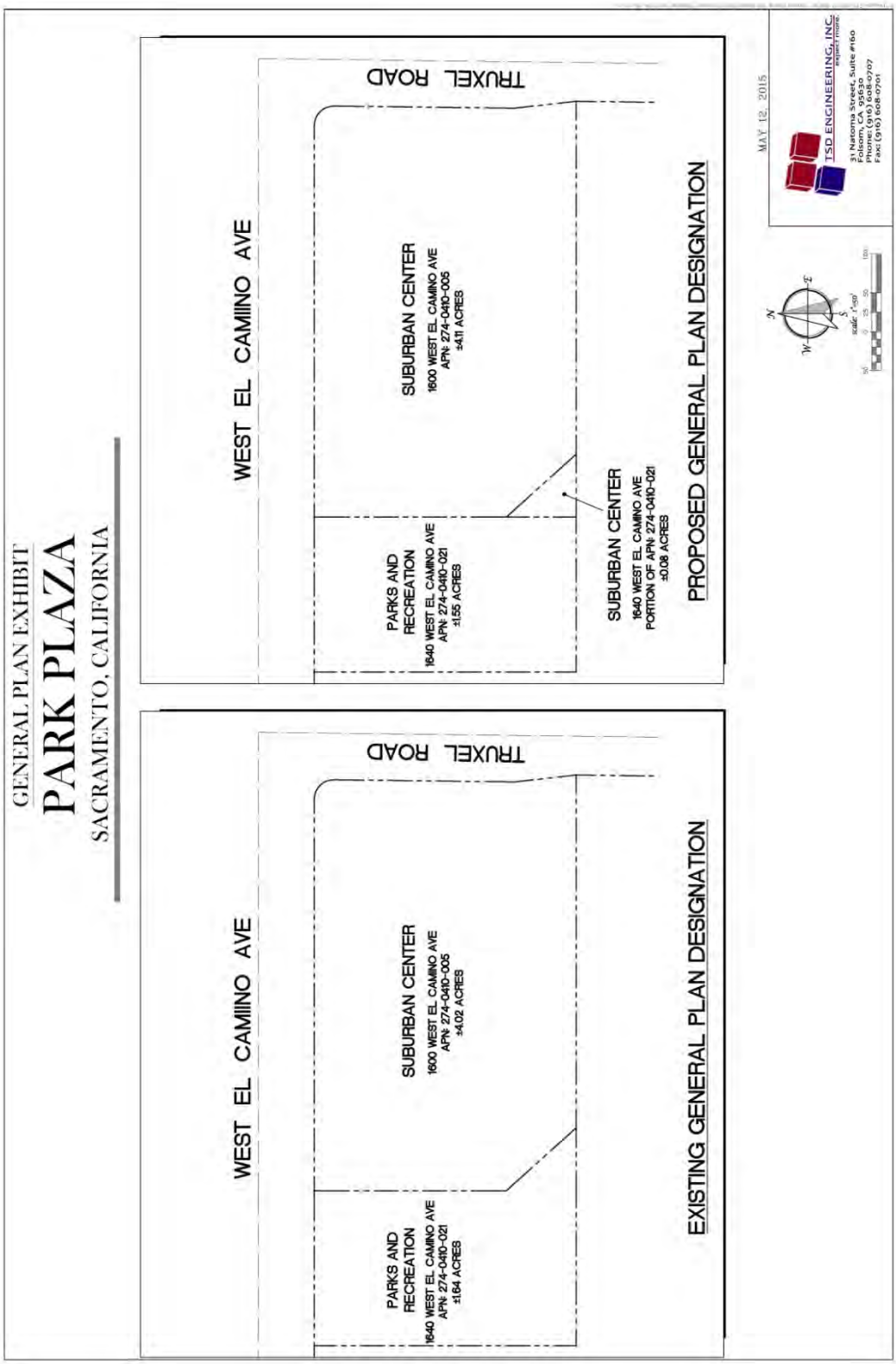
iii. The zoning classification of the subject parcel is consistent with the proposed general plan land use designation.

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

Section 1. The property (APN: 274-0410-005-0000), as described on the attached Exhibit 3A, within the City of Sacramento is hereby designated on the General Plan land use map as Suburban Center.

Table of Contents:

Exhibit A: General Plan Amendment – 1 page


GENERAL PLAN EXHIBIT
PARK PLAZA
SACRAMENTO, CALIFORNIA
WEST EL CAMIINO AVE
TRUXEL ROAD
PARKS AND RECREATION
1640 WEST EL CAMINO AVE
APN: 274-0410-021
±1.64 ACRES
SUBURBAN CENTER
1600 WEST EL CAMINO AVE
APN: 274-0410-005
±4.02 ACRES
EXISTING GENERAL PLAN DESIGNATION
WEST EL CAMINO AVE
TRUXEL ROAD
PARKS AND RECREATION
1640 WEST EL CAMINO AVE
APN: 274-0410-021
±1.55 ACRES
SUBURBAN CENTER
1600 WEST EL CAMINO AVE
APN: 274-0410-005
±4.11 ACRES
SUBURBAN CENTER
1640 WEST EL CAMINO AVE
PORTION OF APN: 274-0410-021
±0.08 ACRES
PROPOSED GENERAL PLAN DESIGNATION
MAY 12, 2015
TSD ENGINEERING, INC.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
N
W
E
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scale: 1"=50'

Attachment 7: PUD Guidelines Amendment Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE PLANNED UNIT DEVELOPMENT GUIDELINES FOR THE CREEKSIDE OAKS PLANNED UNIT DEVELPMENT. (P12-016)

BACKGROUND

A. On July 16, 2015, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Park Plaza Walgreens Project.

B. On September 8, 2015, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(1)(2), and (3) (publication. posting, and mail), and received and considered evidence concerning the Park Plaza 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 Park Plaza Walgreens project, the City Council approves the project based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the PUD Guidelines Amendment to modify landscape, parking and signage criteria in the Creekside Oaks PUD based on the following findings of fact:

1. The proposed amendment to the PUD Guidelines is consistent with the Suburban Center land use designation and with the goals and polices of the general plan to support the development of retail uses in the suburban center to create a mix of vibrant uses.

2. The proposed amendment to the PUD Guidelines signage criteria promotes the public health, safety, convenience and welfare of the city by assisting in business identification and way-finding to the shopping center with signage that is consistent with the city's sign ordinance.

3. The proposed amendment to the PUD Guidelines is consistent with the zoning designation of Shopping Center for the subject site.

Section 3. Exhibits A is a part of this Resolution.

Table of Contents:

Exhibit A: PUD Guidelines Amendment – 3 pages

Note: Only the portions of the Creekside Oaks PUD Guidelines that are proposed to be amended are shown below. Existing wording is shown in black, while all changes are shown in red where deletions are shown with a strikethrough.

Chapter 2- Procedures for Approval

~~Developments of parcels in PUDs are subject to special permit approval by the City Planning Commission. Special permit d~~Development plans shall be in conformance with the schematic plan and PUD guidelines and subject to approval per the Planning and Development Code ~~approved by the City Council~~.

A preliminary review of ~~special permit~~ planning applications may be required when the City determines that such review, by City, County, State and other agencies, is essential to a thorough review.

The following information shall be submitted with a ~~special permit~~ planning application:

6.4 Parking Area Standards

- Shopping Center

  - ~~Retail Store. One automobile space for each 250 square feet of gross floor area.~~

  - ~~Restaurant/Bar. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.~~

  - ~~All other commercial uses shall conform to City requirements for each commercial use.~~

  - ~~One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.~~

  Parking standards shall be provided per the parking regulations in the planning and development code.

7.2 Building Setbacks

Street	Building Setback	Landscape Setback
West El Camino Ave, Garden Highway, Truxel Road	50’	50’ *
All 58’ R-O-W Streets	50’	25’
All other public and private streets	25’	25’
Bannon Slough Parkway	20’	---

* A 40’ landscaped setback shall apply if the streets are posted with no parking signs. Landscaped setback reduced to 25 feet[4] for ~~a portion of shopping center site~~ the entire shopping center site frontage at southwest corner of West El Camino Avenue and Truxel Road.[5]

All setbacks shall be per these guidelines or the Zoning Ordinance whichever is more restrictive.

7.16 Miscellaneous Development Criteria

- ~~In lieu of the placement of a wall between the shopping center and the park/ library/ community center property, the shopping center shall be designed to be compatible with the adjacent park/ library/ community center uses with regard to vehicular and pedestrian circulation, landscape treatment and building design.~~ The construction of fencing or wall between the shopping and adjacent properties shall be consistent with the wall, fence and gate regulations in the planning and development code.

8.7 SC Shopping Center Zone

- Shopping Center Identification Sign. The shopping center site shall be allowed one monument sign, not to exceed twelve feet in height and forty-eight square feet in area. Said monument signs shall face on West El Camino Avenue or Truxel Road. Monument signs may be located in the setback area; however, they shall be located farther than ten feet from the public right-of-way and from any driveway. A single tenant over 15,000 sf of space shall be allowed an additional monument sign not to exceed six feet in height and twenty-four square feet in sign area. Monument signs may be

located in the setback area; however, they shall be located farther than ten feet from the public right-of-way and from any driveway.

- Tenant Occupancy Signs
  - One attached sign indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
  - Sign area shall be determined by the lineal frontage of each individual shop as follows:
    - Width of sign, including logo, shall not exceed 70[10] percent of shop's width.
    - Total vertical sign height shall not exceed twenty eight[11] inches.
    - Maximum letter height shall be limited to eighteen[12] inches.
  - Exception: A single tenant building with over 15,000 square feet of building space shall be allowed a maximum of three attached signs, including stand-alone logos/insignia, with no more than two signs per elevation. The color of the face of each sign shall be in keeping with the overall color scheme of development. Sign area shall be determined by the lineal frontage of each building as follows:
    - Width of sign, including log, shall not exceed 35% of building width
    - Total vertical sign height shall not exceed 72 inches.
    - Maximum letter height shall be limited to 52 inches.
    - Maximum logo/insignia height shall be limited to 60 inches.

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE PARK PLAZA WALGREENS PROJECT LOCATED AT 1600 – 1620 WEST EL CAMINO AVENUE (P12-016) (APN: 274-0410-005-0000)

BACKGROUND

A. On July 16, 2015, the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Park Plaza Walgreens project.

B. On September 8, 2015, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(1)(2), and (3) (publication. posting, and mail), and received and considered evidence concerning the Park Plaza 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 Park Plaza Walgreens project, the City Council approves the project based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. The **Tentative Map** to subdivide one parcel into three parcels in the SC-PUD zone is **approved** based on the following findings:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

    a. The proposed subdivision is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

    b. The design and improvement of the proposed subdivision is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

c. The site is physically suitable for the type of development proposed and suited for the proposed density;
d. The site is suited for the proposed density of the development;
e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6).

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

B. The **Site Plan and Design Review** for the tentative map and to develop an approximately 15,019 square-foot retail building in the SC-PUD zone is **approved** based on the following findings:

1. The design, layout, and physical characteristics of the proposed development and tentative map are consistent with the general plan and any applicable specific plan or transit village plan in that the use is compatible with adjacent uses in the neighborhood and the proposed use provides services for residents within the community.

2. The design, layout, and physical characteristics of the proposed development, including the tentative map, are consistent with all applicable design guidelines and with all applicable development standards including the Creekside Oaks PUD Guidelines, the

Neighborhood Commercial Corridor Design Principles and applicable development standards for the SC zone in that: 1) the building is oriented towards the surrounding street and pedestrian connection is provided, 2) the proposed material and color scheme will complement the existing buildings in the shopping center, and 3) landscaping will be provided to enhance the shopping center.

3. The project has been analyzed by City departments and it is determined that all streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the scale and size of the building is similar to the existing building on surrounding parcels.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged;

6. The design, layout, and physical characteristics of the proposed development and tentative map are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that: 1) the development is compatible with other uses found in the surrounding neighborhood, and 2) the project will provide adequate parking for employees and patrons.

Conditions of Approval

A. Tentative Map to subdivide one parcel into three parcels is hereby **approved** subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P12-016). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion

of the Department of Public Works.

GENERAL: All Projects (Anis Ghobril, Public Works, 808-5367)

A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

A2. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 1, 2 and 3, at no cost, at the time of sale or other conveyance of either parcel.

A3. Meet all conditions of the existing PUD (P12-016) unless the condition is superseded by a Tentative Map condition.

A4. Show all continuing and proposed/required easements on the Parcel Map.

Department of Public Works: Streets (Anis Ghobril, Public Works, 808-5367)

A5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Truxel Road and West El Camino Avenue per City standards and to the satisfaction of the Department of Public Works.

A6. The design and placement of walls, fences, signs and Landscaping 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. The area of exclusion shall be determined by the Department of Public Works.

A7. Construct A.D.A. compliant ramps at the south-west corner of the intersection of Truxel Road and West El Camino Avenue per City standards and to the satisfaction of the Department of Public Works.

PUBLIC/PRIVATE UTILITIES (Amandeep Singh, SASD, 876-6296)

A8. Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to any on and off-site sewer construction.

A9. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.

A10. In order to obtain sewer service, construction of District sewer infrastructure will be required.

A11. Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.

A12. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis.

A13. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line.

CITY UTILITIES (Jesus Reyes, DOU, 808-1721)

A14. The applicant shall grant and reserve easement as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the final map; "Reciprocal easements for ingress/egress, parking, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown on this map".

A15. All existing easements that are to remain and all existing right-of-ways shall be shown on the Final Map.

FIRE: (King Tunson, Fire, 808-1358)

A16. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

A17. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

A18. Participate in the Facilities Benefit Assessment (FBA) District. Fees shall be paid prior to issuance of a building permit. (Special Districts)

A19. Prior to issuance of a Building Permit, the Applicant shall acquire from City the triangular portion of APN 274-0410-021 as shown on the Tentative Map and site plan by separate instrument. Prior to issuance of a Building Permit, the Applicant shall merge the triangular portion of APN 274-0410-021 acquired from City with Parcel 1 as shown on the Tentative Map by separate instrument and to the satisfaction of the Departments of Public Works and Parks and Recreation.

A20. The applicant will be responsible to meet his/her obligation as outlined in Chapter 18.44 of City Code pertaining to the Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $5,857. This is based on construction of a 15,019 square foot commercial retail building at the standard rate of $0.39 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 <u>submitted</u> for building permit. (Parks)

A21. Prior to design of the subject project, the DOU 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. (DOU)

A22. Since December 8, 2008, the proposed project has been in a 100-year flood plain, designated as an AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). The base flood elevation

("BFE") for the Natomas Basin is 33' feet above sea level. The DOU expects to reach the A99 Zone, areas to be protected from the 100-year floodplain by a project under construction, by the end of 2012, but the exact date is unknown at this time. FEMA does not require elevating or floodproofing in an A99 Zone, but the City may enforce other floodplain development requirements. The DOU expects the area to reach Shaded Zone X, protected from the 100-year floodplain, in approximately 2019. Contact Connie Perkins (916-808-1914) for more information and updates on this issue. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in Zone AE must have the lowest floor, including the basement, elevated a minimum of one (1) foot above the BFE. Non-residential structures have the option of flood proofing to one (1) foot above the BFE in lieu of the elevation requirement. (DOU)

A23. The owner or developer must show the existing 12KV routes. (SMUD)

A24. Developing this property will require the payment of sewer impact fees (connection fees). Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (SASD)

A25. Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)

B. The **Site Plan and Design Review** for the tentative map and to develop an approximately 15,019 square-foot retail building in the SC-PUD zone is hereby **approved** subject to the following conditions:

Planning (General)

B1. Development of this site shall be in compliance with the attached exhibits, except as conditioned. Any modification to the project shall be subject to review by Current Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.

B2. The applicant shall obtain all necessary building permits prior to commencing construction.

B3. Prior to the issuance of a building permit, the applicant shall propose and submit for review and approval by the Planning Director a "Good Neighbor Policy" including but not limited to the following: Establish a process for neighbors to communicate directly with staff of the facility. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the building in a clearly visible place.

B4. Lighting:

a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

b. All lighting devices shall be equipped with weather and vandal resistant covers.

c. Maximum pole height shall be 18 feet.

B5. Trees shall be planted and maintained throughout surface parking lot to ensure that, within fifteen (15) years after establishment of the parking lot, at least fifty (50) percent of the parking area will be shaded. A final landscape plan shall be submitted to planning for review and approval prior to issuance of building permit.

B6. Any removal of City street trees will require the issuance of a tree removal permit from Urban Forestry Division.

B7. The trash enclosure shall meet all requirements of the Sacramento City Code regulations, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, signs and setbacks.

B8. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

B9. The proposal is required to meet the Sacramento City Code regulations regarding bicycle parking for both short-term and long-term. Bicycle parking shall be located within close proximity to building entrance.

B10. Any new signage shall comply with the Creekside Oaks PUD Guidelines and requires a sign permit.

B11. The applicant shall comply with the City's Housing Trust Fund ordinance.

B12. Security cameras shall be installed to monitor the delivery area and the area surrounding it.

B13. Prior to issuance of a Building Permit, the Applicant shall acquire from City the triangular portion of APN 274-0410-021 as shown on the Tentative Map and site plan by separate instrument. Prior to issuance of a Building Permit, the Applicant shall merge the triangular portion of APN 274-0410-021 acquired from City with Parcel 1 as shown on the Tentative Map by separate instrument and to the satisfaction of the Departments of Public Works and Parks and Recreation.

Design Review

B14. Building shall be constructed per approved plans. Any modification to the project shall be subject to review by Current Planning staff prior to the issuance of building permits.

B15. The exterior finish of the proposed structure shall be plaster over CMU wall per approved plans.

B16. Storefront systems shall be located as shown on elevations. Storefront frame shall be clear anodized aluminum. Glazing shall be clear glass unless otherwise specified.

B17. Wainscot and pilasters shall be split-face concrete masonry blocks per approved plans.

B18. Metal canopies shall be constructed and located per approved plans.

B19. Steel trellising shall be installed at specified locations per approved plans.

B20. A tubular steel fence shall be constructed on the western property line of Parcel 1.

B21. Color scheme for building per approved building elevation plan.

B22. Final lighting plan shall be reviewed and approved by staff prior to building permit submittal.

B23. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.

Department of Transportation

B24. Construct standard improvements as noted in these conditions pursuant to chapter 18 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 Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along West El Camino Avenue and Truxel Road per City standards and to the satisfaction of the Department of Public Works.

B25. The applicant shall modify the existing median along West El Camino Avenue and construct a 120-foot left-turn pocket with a 90-foot taper to provide left turn access to the western-most driveway along West El Camino Avenue. The construction of the left turn pocket shall be consistent with the traffic memo dated November 3, 2011 (kept on File) and to the satisfaction of the Department of Public Works. The left turn pocket lane shall be 14-feet wide to accommodate future Fire Truck access. As part of the median construction, the applicant shall also extend the existing east-bound left turn lanes at the intersection of West El Camino Avenue and Truxel Road up to 300-feet to the satisfaction of the Department of Public Works.

B26. All new and existing driveways shall be designed and constructed to City Standards and must be ADA-compliant to the satisfaction of the Department of Public Works.

B27. 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 at the south-west corner of Truxel Road and West El Camino Avenue.

B28. The applicant shall record the Parcel Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

B29. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).

B30. Pursuant to City Code Section 17.700.060, the applicant shall be required to post information on alternative commute modes at the project site and provide proof of coordination with transit and ridesharing agencies to maintain and provide current information to employees working at the site prior to issuance of a certificate of occupancy.

B31. 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 Department of Public Works.

Urban Forestry

B32. City Street Trees to be removed for construction purposes shall be replaced with 24-inch box size trees (as required under City Code Section 12.56.090 based on the sizes of the City Street Trees to be removed).

B33. Replacement trees for City Street Trees shall be replanted in a location that is consistent with the needs of the tree species, in coordination with the Urban Forestry Division, consistent with the following conditions:

a. Replacement shall be accommodated within the public right-of-way in the form of a median in the vicinity of the project (note: Any work within the public right-of-way will require an encroachment permit from the Department of Public Works). If the Urban Forestry Division determines that a median is not feasible, replacement trees shall be planted at another off-site location near the vicinity of the project at the City's direction.

b. Replacement trees for the existing Crape Myrtle trees must be of a species that has an expected mature canopy of at least 20 feet in diameter. Replacement trees for the existing Red Oaks must be of a species that has an expected mature canopy of at least 30 feet in diameter.

c. Replacement trees must be placed in an irrigated environment.

d. Replacement trees must be placed in an environment with a friable soil medium with a depth of at least 2.5 feet. The soil medium must be suitable for growing living plants and free of aggregate road base or other construction debris that would restrict growth.

e. Replacement tree may not be placed underneath or within the expected mature canopy of any other tree.

f. Replacement trees for the existing Crape Myrtle trees must be provided with a minimum of 120 square feet of unpaved planting area per tree or 240 square feet total for the 2 trees. Planting area for these trees shall not be required to exceed 760 square feet total for the 2 trees. The planting area for these trees shall measure no less than 6 feet at its narrowest dimension.

g. Replacement trees for the existing Red Oaks must be provided with a minimum of 300 square feet of unpaved planting area per tree or 1,500 square feet total for the 5 trees. Planting area for these trees shall not be required to exceed 3,000 square feet total for these trees. The planting area for these trees shall measure no less than 10 feet at its narrowest dimension.

h. Replacement of any City Street trees must occur within 60 days of the removals, and prior to the Certificate of Occupancy for the Walgreens building. All site plans/landscape plans for replacement of City Street Trees shall be reviewed and approved by the City's Urban Forester and Department of Public Works. The City's Urban Forester may extend this time period at his discretion if good cause or extenuating circumstances are demonstrated.

B34. The applicant shall preserve the two (2) on-site hackberry trees located at the northwestern corner of the site adjacent to the westernmost driveway. Any revisions to the driveway will require review by Department of Public Works.

Department of Utilities

B35. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each parcel shall only have one metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy," may be approved on a case-by-case basis by the DOU. Excess services shall be abandoned to the satisfaction of the DOU. (Note: There is an existing 2" domestic water service, meter # 10026 on the west side of the proposed building.)

B36. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

B37. There is an existing 8" public water distribution water main that loops through this site. The civil sheets for the on-site improvements shall show the location of this water main and the extent of its associated easement. The Applicant may be required to field locate this water distribution main at key locations during the permit process to assure that no permanent structure are located over the main or within its associated easement. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of the existing water main or anywhere within the associated easement, unless approved by the Director of Utilities upon execution of a hold harmless agreement approved by the City Attorney. Minimal landscaping (no trees with invasive roots) and asphalt concrete (AC) paving is allowed within the water easement (PUE).

B38. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for ingress/egress, parking, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

B39. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher, or as approved by the Department of Utilities.

B40. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

B41. 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.

B42. This development is in the Sacramento Area Sewer District (SASD). Satisfy all SASD conditions.

Fire Department

B43. 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. CFC 501.4

B44. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

B45. Provide appropriate Knox access for site. CFC Section 506

B46. 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. *Drive Thru area shall be stripped the length of the building with approved ground markings or signs.*

B47. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.

B48. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant. *Proposed FDC shall be relocated from the rear to the address side (front) of the building within the landscape berm.*

B49. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8

B50. Structure (canopy) covering the drive thru shall be constructed as a cantilever without external bracing and provided with a minimum 13’6” of vertical clearance.

Building Division

B51. All work requires a building permit and must comply with the applicable requirements of the 2013 California Code of Regulations Title 24, Part 2 (California Building Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 9 (California Fire Code), and Part 11 (California Green Code).

Police Department

B52. Exterior lighting shall be white light (e.g. metal halide, LED, fluorescent, or induction) using cut off or full cut off fixtures to limit glare and light trespass. Exterior lighting shall be maintained and operational and shall meet IESNA standards.

B53. Within 30’ of the drive-up window shall be lit to minimum of 6 foot candles at a 3:1 average to minimum ratio.

B54. Storefront exit and sidewalks shall be lit to a minimum of 5 foot candles at a 3:1 average to minimum ratio.

B55. All landscaping should follow the two foot six foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies should be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape. Tree canopies should not interfere with or block lighting. This creates shadows and areas of concealment.

B56. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

B57. Business shall be equipped with a monitored burglary alarm system with private security response.

B58. UL listed central station silent robbery alarm system shall be employed at all points of sale, the manager’s office, and near the safe(s). Cellular back-up is recommended.

B59. All solid core exterior doors shall be equipped with a 180 degree viewing device to screen persons before allowing entry, and shall remain locked at all times except for emergencies and deliveries.

B60. Height markers are required on the interior doorway.

B61. Recorded Video Assessment and Surveillance System (VASS) shall be employed.

B62. Cameras and VASS storage shall be digital high definition or better.

B63. VASS storage shall be kept off-site or in a secured area accessible only to management.

B64. VASS shall support standard MPEG formats.

B65. VASS shall be capable of storing no less than 30 days' worth of activity.

B66. Manager with access to VASS storage shall be able to respond within 30 minutes during business hours.

B67. Manager shall have the ability to transfer recorded data to another medium (e.g. DVD, thumb drive, etc.).

B68. Cameras shall be equipped with low light capability, auto iris and auto focus.

B69. Television style monitors shall be mounted in a visible location near the entrance so that patrons can clearly see that their activities are being monitored.

B70. VASS shall provide comprehensive coverage of:

- all points of sale
- safe
- manager's office
- areas of ingress and egress
- alcohol placement areas
- parking lot
- loading areas
- areas not clearly visible from public streets
- coverage of all four (4) exterior sides of the property
- adjacent public rights of way
- at least one camera shall be positioned to get a front face shot (e.g. height strip camera)

B71. During Construction:

- the location shall be monitored by security after normal construction hours during all phases of construction.
- adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

B72. No more than 33 percent of the square footage of the windows and clear doors shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.

B73. The name of the store shall be printed on any receipts.

B74. No public pay phones/telephones shall be allowed on the premises.

B75. No coin operated games or video machines shall be allowed on the premises.

B76. The applicant shall post the property No Trespassing and No Loitering.

B77. The applicant is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers.

B78. All dumpsters shall be kept locked.

B79. Trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B80. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 72 hours of being applied.

B81. The applicant shall be responsible for the daily removal of all litter from the site and adjacent rights of way.

Parks Planning

B82. Prior to issuance of a Building Permit, the Applicant shall enter into an Agreement with the City Department of Parks and Recreation to allow the Applicant to plant six landscape trees along the common border between the Park Plaza Walgreen's and the adjacent City Park (Plaza Park). Tree species and size shall be subject to approval by the Park Planning and Development Services Division (PPDS) and City Park Operations staff. The Agreement shall outline tasks and responsibilities for the placement of the landscape trees on the City's property. All construction document preparation, coordination with City Park Operations staff, installation of trees and maintenance for a two year period following installation shall be at sole expense of the Applicant.

Sacramento Area Sewer District

B83. Developing this property will require the payment of sewer impact fees (connection fees). Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Advisory Notes (Urban Forestry)

ADV1. Removal and replacement of City street trees requires the applicant to follow City Code 12.56.090

ADV2. The updated arborist report for the project created by Foothill Associates, dated June 18th 2015, now identifies a total of 5 heritage trees associated with the site. There are 3 Coast Redwoods identified as #341, #342 and #343. There are 2 Valley Oaks identified as #1592 and #1593. These trees are not proposed for removal as part of the Walgreens project.

ADV3. This project is subject to SCC 1717.612.040 which requires that the parking lot be designed and maintained in such a way as to provide 50% shade over all parking stalls and paved drivable surfaces within 15 years.

ADV4. Square footage of shade will be calculated according to the City of Sacramento Parking Tree Shading Design and Maintenance Guidelines. Reasonable deviations from the guidelines will be considered on a case by case basis if the applicant can adequately demonstrate how the calculations in the shade calculation exhibit were made.

ADV5. Urban Forestry will not give shade credit for existing Crape Myrtle trees that have been excessively pruned n such a way as to remove their ability to provide shade. New Crape Myrtle trees or any other approved shade tree replanted in those spaces will be given the appropriate amount of shade credit.

ADV6. The applicant has proposed a plan to meet the shade requirement primarily by replacing small diameter trees, and trees that are less than ideal for this climate and specific site, with larger trees and trees that are better adapted to the environmental conditions of the region and the specific site. This proposed plan represents an improvement over the existing conditions with regards to the trees being replaced.

ADV7. Opportunities exist on this site to further improve the shade coverage of the overall site by making use of existing abandoned or paved over planting sites, planting in existing underutilized permeable areas and by expanding existing planting sites so they could support larger trees.

ADV8. A key element of the project is an accessory drive through pharmacy with two lanes to facilitate circulation on the site. The currently proposed plan calls for the removal of 6 mature Hackberry trees along the western border of the property to accommodate this feature. These Hackberry trees are located in 2 linear planters each measuring approximately 82 feet long and 105 feet long and 10 feet wide each. This represents approximately 187 linear feet and 1,870 square feet of plantable space.

ADV9. The removal of these trees and their associated planters will likely result in the need to remove a 7th mature Hackberry tree on the other side of the fence.

ADV10. Urban Forestry recommends and encourages the applicant to preserve and retain the Hackberry trees on the western border of the property if it is at all feasible.

ADV11. A key element of the project is a left turn lane on East El Camino Blvd. leading to the project site. This will likely necessitate the removal of at least 7

existing mature trees in the median to accommodate this feature. The 5 Red Oak Trees and 2 Crape Myrtle trees are located in the median that measures 20 feet wide and span 240 linear feet along the median with a notable gap of 35 feet between the group of Red Oaks and Crape Myrtles. This represents approximately 240 linear feet and 4,800 square feet of plantable space. Excluding the underutilized gap, the existing trees are making use of 204 linear feet and 4,100 square feet of plantable space within this median.

ADV12. City Street trees located in the median are protected by SCC12.56. Removal requires a permit from Urban Forestry. The applicant should be aware that permits for the removal of city street trees are subject to public review and appeal. The applicant will be required to replace any city street trees that are removed with new trees that are at least a 24 inch box size at the time of planting and of a species that is comparable in mature size and structure with the existing trees. The replacement trees should be planted in a location where their long-term survival can be reasonably assured.

ADV13. There are no options for replacing street trees in the immediate area of the project site. Urban Forestry will consider all reasonable proposals regarding replacement trees that meet the intent and purpose of SCC12.56.

ADV14. It had been previously stated by an Urban Forestry arborist that city street trees are typically valued at $325 per diameter inch and therefore the removal of an aggregate trunk diameter of 66.7 inches represents a value of $21,667. This represents one way of placing a value on the trees that are being removed, and does not place a value on the loss of the land that the trees were growing on. It needs to be noted that under our current ordinance we so not have a system in place to accept money in lieu of replacement trees.

ADV15. Heritage trees are protected by SCC 12.64. Removal requires a permit from Urban Forestry. The applicant should be aware that permits for the removal of city street trees are subject to public review and appeal. It should be noted that the process to obtain a permit to remove a heritage tree differs significantly from the process to obtain a permit to remove a city street tree.

ADV16. Urban Forestry recommends and encourages the applicant to preserve and retain heritage trees on site wherever it is feasible to do so.

Advisory Notes (Utilities)

ADV17. Prior to design of the subject project, the DOU 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 on-site fire suppression system.

ADV18. Since December 8, 2008, the proposed project has been in a 100-year flood plain, designated as an AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). The base flood elevation (“BFE”) for the Natomas Basin is 33’ feet above sea level. The DOU expects to reach the A99 Zone, areas to be protected from the 100-year

floodplain by a project under construction, by the end of 2012, but the exact date is unknown at this time. FEMA does not require elevating or floodproofing in an A99 Zone, but the City may enforce other floodplain development requirements. The DOU expects the area to reach Shaded Zone X, protected from the 100-year floodplain, in approximately 2019. Contact Connie Perkins (916-808-1914) for more information and updates on this issue. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in Zone AE must have the lowest floor, including the basement, elevated a minimum of one (1) foot above the BFE. Non-residential structures have the option of flood proofing to one (1) foot above the BFE in lieu of the elevation requirement.

Advisory Notes (Police)

ADV19. City of Sacramento permits must be obtained for and alarm and camera systems.

Advisory Notes (Parks and Recreation Department)

ADV20. The applicant will be responsible to meet his/her obligation as outlined in Chapter 18.44 of City Code pertaining to the Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $5,857. This is based on construction of a 15,019 square foot commercial retail building at the standard rate of $0.39 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.

Advisory Notes (Solid Waste Division)

ADV21. Project must meet the requirements outlined in Sacramento City Code Chapter 17.72.

ADV22. Properties must accommodate trucks, as well as cans or bins that are roughly the dimensions outlined in the “Truck, Bin, and Can Dimensions” section, next page. Current plans meet this requirement.

ADV23. Solid waste trucks must be able to safely move about the property, with minimum backing, and be able to empty the bins and cans safely. Solid waste driver must not have to move front-loader bins more than 15 ft. for collection. Also, the waste collection schedule must be limited so that it does not occur during heavy vehicle activity, such as student drop-off and pick-up times; nor is it to occur when children are near the drop-off/pick-up area.

ADV24. Statement of Recycling must be completed, including a description of trash and recycling operations after the building is built and occupied, as well as size and location of trash enclosure. Current plans meet this requirement.

ADV25. The property must have enough weekly capacity of recycling to meet the requirements are outlined in 17.72.030, which for this project is 1 yard. Current plans meet this requirement.

Advisory Notes (Sacramento Area Sewer District)

ADV26. Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Exhibit A: Tentative Map

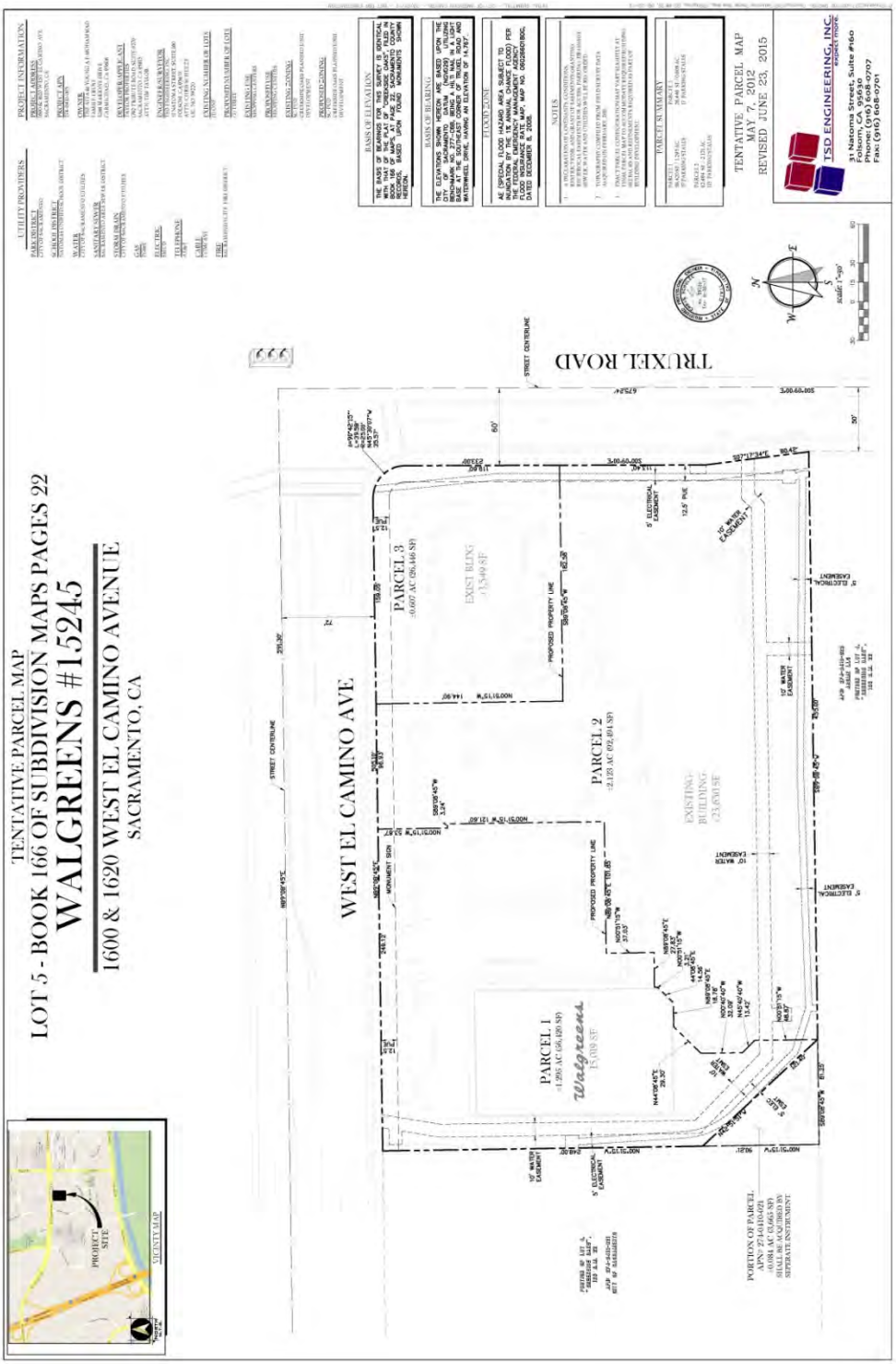
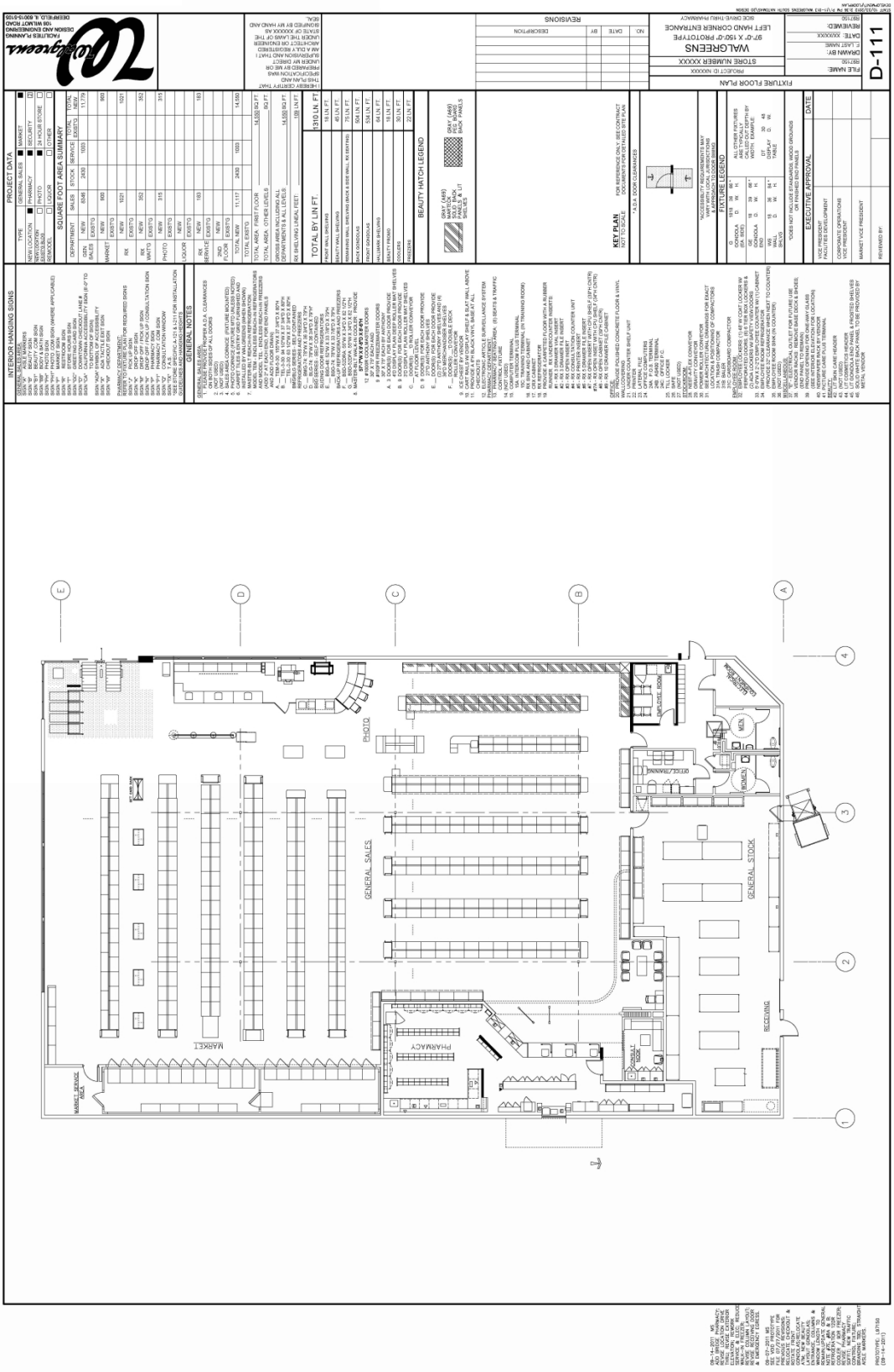


Exhibit B: Site Plan

Exhibit C: Floor Plan



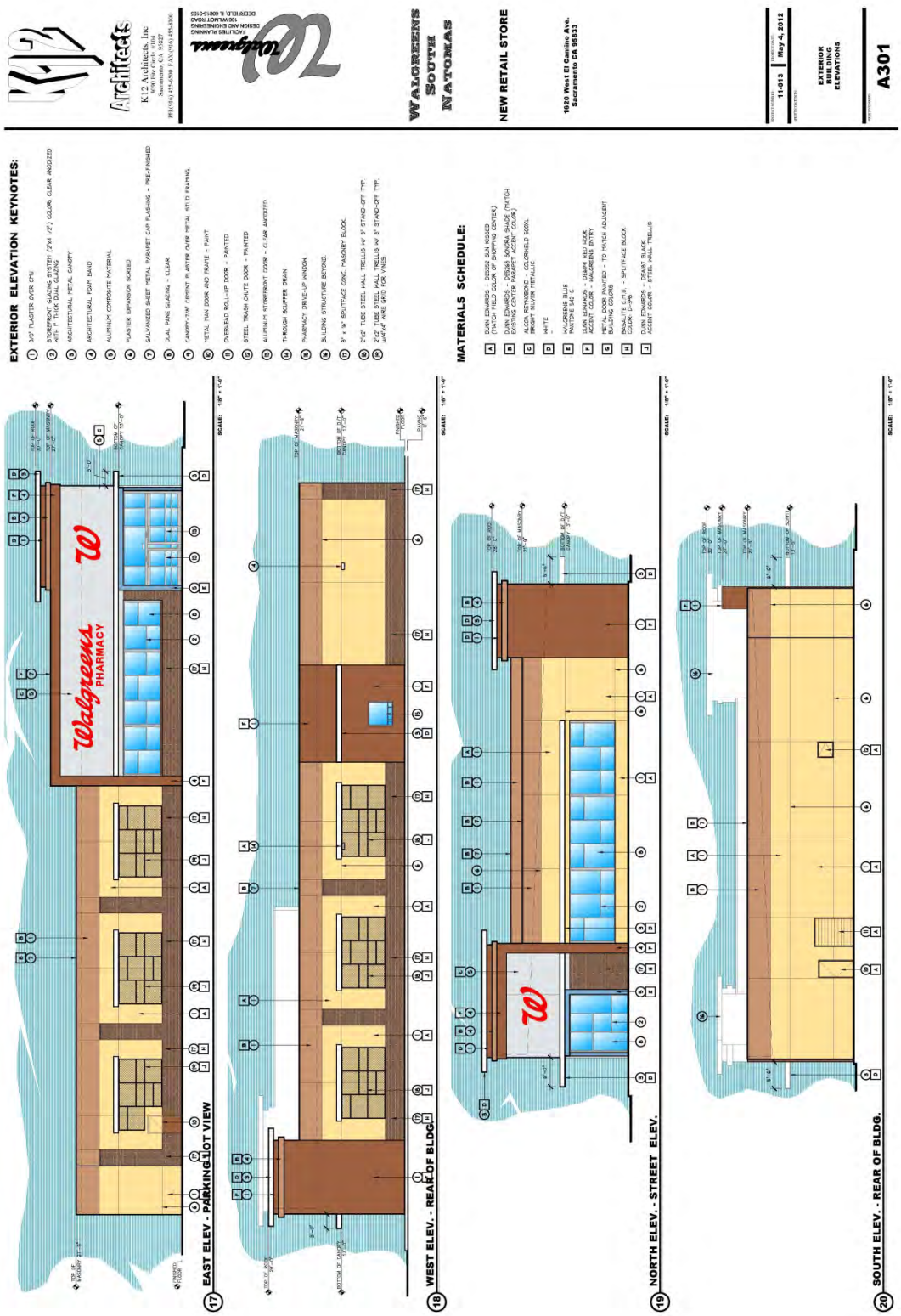

EXTERIOR ELEVATION KEYNOTES:
1 3/8" PLASTER OVER CMU
2 STOREFRONT GLAZING SYSTEM (2"x4 1/2") COLOR: CLEAR ANODIZED WITH 1" THICK DUAL GLAZING
3 ARCHITECTURAL METAL CANOPY
4 ARCHITECTURAL FOAM BAND
5 ALUMINUM COPPOSITE MATERIAL
6 PLASTER EXPANSION SCREED
7 GALVANIZED SHEET METAL PARAPET CAP FLASHING - PRE-FINISHED
8 DUAL PANE GLAZING - CLEAR
9 CANOPY-7/8" CEMENT PLASTER OVER METAL STUD FRAMING
10 METAL MAN DOOR AND FRAME - PAINT
11 OVERHEAD ROLL-UP DOOR - PAINTED
12 STEEL TRASH CHUTE DOOR - PAINTED
13 ALUMINUM STOREFRONT DOOR - CLEAR ANODIZED
14 THROUGH SCUPPER DRAIN
15 PHARMACY DRIVE-UP WINDOW
16 BUILDING STRUCTURE BEYOND
17 8" x 16" SPLITFACE CONC. MASONRY BLOCK
18 2"x2" TUBE STEEL WALL TRELLIS w/ 9" STAND-OFF TYP.
19 2"x2" TUBE STEEL WALL TRELLIS w/ 9" STAND-OFF TYP. 34"x34" PAVE GRID FOR VINES
MATERIALS SCHEDULE:
A DUNN EDWARDS - DE5292 SUN KISSED (MATCH FIELD COLOR OF SHOPPING CENTER)
B DUNN EDWARDS - DE5363 SONORA SHADE (MATCH CURRENT WALGREENS WALL ACCENT COLOR)
C ALCOA REYNOBOND - COLORWELD 5000L BRIGHT SILVER METALLIC
D WHITE
E WALGREENS BLUE PANTONE 541C
F DUNN EDWARDS - DE6291 RED HOOK ACCENT COLOR - WALGREENS ENTRY
G METAL DOOR PAINTED - TO MATCH ADJACENT BUILDING COLORS
H EQUAL TE CAP - SPLITFACE BLOCK EQUAL TO CMU
I DUNN EDWARDS - DE6387 BLACK ACCENT COLOR - STEEL WALL TRELLIS
SCALE: 1/8" = 1'-0"
17 EAST ELEV. - PARKING LOT VIEW
18 WEST ELEV. - REAR OF BLDG.
19 NORTH ELEV. - STREET ELEV.
20 SOUTH ELEV. - REAR OF BLDG.
Walgreens PHARMACY
K12 Architects, Inc
3000 Fitzgerald Rd.
Sacramento, CA 95827
Walgreens
WALGREENS SOUTH NATOMAS
NEW RETAIL STORE
1620 West El Camino Ave.
Sacramento CA 95833
11-013
May 4, 2012
EXTERIOR BUILDING ELEVATIONS
A301

Exhibit E: Existing Tree Preservation and Removal Plan

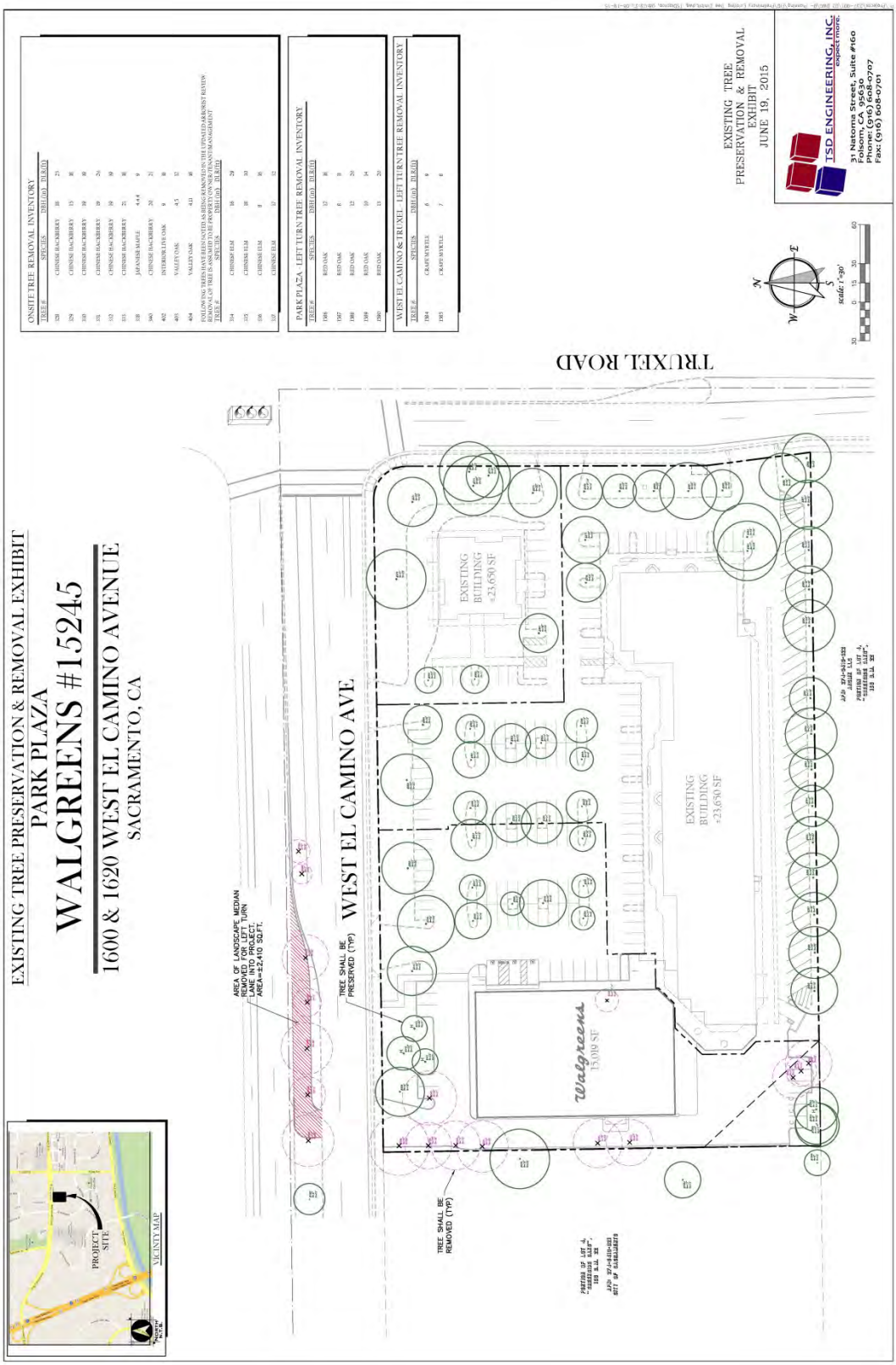
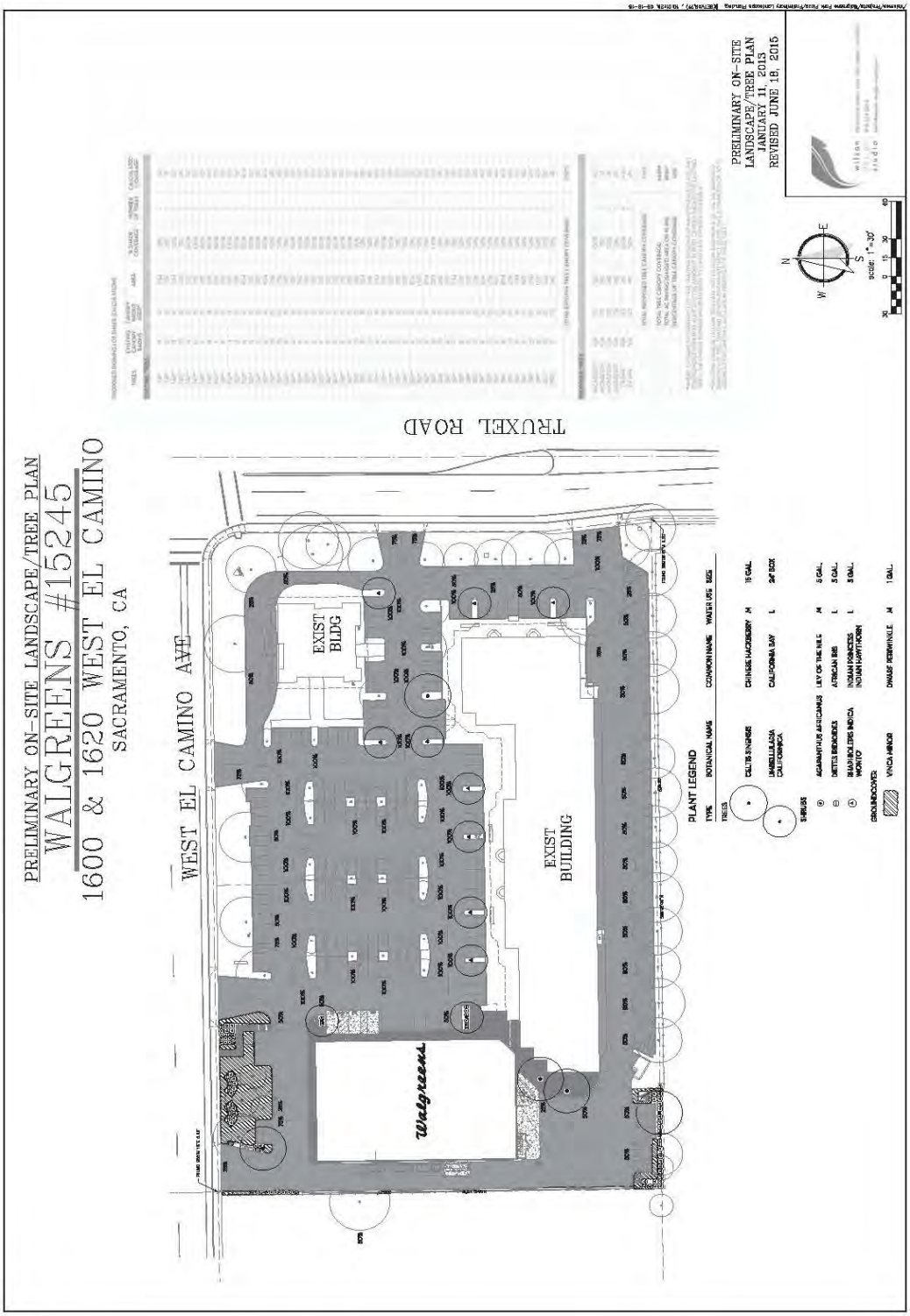
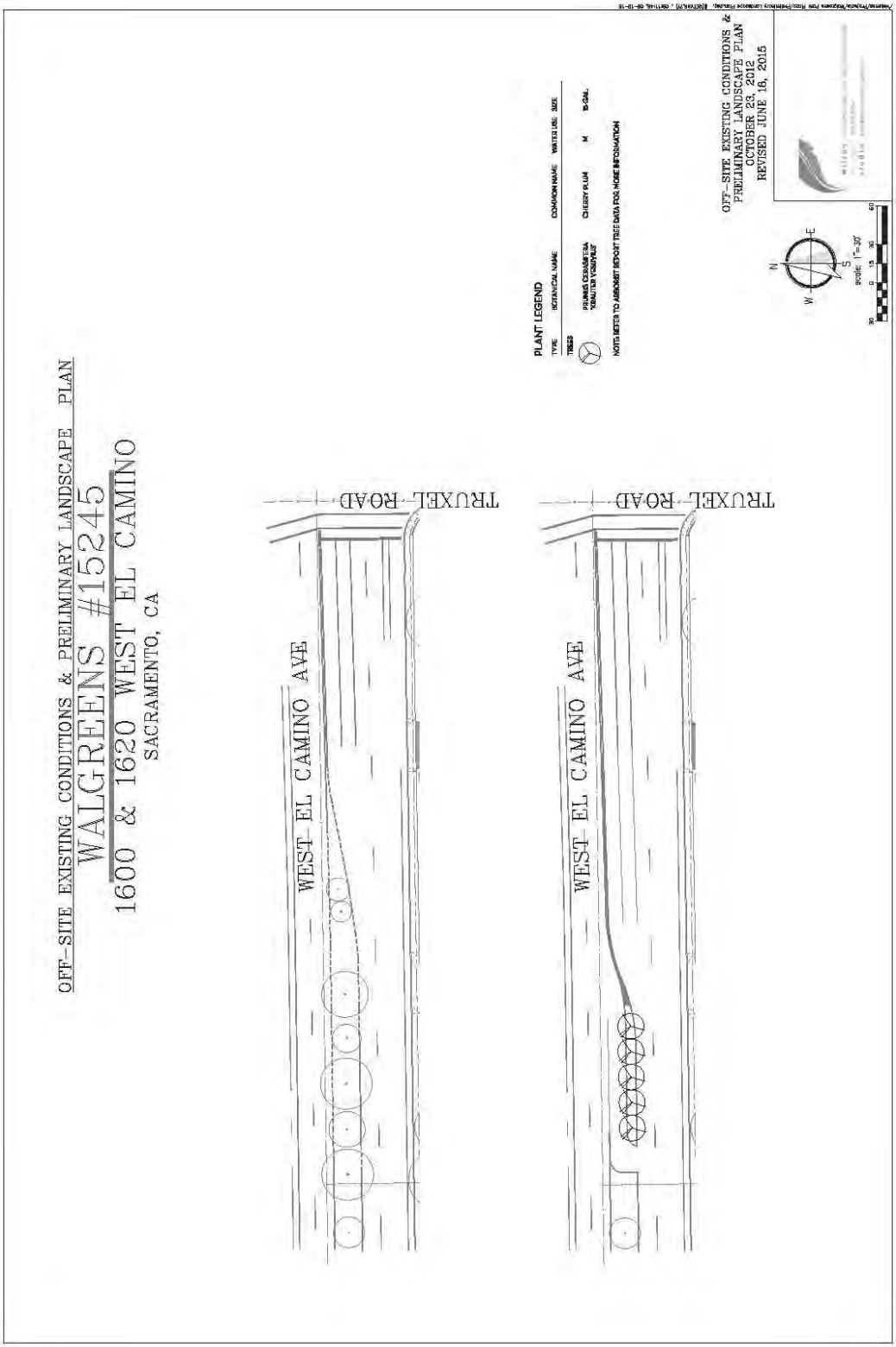


Exhibit F: Proposed On-Site Landscape Plan




OFF-SITE EXISTING CONDITIONS & PRELIMINARY LANDSCAPE PLAN
WALGREENS #15245
1600 & 1620 WEST EL CAMINO
SACRAMENTO, CA
WEST EL CAMINO AVE
TRUXEL ROAD
WEST EL CAMINO AVE
TRUXEL ROAD
PLANT LEGEND
TYPE
BOTANICAL NAME
COMMON NAME
WATER USE
SIZE
TREES
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'
CHERRY PLUM
M
15 GAL.
NOTE: REFER TO ARBORIST REPORT TREE DATA FOR MORE INFORMATION
OFF-SITE EXISTING CONDITIONS & PRELIMINARY LANDSCAPE PLAN
OCTOBER 23, 2012
REVISED JUNE 16, 2015
N
E
S
W
SCALE: 1"=30'

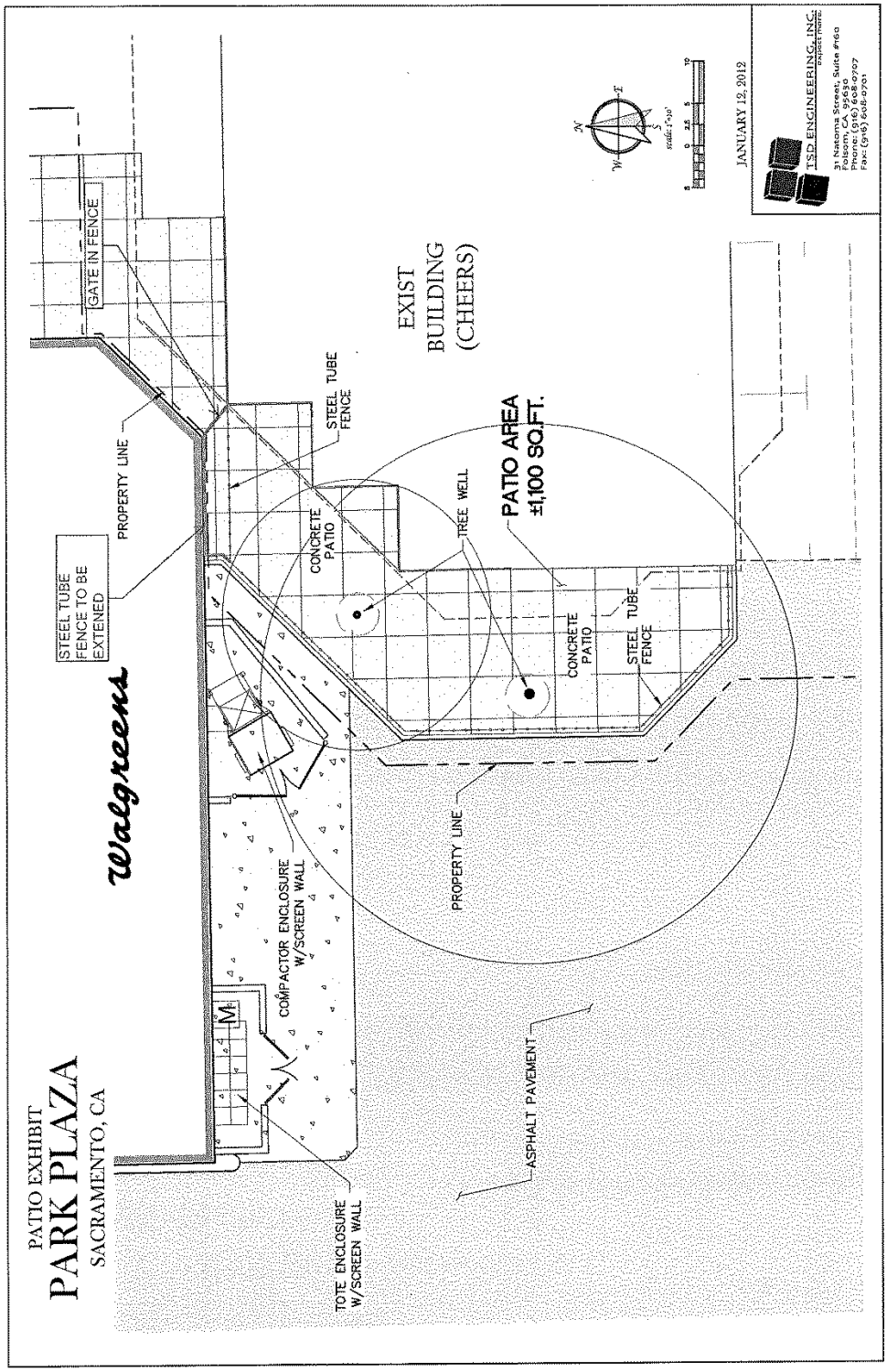
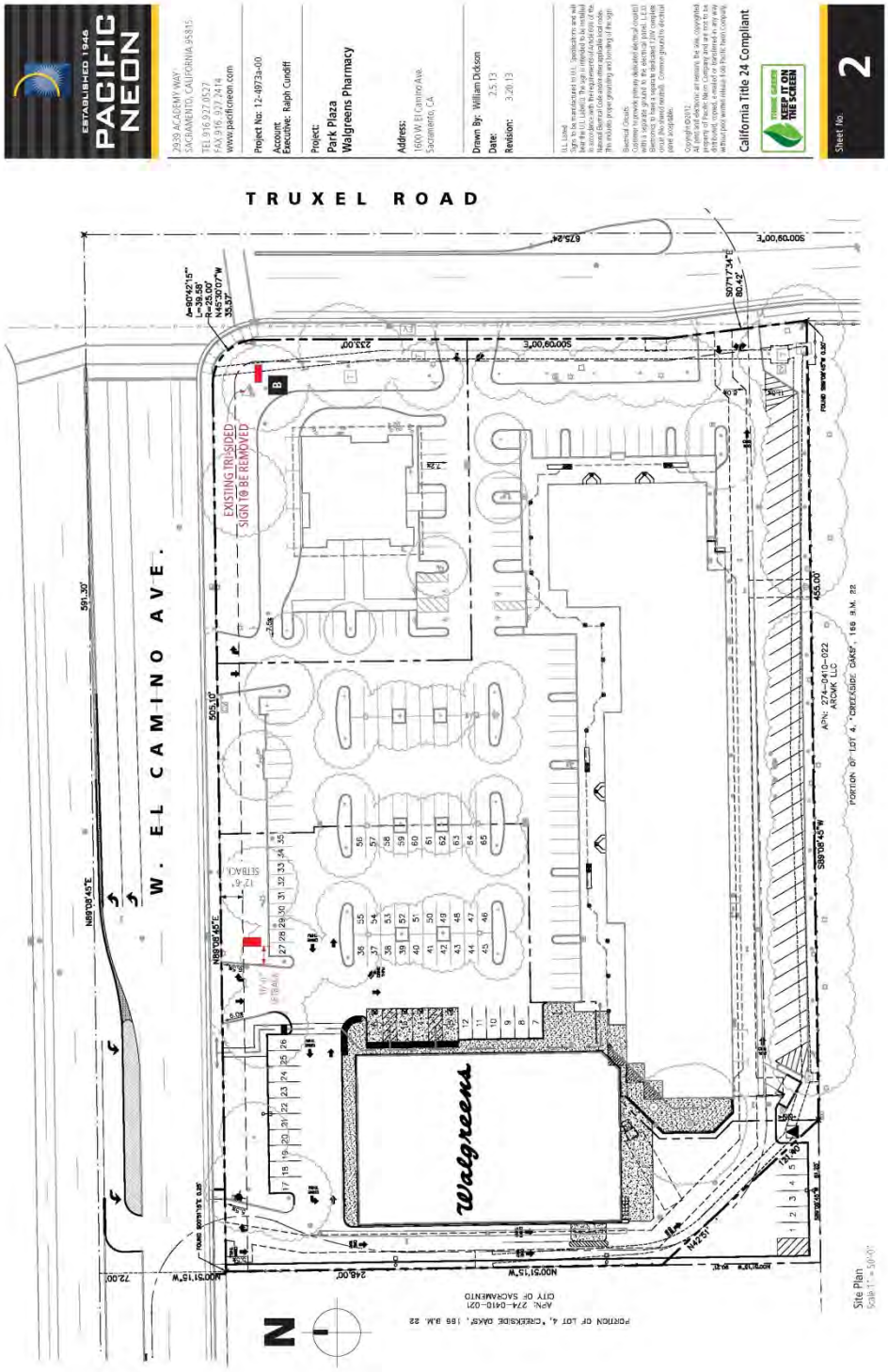

PATIO EXHIBIT
PARK PLAZA
SACRAMENTO, CA
Walgreens
GATE IN FENCE
STEEL TUBE FENCE TO BE EXTENED
PROPERTY LINE
STEEL TUBE FENCE
EXIST BUILDING (CHEERS)
PATIO AREA ±1,100 SQ.FT.
TREE WELL
CONCRETE PATIO
CONCRETE PATIO
STEEL TUBE FENCE
PROPERTY LINE
COMPACTOR ENCLOSURE W/SCREEN WALL
TOTE ENCLOSURE W/SCREEN WALL
ASPHALT PAVEMENT
JANUARY 12, 2012
TSD ENGINEERING, INC.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-9707
Fax: (916) 608-9701

Exhibit I: Proposed Signage Locations



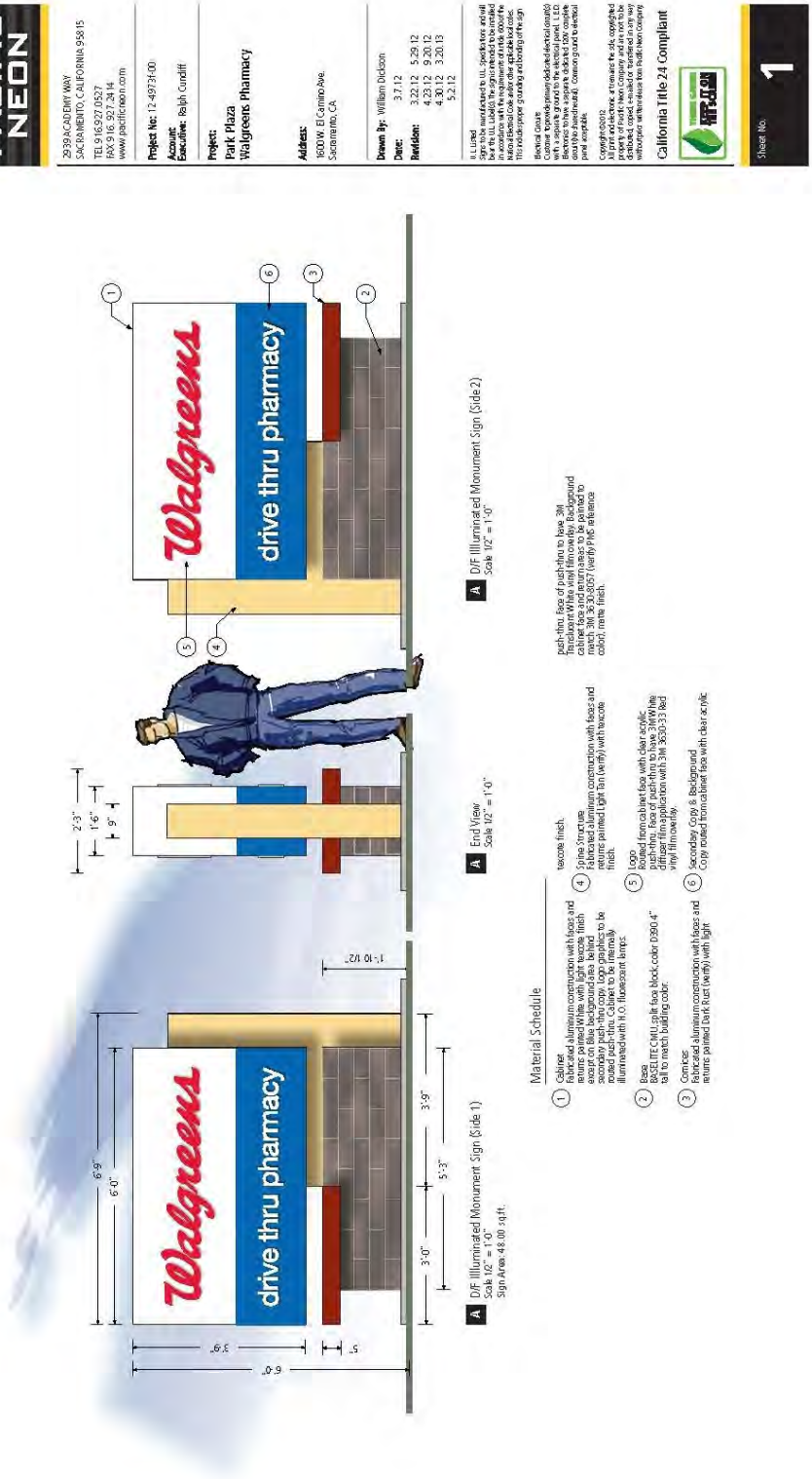

ESTABLISHED 1948
PACIFIC NEON
2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916.927.2414
www.pacificneon.com
Project No: 12-4973f-00
Account:
Executive: Ralph Cundiff
Project:
Park Plaza
Walgreens Pharmacy
Address:
1600 W. El Camino Ave.
Sacramento, CA
Drawn By: William Dickson
Date: 3.7.12
Revision: 3.22.12 5.29.12
4.23.12 9.20.12
4.30.12 3.20.13
5.2.12
California Title 24 Compliant
Sheet No. 1
Walgreens
drive thru pharmacy
A D/F Illuminated Monument Sign (Side 1)
Scale 1/2" = 1'-0"
Sign Area 48.00 sq.ft.
A End View
Scale 1/2" = 1'-0"
A D/F Illuminated Monument Sign (Side 2)
Scale 1/2" = 1'-0"
Material Schedule
1 Cabinet
Fabricated aluminum construction with faces and returns painted White with light texcote finish except on Blue background area behind secondary push-thru copy. Logo graphics to be routed push-thru. Cabinet to be internally illuminated with H.O. fluorescent lamps.
2 Base
BASELITE CMU, split face block color D390-4" wall to match building color.
3 Cornices
Fabricated aluminum construction with faces and returns painted Dark Rust (verify) with light texcote finish.
4 Spine Structure
Fabricated aluminum construction with faces and returns painted Light Tan (verify) with texcote finish.
5 Logo
Routed from cabinet face with clear acrylic push-thru. Face of push-thru to have 3M Scotchcal Translucent Film with 3M 3630-3157 Red vinyl film overlay.
6 Secondary Copy & Background
Copy routed from cabinet face with clear acrylic push-thru. Face of push-thru to have 3M Scotchcal Translucent Film with 3M 3630-33 Red color), matte finish.
(verify PMS reference
match 3M 3630-8057 (verify PMS reference
Electrical Circuit
Customer responsibility (minimum dedicated electrical circuit(s) required to operate the sign(s) shall be provided by a Licensed Electrician to the sign per the National Electrical Code and other applicable local codes.
This includes proper grounding and bonding of the sign.
Copyright Notice
All rights are reserved. This drawing is the sole property of Pacific Neon Company and is not to be distributed, copied, or used for any purpose or in any way without prior written release from Pacific Neon Company.

Exhibit K: Proposed Center Identification Sign

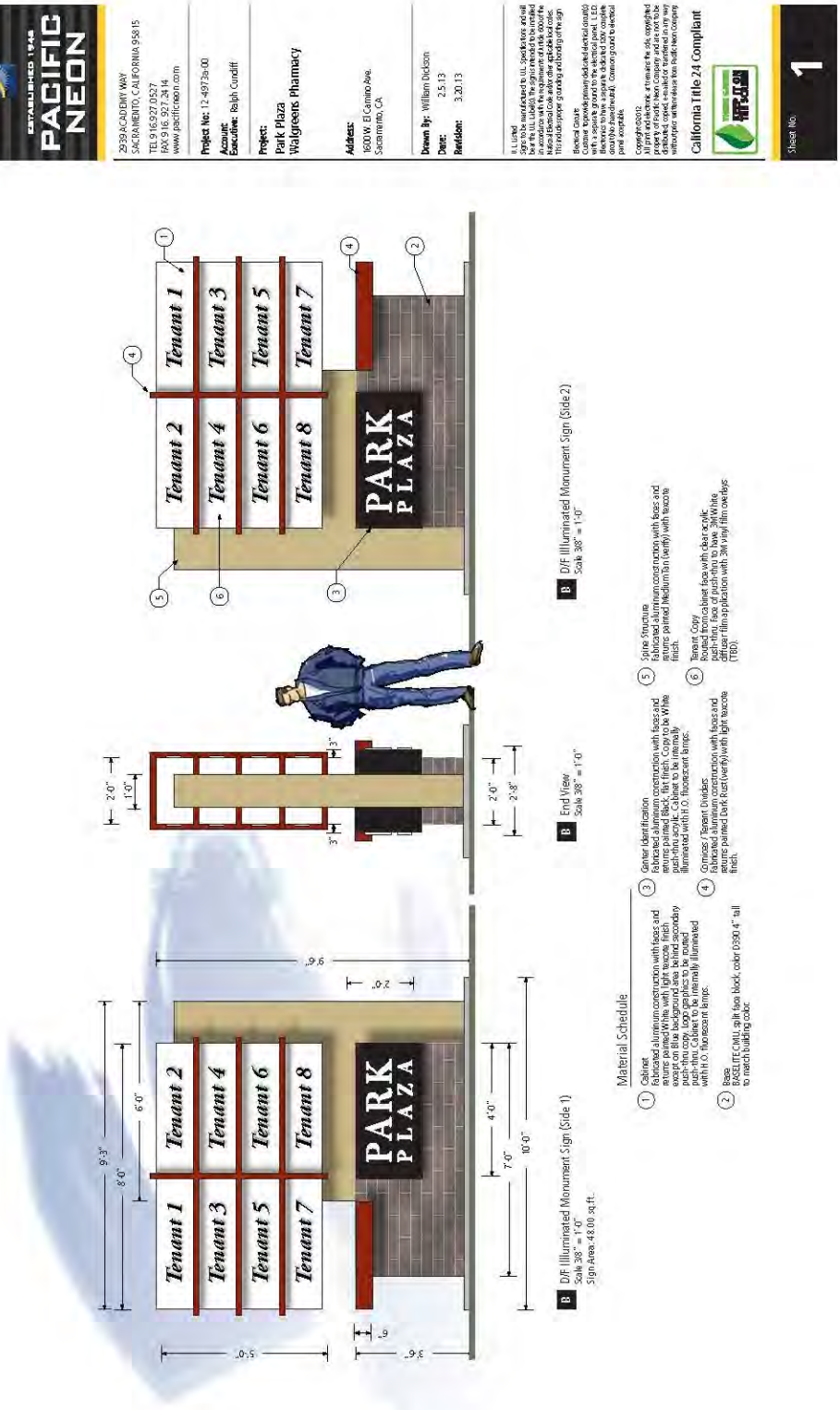


Exhibit L: Proposed Median Addition

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

June 18, 2015

Chris Schulze
TSD Engineering, Inc.
31 Natoma Street, Suite 160
Folsom, CA 95630

Dear Mr. Schulze:

The purpose of this letter is to update the previous arborist report, dated October 9, 2012, which documented the trees present on and adjacent to the Walgreens 15245 site. The project site is located in an existing shopping center at the southwest corner of Truxel Road and West El Camino Avenue in the City of Sacramento. It is bordered on the south by a commercial office building and on the west by Park Plaza, a small public park. The City of Sacramento regulates removal of street trees and heritage trees under sections 12.56 and 12.64 of the City Code. Street trees are defined as any tree growing in the public right of way. Heritage trees are defined as any tree with a trunk circumference of 100 inches or more (DBH>31.8") which is in good health or any native oak (*Quercus* sp.), California buckeye (*Aesculus californica*), or California sycamore (*Platanus racemosa*) with a trunk circumference of 36 inches or greater (DBH>11.5"). A permit is required to remove or perform any activity that may affect a street tree or heritage tree.

Per your request, the site was re-evaluated on June 17, 2015. Trees previously identified as Heritage Trees as well as trees with the potential to be considered Heritage Trees (based on previously surveyed trunk size and species) were re-examined to determine their current size and condition. The revised data on the selected trees, consisting of 3 redwoods (*Sequoia sempervirens*), 6 valley oaks (*Quercus lobata*), and 2 interior live oaks (*Quercus wislizeni*), is included in **Table 1**, below. Additionally, any trees removed since the 2012 survey were noted.

Table 1 – Tree Data

Tree #	Species	# of Trunks	DBH (Inches)	DLR (Feet)	Health	Structure	Notes
341	Redwood	1	33	11	Good	Fair	Heritage Tree
342	Redwood	1	33	13	Good	Good	Heritage Tree
343	Redwood	1	32	11	Good	Good	Heritage Tree
402	Interior live oak	1	9	18	Good	Fair-Good	
403	Valley oak	2	4,5	12	Fair-Good	Fair-Good	
404	Valley oak	2	4,11	16	Good	Fair-Good	
1592	Valley oak	1	13	14	Good	Fair-Good	Heritage Tree
1593	Valley oak	1	16	17	Good	Fair-Good	Heritage Tree
1594	Valley oak	1	8	16	Good	Fair-Good	
1595	Valley oak	1	10	17	Good	Fair-Good	
1596	Interior live oak	1	9	10	Good	Fair-Good	

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Overall, the site is in much the same condition as in the 2012 survey. The majority of the trees are in fair to good health. Two of the surveyed trees have increased in size and are now Heritage Trees, bringing the total to five Heritage Trees in the study area. The six other native oak trees previously surveyed were re-inventoried, but are not yet large enough to be considered Heritage Trees. Four Chinese elms (*Ulmus parvifolia*) (Trees 334-337), located in the plaza area between the existing buildings, have been removed.

Please do not hesitate to call me at (916) 435-1202 or email me at meredith@foothill.com if you have any questions about this report.

Sincerely,

Meredith Branstad
Certified Arborist #WE-6727A

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

October 9, 2012

Chris Schulze
TSD Engineering, Inc.
31 Natoma Street, Suite 160
Folsom, CA 95630

Dear Mr. Schulze:

The purpose of this letter is to document the trees present on and adjacent to the Walgreens 15245 site. The project site is located in an existing shopping center at the southwest corner of Truxel Road and West El Camino Avenue in the City of Sacramento. It is bordered on the south by a commercial office building and on the west by Park Plaza, a small public park. The City of Sacramento regulates removal of street trees and heritage trees under sections 12.56 and 12.64 of the City Code. Street trees are defined as any tree growing in the public right of way. Heritage trees are defined as any tree with a trunk circumference of 100 inches or more which is in good health or any native oak (*Quercus* sp.), California buckeye (*Aesculus californica*), or California sycamore (*Platanus racemosa*) with a trunk circumference of 36 inches or greater. A permit is required to remove or perform any activity that may affect a street tree or heritage tree.

Methods
The project site was surveyed on September 17, 2012. All existing trees within the survey boundary were examined to determine their species and diameter at breast height (DBH). A diameter tape or calipers were used to verify each trunk diameter at the industry standard of 54 inches above grade. All trees greater than 4" in diameter were numbered with a pre-printed aluminum tag. Trees on the adjacent property to the south and otherwise inaccessible were not tagged. These are identified in **Attachment 1** as "NT". The measurement from the trunk to the end of the longest lateral limb was used as the dripline radius (DLR). The health and structural condition of each tagged tree was rated on a scale of Poor to Good. The health rating considers factors such as the size, color, and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency, and insect infestation. The structural rating reflects the trunk and branch configuration; canopy balance; the presence of included bark and other structural defects such as decay; and the potential for structural failure. In cases where conditions fall between the Good, Fair, and Poor ratings, intermediate ratings Fair-Good and Poor-Fair were used.

Results
A total of 97 trees were surveyed: 72 in the existing Park Plaza Shopping Center, 8 on the property to the south, 8 in the median of West El Camino Avenue, and 9 in the Park Plaza. The surveyed trees included 4 Chinese elm (*Ulmus parvifolia*), 34 Chinese hackberry (*Celtis sinensis*), 34 Chinese tallow tree (*Sapium sebiferum*), 4 flowering pear (*Pyrus* sp.), 1 Japanese maple (*Acer palmatum*), and 3 redwood (Sequoia sempervirens), 2 crape myrtle (*Lagerstroemia*

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indica), 5 red oak (*Quercus rubra*), 1 purple-leaf plum (*Prunus cerasifera*), 2 interior live oak (*Quercus wislizeni*), and 6 valley oak (*Quercus lobata*). In addition, there are 8 crape myrtles, all of which are heavily pruned with a DBH of 3 inches, and 13 redwoods with DBH of 1 to 4 inches in the shopping center. There are 12 crape myrtle (2" DBH), one zelkova (*Zelkova serrata*) (1" DBH), and one Chinese elm (5 2" stems) in the east half of Plaza Park. Two of the redwoods, #341 and #342, on the project site are heritage trees. One valley oak, #1593, located near the back of Park Plaza is a heritage tree.

Overall, the surveyed trees are in fair to good health with few major structural defects. Most of the trees have pruning wounds typical of urban trees. A number of Chinese tallow trees along the south end of the parking lot islands have extensive trunk wounds on the south or southwest side, probably due to sunburn. In general they show normal closure of these wounds with even growth of woundwood around the perimeter. Many of the Chinese hackberry are infested with woolly hackberry aphid (*Shivaphis celti*). Woolly hackberry aphids have not been found to cause serious damage to the trees they infest, but are generally unwelcome due to the copious amounts of honeydew they excrete, which is sticky and can promote the growth of molds. An annual soil drench application of systemic imidacloprid in the early spring is generally sufficient for season-long control. The flowering pears in the northeast corner of the shopping center have poor-fair structure due to multiple trunk attachments. Although this is the typical growth pattern for this species, it leads to weak branch connections making them prone to limb failures. Three of these trees are also infested with mistletoe. Three of the Chinese elms located in the southwest corner of the shopping center have outgrown their tree grates, resulting in the grate cutting into the trunk and creating potential to girdle the tree. If these trees are preserved, the grates should be cut or replaced to allow the trunk to grow unimpeded.

None of the surveyed trees are recommended for removal due to poor health or structure, but general maintenance to address the issues discussed above is recommended. Please do not hesitate to call me at (916) 435-1202 or email me at meredith@foothill.com if you have any questions about this report.

Sincerely,

Meredith Branstad
Certified Arborist #WE-6727A

Attachment 1: Tree Survey Data

Attachment 1
Walgreens 15245 Tree Survey Data

Tree #	Species	# of Trunks	DBH (inches)	DLR (feet)	Health	Structure	Health/Structure Notes
Trees Located in Park Plaza Shopping Center							
322	Chinese Tallow Tree	1	20	16	Fair-Good	Fair-Good	Mistletoe
328	Chinese hackberry	1	18	23	Fair-Good	Fair-Good	Trunk wound, Asymmetrical canopy due to street grey trunk, red berry
329	Chinese hackberry	1	15	18	Fair-Good	Fair-Good	Deadwood, crown clean
330	Chinese hackberry	1	19	19	Fair-Good	Fair-Good	Wooly, aphid, wounds on roots
331	Chinese hackberry	1	19	20	Fair-Good	Fair-Good	Wooly, aphid
332	Chinese hackberry	1	19	19	Fair-Good	Fair-Good	Wooly, aphid
333	Chinese hackberry	1	21	18	Fair-Good	Fair-Good	Included bark
334	Chinese Elm	1	16	29	Fair-Good	Fair	Pruning wound, Asymmetrical canopy, tree grate too small
335	Chinese Elm	1	18	30	Fair-Good	Fair	Asymmetrical canopy, tree grate too small
336	Chinese Elm	1	8	16	Fair-Good	Fair-Good	
337	Chinese Elm	1	17	32	Fair	Fair	Tree grate too small, Sparse Canopy, Asymmetrical canopy, Trunk wound
338	Japanese Maple	3	4,4,4	9	Fair	Fair-Good	Water stressed
339	Chinese hackberry	1	15	19	Fair-Good	Fair-Good	Deadwood
340	Chinese hackberry	1	20	21	Fair	Fair-Good	
341	Redwood	1	**33**	10	Good	Fair	Co-dominant at top
342	Redwood	1	**32**	13	Good	Good	
343	Redwood	1	30	10	Good	Good	
344	Chinese Tallow Tree	1	18	19	Good	Fair	
345	Chinese Tallow Tree	1	19	22	Good	Fair-Good	Trunk wound, Deadwood
346	Chinese Tallow Tree	1	13	14	Fair	Fair-Good	Pruning wound, Trunk wound
347	Chinese Tallow Tree	1	13	10	Fair	Fair	Pruning wound, Trunk wound
348	Chinese Tallow Tree	1	14	9	Fair-Good	Fair	Pruning wound, Co-dominant with 3 trunks
349	Chinese Tallow Tree	1	16	18	Good	Fair-Good	Pruning wound
350	Chinese Tallow Tree	1	11	9	Fair-Good	Fair	Basal, Trunk wound, Pruning wound, Sunburn scarring
351	Chinese Tallow Tree	1	10	9	Fair	Fair	Trunk wound, Dieback, Sunburn scarring
352	Chinese Tallow Tree	1	10	13	Fair	Fair	Trunk wound, Pruning wound, Sunburn scarring
353	Chinese Tallow Tree	1	8	12	Fair	Fair	Trunk wound, Pruning wound, Sunburn scarring
354	Chinese Tallow Tree	1	14	16	Fair-Good	Fair-Good	Asymmetrical canopy, Pruning wound
355	Chinese Tallow Tree	1	14	15	Fair-Good	Fair-Good	Pruning wound, Asymmetrical canopy
356	Chinese Tallow Tree	1	14	13	Fair-Good	Fair	Sparse Canopy
357	Chinese Tallow Tree	1	12	16	Fair-Good	Fair	Sparse Canopy
358	Chinese Tallow Tree	1	22	20	Good	Fair-Good	Asymmetrical canopy
359	Chinese Tallow Tree	1	23	20	Good	Fair-Good	Sucker growth
360	Chinese Tallow Tree	1	19	15	Good	Fair-Good	Asymmetrical canopy, Co-dominant
361	Chinese Tallow Tree	1	13	14	Fair-Good	Fair	Asymmetrical canopy, Pruning wound
362	Chinese Tallow Tree	1	12	11	Fair-Good	Fair	Trunk wound, Pruning wound
363	Chinese Tallow Tree	1	17	15	Good	Fair-Good	Pruning wound
364	Chinese Tallow Tree	1	14	12	Fair-Good	Fair-Good	Asymmetrical canopy, Pruning wound
365	Chinese Tallow Tree	1	12	9	Fair-Good	Fair-Good	Pruning wound
366	Chinese Tallow Tree	1	13	13	Fair-Good	Fair	Trunk wound, Pruning wound
367	Chinese Tallow Tree	1	19	15	Good	Fair	Pruning wound
368	Chinese Tallow Tree	1	10	11	Good	Fair-Good	Pruning wound
369	Chinese Tallow Tree	1	10	10	Good	Fair-Good	Pruning wound
370	Flowering Pear	1	21	23	Fair-Good	Fair-Good	Mistletoe, Asymmetrical canopy, large Pruning wound

DBH in **Bold** indicated Heritage Tree

Attachment 1
Walgreens 15245 Tree Survey Data

Tree #	Species	# of Trunks	DBH (inches)	DLR (feet)	Health	Structure	Health/Structure Notes
371	Flowering Pear	1	23	19	Fair-Good	Fair	Multiple trunk attachments, Mistletoe, Deadwood
372	Flowering Pear	1	22	23	Fair-Good	Poor-Fair	Multiple trunk attachments, Included bark, Mistletoe, Asymmetrical canopy
373	Flowering Pear	1	22	23	Fair-Good	Poor-Fair	Limb failure, Multiple trunk attachments, Included bark, Overhead utility line, Pruning wound, heading cuts
374	Flowering Pear	1	21	17	Fair	Poor-Fair	Overhead utility line, Trunk wound, Pruning wound, heading cuts
375	Chinese Tallow Tree	1	20	19	Good	Good	
376	Chinese Tallow Tree	1	15	15	Fair	Fair	Large trunk wound
377	Chinese Tallow Tree	1	16	18	Fair-Good	Fair-Good	
378	Chinese Tallow Tree	2	10,12	14	Good	Fair-Good	
379	Chinese Tallow Tree	1	18	13	Fair-Good	Fair-Good	
380	Chinese Tallow Tree	1	22	16	Fair-Good	Fair-Good	Trunk wound, Limb failure
381	Chinese Tallow Tree	1	20	22	Good	Fair-Good	Pruning wound
383	Chinese hackberry	1	16	26	Fair-Good	Fair	Wooly, aphid, Pruning wound
384	Chinese hackberry	1	17	23	Fair-Good	Fair	Wooly, aphid
385	Chinese hackberry	1	19	19	Fair-Good	Fair	Overhead utility line, wooly aphid
386	Chinese hackberry	1	16	18	Fair-Good	Fair-Good	Wooly aphid
387	Chinese hackberry	1	20	19	Fair-Good	Fair-Good	Wooly aphid
388	Chinese hackberry	1	24	18	Fair-Good	Fair-Good	Deadwood, Pruning wound, wooly aphid
389	Chinese hackberry	1	18	18	Fair-Good	Fair-Good	Pruning wound, wooly aphid
390	Chinese hackberry	1	23	20	Fair	Fair	Pruning wound, Sparse Canopy, wooly aphid
391	Chinese hackberry	1	17	16	Fair-Good	Fair-Good	Sparse Canopy, Pruning wound, wooly aphid
392	Chinese hackberry	1	21	20	Fair-Good	Fair-Good	
393	Chinese hackberry	1	18	17	Fair-Good	Fair	Trunk wound
394	Chinese hackberry	1	16	16	Fair-Good	Fair-Good	
395	Chinese hackberry	1	19	20	Fair-Good	Fair-Good	Deadwood
396	Chinese hackberry	1	18	19	Fair-Good	Fair-Good	Deadwood
397	Chinese hackberry	1	18	17	Good	Fair	Multiple trunk attachments
398	Chinese hackberry	1	18	20	Fair-Good	Fair-Good	Deadwood, LW, Pruning wound
399	Chinese hackberry	1	18	18	Fair-Good	Fair-Good	

DBH in **Bold** indicated Heritage Tree

Attachment 1
Walgreens 15245 Tree Survey Data

Tree #	Species	# of Trunks	DBH (inches)	DLR (feet)	Health	Structure	Health/Structure Notes
Trees Located on Property South of Park Plaza Shopping Center							
401 NT	Chinese hackberry	1	16	17	Fair-Good	Fair	Multiple trunk attachments, Included bark
405 NT	Chinese hackberry	1	8	9	Fair-Good	Fair-Good	Asymmetrical canopy, Suppressed growing environment
406 NT	Chinese hackberry	1	9	14	Fair-Good	Fair-Good	Asymmetrical canopy, Suppressed growing environment
407 NT	Chinese hackberry	1	10	13	Fair-Good	Fair-Good	Asymmetrical canopy, Suppressed growing environment
408 NT	Chinese hackberry	1	10	15	Fair-Good	Fair-Good	Asymmetrical canopy, Suppressed growing environment
409 NT	Chinese hackberry	1	8	10	Fair	Fair	Sparse Canopy, Asymmetrical canopy, Suppressed growing environment
410 NT	Chinese hackberry	1	10	16	Fair-Good	Fair-Good	Asymmetrical canopy, Suppressed growing environment
411 NT	Chinese hackberry	1	6	10	Fair	Fair	Sparse Canopy, Asymmetrical canopy, Suppressed growing environment
Trees Located in Median of West El Camino Boulevard							
1584	Crape Myrtle	1	6	9	Good	Good	
1585	Crape Myrtle	1	7	8	Good	Good	
1586	Red Oak	1	12	18	Fair-Good	Fair-Good	Pruning wound, aphids/honeydew
1587	Red Oak	1	8	11	Fair-Good	Fair	Aphids, Pruning wound
1588	Red Oak	1	12	20	Fair-Good	Fair-Good	Aphids, Pruning wound
1589	Red Oak	1	10	14	Fair-Good	Fair-Good	
1590	Red Oak	1	13	20	Fair-Good	Fair-Good	
1591	Purple Leaf Plum	6	3,3,3,3,4, 5	12	Fair-Good	Fair	
Trees Located in Park Plaza							
400	Chinese hackberry	1	19	23	Fair-Good	Fair-Good	
402 NT	Interior Live Oak	1	7	10	Good	Fair-Good	
403 NT	Valley Oak	2	3,4	8	Fair-Good	Fair-Good	
404 NT	Valley Oak	2	3,8	11	Good	Fair-Good	
1592	Valley Oak	1	10	10	Good	Fair-Good	
1593	Valley Oak	1	**15**	17	Good	Fair-Good	
1594	Valley Oak	1	6	10	Good	Fair-Good	
1595	Valley Oak	1	7	12	Good	Fair-Good	
1596 NT	Interior Live Oak	1	6	9	Good	Fair-Good	

DBH in **Bold** indicated Heritage Tree

ESTEP
Environmental Consulting

Tim Taylor
Potter-Taylor & Company
3600 American River Drive, Suite 200
Sacramento, CA 95864

May 26, 2015

Dear Mr. Taylor,

At your request, I conducted an assessment of nesting Swainson's hawks at the Park Plaza Walgreens project site at the corner of West El Camino Avenue and Truxel Road in Sacramento. The project site is within a high density residential and commercial urban landscape. The project will remove existing commercial buildings and replace them with a new commercial building (Walgreens). The project site currently includes ornamental trees around its perimeter, including three large redwood trees along West El Camino Avenue on the northern edge of the project site. All of the trees on the project site were planted as part of the landscaping of the existing commercial development. Project plans include the removal of the three ornamental redwood trees.

Responding to the City of Sacramento staff report for the project, the Friends of the Swainson's Hawk requested that the City address impacts to the Swainson's hawk due to the presence and potential removal of the three large ornamental redwood trees. The comments described the potential use of these trees by nesting Swainson's hawks. This brief report addresses potential impacts of the project on the Swainson's hawk and responds to the Friends of the Swainson's Hawk comments.

The Swainson's hawk is a state-threatened species that occurs throughout much of the Central Valley. The species nests in native and non-native trees and forages in agricultural and grassland landscapes. The species occasionally nests within urban areas where there are trees sufficiently large to shield the nest from ground disturbances and that are within easy flight distance to open foraging habitat. Urban nests are often in large ornamental trees, including redwood trees. The project site generally meets these conditions.

I conducted a site visit on May 26, 2015. I inspected the three ornamental redwood trees as well as other trees on and surrounding the project site. No Swainson's hawk nests were found in the three redwood trees or elsewhere on or surrounding the project site. No Swainson's hawks were observed in the immediate area and no nests have been previously reported from the project site location. The nearest reported nest site is along

3202 Spinning Rod Way, Sacramento CA 95833
916-921-2515 Office – 916-607-8695 Cell
jim.estep@comcast.net

the American River Parkway southeast of the project site. The project, including the removal of the ornamental redwood trees, would therefore not result in direct impacts to nesting Swainson's hawks.

The three ornamental redwood trees are generally suitable for nesting Swainson's hawks. They are sufficiently tall (approximately 60 feet) and have branching structure that could possibly support a nest. However, there are abundant other suitable trees in the immediate vicinity and throughout this urban landscape, including many other tall redwood trees. Because of the abundance of similar trees in the immediate and surrounding area, removing the three ornamental trees on the project site would not significantly reduce the availability of potential urban nest trees or affect the potential nesting of Swainson's hawks in this urban area. The project would therefore not result in indirect habitat-related impacts to Swainson's hawks.

In summary:

- No Swainson's hawks were observed within or in the vicinity of the project site.
- The three ornamental redwood trees do not support nesting Swainson's hawks.
- There are no records of nesting Swainson's hawks within or in the immediate vicinity of the project site. The nearest reported nest is to the southeast along the American River Parkway.
- There are numerous other large ornamental trees in the immediate vicinity of the project site and throughout this urban landscape. Removing the three ornamental redwood trees would not significantly reduce the availability of potential urban nest sites for the Swainson's hawk in the area.
- The project would therefore not result in direct or indirect impacts to Swainson's hawk. In the context of the California Environmental Quality Act (CEQA), this would not represent a significant impact on the Swainson's hawk. No further analysis or mitigation should be necessary.

I hope this is useful. Please feel free to contact me if further information in required.

Sincerely,.

Jim Estep

3202 Spinning Rod Way, Sacramento CA 95833
916-921-2515 Office – 916-607-8695 Cell
jim.estep@comcast.net

SACRAMENTO
Department of Public Works

Maintenance Services Division
Urban Forestry Section

5730 24th Street
Building 12A
Sacramento, CA 95822-3699
PH 916-264-5011

MEMORANDUM

TO: **David Hung**

FROM: **Kevin A. Hocker**

SUBJECT: **Park Plaza Walgreens-Urban Forestry Comments**

DATE: **6-25-15**

Urban Forestry has the following comments and conditions for this project.

- Removal and replacement of City street trees requires the applicant to follow City Code 12.56.090
- City Street Trees to be removed for construction purposes shall be replaced with 24-inch box size trees (as required under City Code Section 12.56.090 based on the sizes of the City Street Trees to be removed).
- Replacement trees for City Street Trees shall be replanted in a location that is consistent with the needs of the tree species, in coordination with the Urban Forestry Division, consistent with the following conditions:
    - Replacement shall be accommodated within the public right-of-way in the form of a median (note: Any work within the public right-of-way will require an encroachment permit from the Department of Public Works). If the Urban Forestry Division determines that a median is not feasible, replacement trees may be planted at another off-site location at the City's direction.
    - Replacement trees for the existing Crape Myrtle trees must be of a species that has an expected mature canopy of at least 20 feet in diameter. Replacement trees for the existing Red Oaks must be of a species that has an expected mature canopy of at least 30 feet in diameter.
    - Replacement trees must be placed in an irrigated environment.
    - Replacement trees must be placed in an environment with a friable soil medium with a depth of at least 2.5 feet. The soil medium must be suitable for growing living plants and free of aggregate road base or other construction debris that would restrict growth.
    - Replacement tree may not be placed underneath or within the expected mature canopy of any other tree.
    - Replacement trees for the existing Crape Myrtle trees must be provided with a minimum of 120 square feet of unpaved planting area per tree or 240 square feet total for the 2 trees. Planting area for these trees shall not be required to exceed

Maintenance Services Division
Urban Forestry Section

5730 24th Street
Building 12A
Sacramento, CA 95822-3699
PH 916-264-5011

760 square feet total for the 2 trees. The planting area for these trees shall measure no less than 6 feet at its narrowest dimension.

- Replacement trees for the existing Red Oaks must be provided with a minimum of 300 square feet of unpaved planting area per tree or 1,500 square feet total for the 5 trees. Planting area for these trees shall not be required to exceed 3,000 square feet total for these trees. The planting area for these trees shall measure no less than 10 feet at its narrowest dimension.
- Replacement of any City Street trees must occur within 60 days of the removals, and prior to the Certificate of Occupancy for the Walgreens building. All site plans/landscape plans for replacement of City Street Trees shall be reviewed and approved by the City's Urban Forester and Department of Public Works The City's Urban Forester may extend this time period at his discretion if good cause or extenuating circumstances are demonstrated.

- The updated arborist report for the project created by Foothill Associates, dated June 18th 2015, now identifies a total of 5 heritage trees associated with the site. There are 3 Coast Redwoods identified as #341, #342 and #343. There are 2 Valley Oaks identified as #1592 and #1593. These trees are not proposed for removal as part of the Walgreens project.

SACRAMENTO
Department of Public Works

Maintenance Services Division
Urban Forestry Section

5730 24th Street
Building 12A
Sacramento, CA 95822-3699
PH 916-264-5011

MEMORANDUM

TO: **David Hung**

FROM: **Kevin A. Hocker**

SUBJECT: **Park Plaza Walgreens-Urban Forestry Comments**

DATE: **6-12-15**

Urban Forestry has the following comments and conditions for this project.

- Comments made by Urban Forestry arborists prior to this date may contain outdated, inaccurate, or incomplete information. Please disregard any comments prior to this date if they are in conflict with any comments in this memo.
- The design of the project with regards to landscape design and tree removals has been revised several times and may undergo further revisions.
- This project is subject to SCC 1717.612.040 which requires that the parking lot be designed and maintained in such a way as to provide 50% shade over all parking stalls and paved drivable surfaces within 15 years.
- Square footage of shade will be calculated according to the City of Sacramento Parking Tree Shading Design and Maintenance Guidelines. Reasonable deviations from the guidelines will be considered on a case by case basis if the applicant can adequately demonstrate how the calculations in the shade calculation exhibit were made.
- Urban Forestry will not give shade credit for existing Crape Myrtle trees that have been excessively pruned n such a way as to remove their ability to provide shade. New Crape Myrtle trees or any other approved shade tree replanted in those spaces will be given the appropriate amount of shade credit.
- The applicant has proposed a plan to meet the shade requirement primarily by replacing small diameter trees, and trees that are less than ideal for this climate and specific site, with larger trees and trees that are better adapted to the environmental conditions of the region and the specific site. This proposed plan represents an improvement over the existing conditions with regards to the trees being replaced.
- Opportunities exist on this site to further improve the shade coverage of the overall site by making use of existing abandoned or paved over planting sites, planting in existing underutilized permeable areas and by expanding existing planting sites so they could support larger trees.
- A key element of the project is an accessory drive through pharmacy with two lanes to facilitate circulation on the site. The currently proposed plan calls for the removal of 6 mature Hackberry trees along the western border of the property to accommodate this feature. These Hackberry trees are located in 2 linear planters each measuring

Maintenance Services Division
Urban Forestry Section

5730 24th Street
Building 12A
Sacramento, CA 95822-3699
PH 916-264-5011

approximately 82 feet long and 105 feet long and 10 feet wide each. This represents approximately 187 linear feet and 1,870 square feet of plantable space.

- The removal of these trees and their associated planters will likely result in the need to remove a 7th mature Hackberry tree on the other side of the fence.
- Urban Forestry recommends and encourages the applicant to preserve and retain the Hackberry trees on the western border of the property if it is at all feasible.
- A key element of the project is a left turn lane on East El Camino Blvd. leading to the project site. This will likely necessitate the removal of at least 7 existing mature trees in the median to accommodate this feature. The 5 Red Oak Trees and 2 Crape Myrtle trees are located in the median that measures 20 feet wide and span 240 linear feet along the median with a notable gap of 35 feet between the group of Red Oaks and Crape Myrtles. This represents approximately 240 linear feet and 4,800 square feet of plantable space. Excluding the underutilized gap, the existing trees are making use of 204 linear feet and 4,100 square feet of plantable space within this median.

- City Street trees located in the median are protected by SCC12.56. Removal requires a permit from Urban Forestry. The applicant should be aware that permits for the removal of city street trees are subject to public review and appeal. The applicant will be required to replace any city street trees that are removed with new trees that are at least a 24 inch box size at the time of planting and of a species that is comparable in mature size and structure with the existing trees. The replacement trees should be planted in a location where their long-term survival can be reasonably assured.

- There are no options for replacing street trees in the immediate area of the project site. Urban Forestry will consider all reasonable proposals regarding replacement trees that meet the intent and purpose of SCC12.56.

- It had been previously stated by an Urban Forestry arborist that city street trees are typically valued at $325 per diameter inch and therefore the removal of an aggregate trunk diameter of 66.7 inches represents a value of $21,667. This represents one way of placing a value on the trees that are being removed, and does not place a value on the loss of the land that the trees were growing on. It needs to be noted that under our current ordinance we so not have a system in place to accept money in lieu of replacement trees.

- The arborist report prepared by Foothill Associates dated October 9, 2012 identifies two Coast Redwood trees (#341 and #342) as meeting the size criterion to be considered heritage trees. The report also identifies a Valley Oak (#1593) as meeting the size criterion to be considered a heritage tree. My cursory visual inspections of these trees have not identified any reason to believe that these trees are not heritage trees. Until and unless further information is presented from the applicant's arborist or my own subsequent inspections, these trees will be considered heritage trees and treated as such.

Maintenance Services Division
Urban Forestry Section

5730 24th Street
Building 12A
Sacramento, CA 95822-3699
PH 916-264-5011

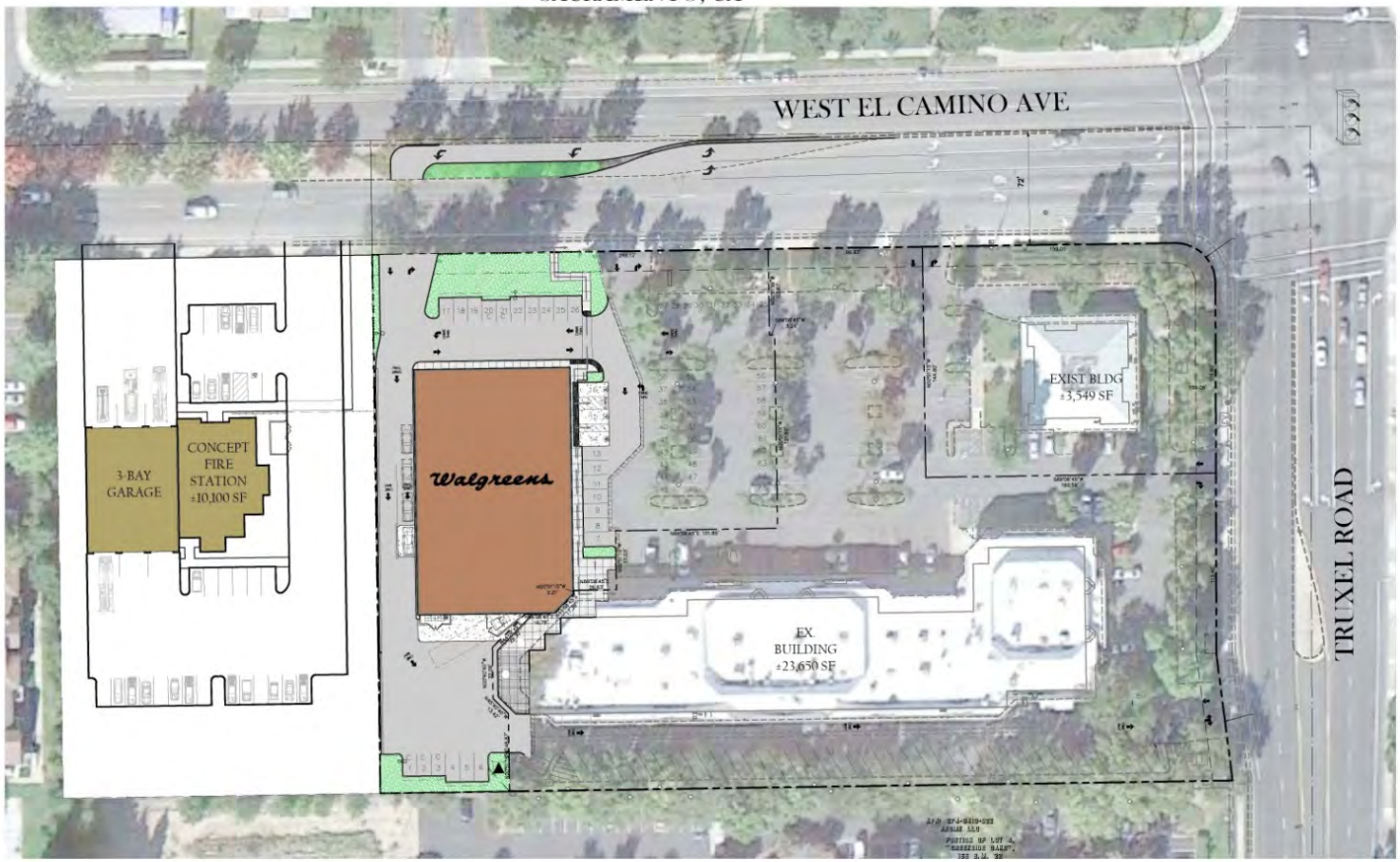
- Heritage trees are protedted by SCC 12.64. Removal requires a permit from Urban Forestry. The applicant should be aware that permits for the removal of city street trees are subject to public review and appeal. It should be noted that the process to obtain a permit to remove a heritage tree differs significantly from the process to obtain a permit to remove a city street tree.
- Urban Forestry recommends and encourages the applicant to preserve and retain heritage trees on site wherever it is feasible to do so.
-

PRELIMINARY SITE PLAN - FIRE STATION CONCEPT

WALGREENS #15245

1600 & 1620 WEST EL CAMINO

SACRAMENTO, CA



SITE LEGEND

- ASPHALT CONCRETE ON AGGREGATE BASE
- PROPOSED LANDSCAPE AREA
- HARDSCAPE AREA
- CONCRETE PAVING AREA

N W E S

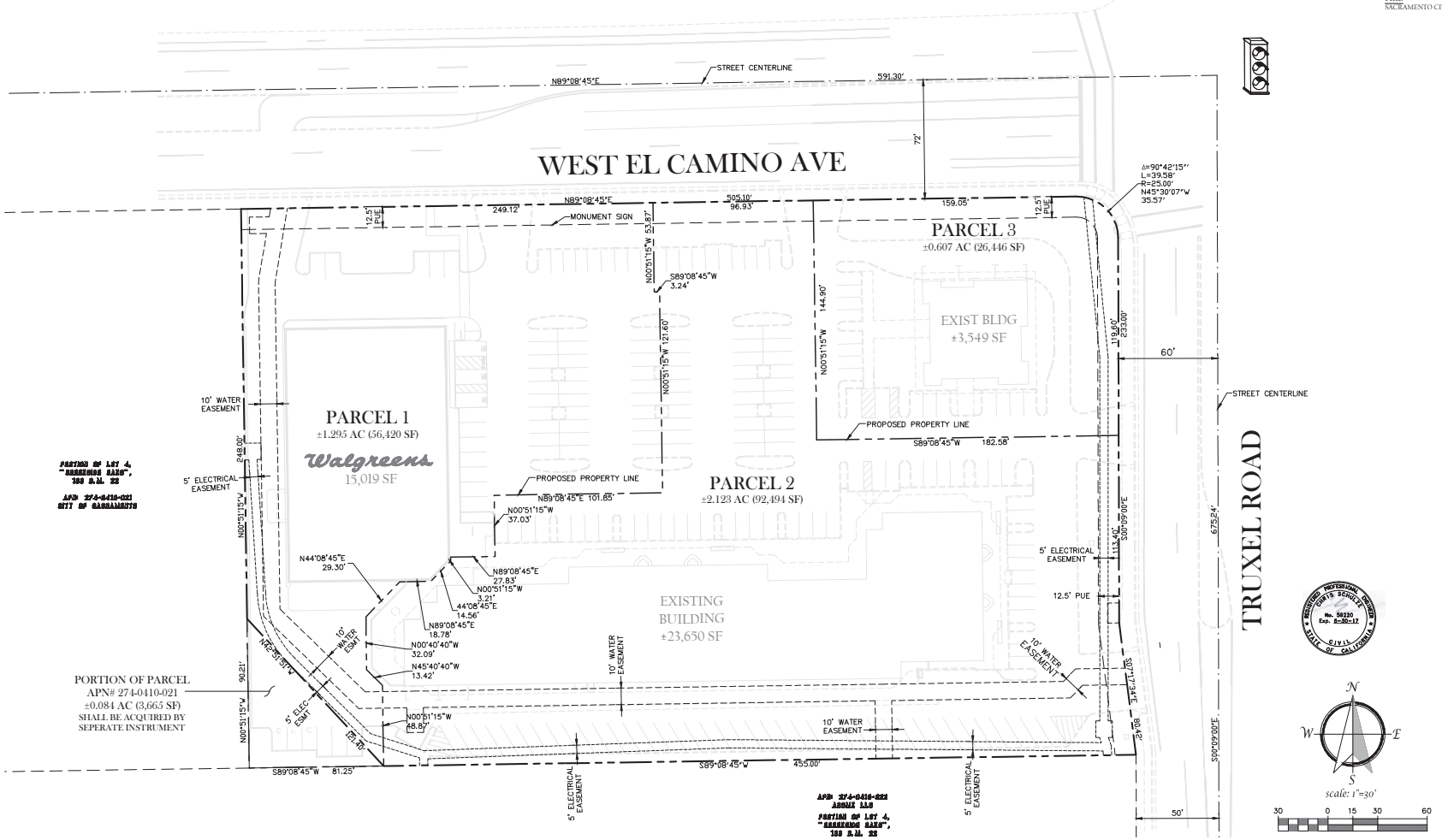
scale: 1"=30'

30 0 15 30 60

SITE PLAN – FIRE STATION ALT
FEBRUARY 12, 2015

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

TENTATIVE PARCEL MAP
LOT 5 - BOOK 166 OF SUBDIVISION MAPS PAGES 22
WALGREENS #15245
1600 & 1620 WEST EL CAMINO AVENUE
SACRAMENTO, CA



UTILITY PROVIDERS

PARK DISTRICT
CITY OF SACRAMENTO

SCHOOL DISTRICT
NATOMAS UNIFIED SCHOOL DISTRICT

WATER
CITY OF SACRAMENTO UTILITES

SANITARY SEWER
SACRAMENTO AREA SEWER DISTRICT

STORM DRAIN
CITY OF SACRAMENTO UTILITES

GAS
PG&E

ELECTRIC
SMUD

TELEPHONE
AT&T

CABLE
COMCAST

FIRE
SACRAMENTO CITY FIRE DISTRICT

PROJECT INFORMATION

PROJECT ADDRESS
1600 & 1620 WEST EL CAMINO AVE.
SACRAMENTO, CA

PROJECT APN
274-0410-005

OWNER
THE ALI A & YOUNG A E MOHAMMAD FAMILY TRUST
5268 MARIONE DRIVE
CARMICHAEL, CA 95608

DEVELOPER/APPLICANT
TAYLOR PROPERTIES
1792 TRIBUTE ROAD, SUITE #270
SACRAMENTO, CA 95815
ATTN: TIM TAYLOR

ENGINEER/SURVEYOR
TSD ENGINEERING, INC
31 NATOMA STREET, SUITE 160
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE
LIC. NO. 59220

EXISTING NUMBER OF LOTS
(1) ONE

PROPOSED NUMBER OF LOTS
(3) THREE

EXISTING USE
SHOPPING CENTERS

PROPOSED USE
SHOPPING CENTERS

EXISTING ZONING
SC-PUD
CREEKSIDE OAKS PLANNED UNIT DEVELOPMENT

PROPOSED ZONING
SC-PUD
CREEKSIDE OAKS PLANNED UNIT DEVELOPMENT

BASIS OF ELEVATION

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE PLAT OF "CREEKSIDE OAKS", FILED IN BOOK 166 OF MAPS, AT PAGE 22, SACRAMENTO COUNTY RECORDS, BASED UPON FOUND MONUMENTS SHOWN HEREON.

BASIS OF BEARING

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF SACRAMENTO DATUM (NGVD29) UTILIZING BENCHMARK NO. 277-C68, BEING A HILTI NAIL IN A LIGHT BASE AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND WATERWHEEL DRIVE, HAVING AN ELEVATION OF 14.767'.

FLOOD ZONE

AE (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06026601 80G, DATED DECEMBER 8, 2008.

NOTES

1. A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND GRANT OF EASEMENTS GRANTING RECIPROCAL EASEMENTS FOR ACCESS, PARKING, DRAINAGE, SEWER, WATER AND UTILITIES WILL BE RECORDED.
2. TOPOGRAPHY COMPILED FROM FIELD SURVEY DATA ACQUIRED ON FEBRUARY, 2011.
3. EXACT PARCEL CONFIGURATION MAY VARY SLIGHTLY AT FINAL PARCEL MAP TO ACCOMMODATE REQUIRED BUILDING SETBACKS AND REFINEMENTS REQUIRED AS PART OF BUILDING DEVELOPMENT.

PARCEL SUMMARY

PARCEL 1
56,420 SF / 1.295 AC
57 PARKING STALLS

PARCEL 2
92,494 SF / 2.123 AC
115 PARKING STALLS

PARCEL 3
26,446 SF / 0.608 AC
17 PARKING STALLS

TENTATIVE PARCEL MAP
MAY 7, 2012
REVISED JUNE 23, 2015

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31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

INITIAL SUBMITTAL - CITY OF AMERICAN CANYON - 03/01/12 - NOT FOR CONSTRUCTION

P:\Projects\237-001\02 DWG\B- Planning\Vis\Tentative Parcel Map.dwg, TSDplotter, 06-46-25, 06-23-15

VICINTY MAP

PRELIMINARY SITE PLAN - PARK PLAZA

WALGREENS #15245

1600 & 1620 WEST EL CAMINO

SACRAMENTO, CA

SITE LEGEND

- ASPHALT CONCRETE ON AGGREGATE BASE
- PROPOSED LANDSCAPE AREA
- HARDSCAPE AREA
- CONCRETE PAVING AREA

WALGREENS #15245
PRELIMINARY DEVELOPMENT SUMMARY

APN:	PORTION OF 274-0410-005	
TOTAL SITE AREA (EX.):	4.024 AC (172,281 SF)	
TOTAL SITE AREA (PROPOSED):	4.108 AC (178,945 SF)	
PARCEL 1 WALGREENS	±1.380 ACRES (60,107 SF)	
PARCEL 2	±2.121 ACRES (92,392 SF)	
PARCEL 3	±0.607 ACRES (26,446 SF)	

EX. PARCEL (including Portion of PARCEL apn 274-0410-021)

LANDSCAPE AREA:	0.776 ACRES	(33,782 SF)	18.9%
IMPERVIOUS SURFACE (ROADWAY):	1.824 ACRES	(79,462 SF)	44.4%
IMPERVIOUS SURFACE (HARDSCAPE):	0.611 ACRES	(26,607 SF)	14.9%
IMPERVIOUS SURFACE (BUILDINGS):	0.897 ACRES	(39,094 SF)	21.8%
TOTAL AREA :	4.108 ACRES	(178,945 SF)	100%

PROPOSED (PARCEL 1, 2, 3, & including Portion of PARCEL apn 274-0410-021)

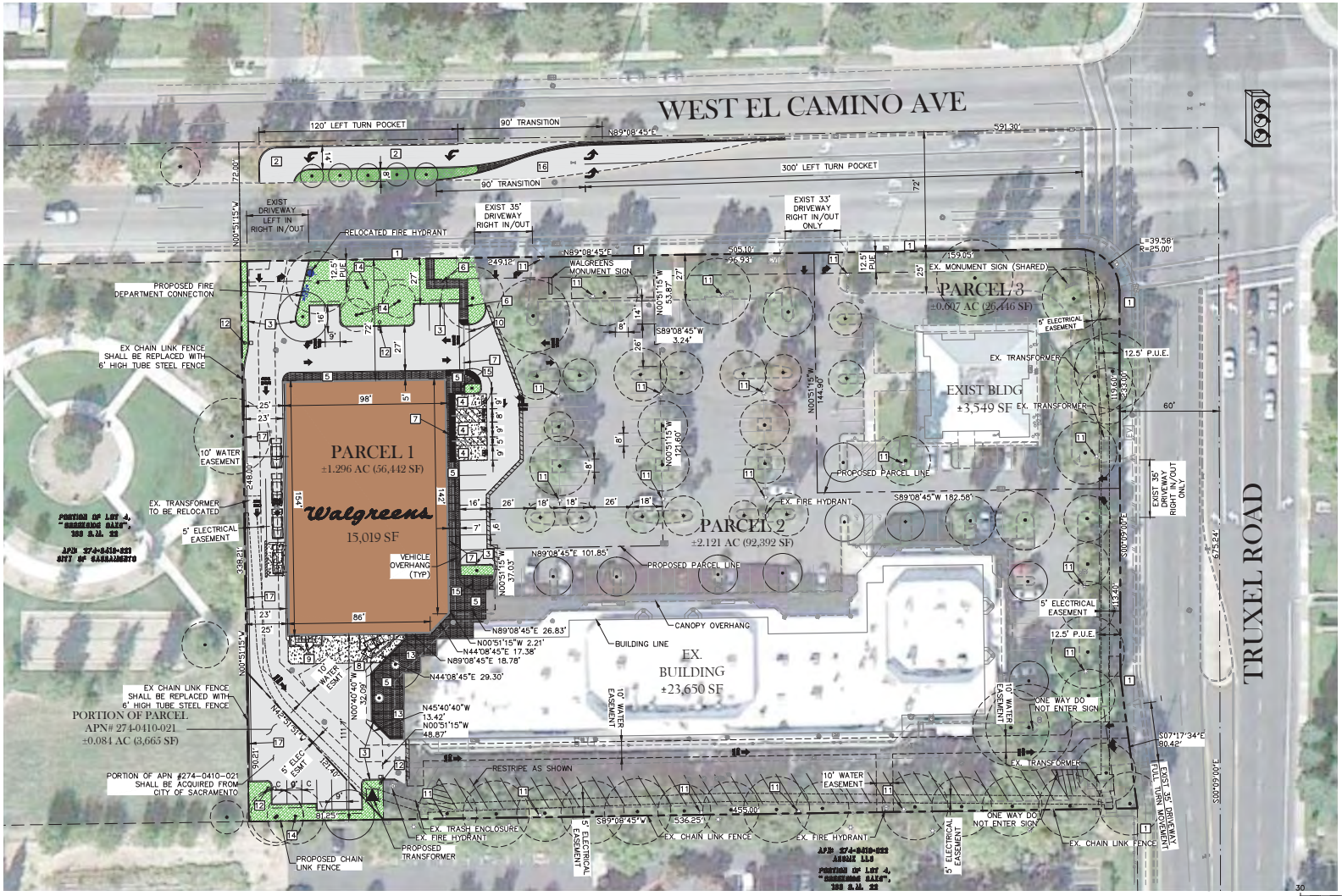
LANDSCAPE AREA:	0.894 ACRES	(38,948 SF)	21.8%
IMPERVIOUS SURFACE (PARKING LOT):	1.748 ACRES	(76,135 SF)	42.6%
IMPERVIOUS SURFACE (HARDSCAPE):	0.496 ACRES	(21,613 SF)	12.1%
IMPERVIOUS SURFACE (BUILDINGS):	0.970 ACRES	(42,249 SF)	23.5%
TOTAL AREA :	4.108 ACRES	(178,945 SF)	100%

PARKING SUMMARY

USE	Proposed	Code (South Natomas - Suburban)
Walgreens (15,019 sq.ft.)	57	58
Parcel 2 Bldg (23,650 sq.ft.)		
10% Restaurant (2,365 sq.ft.)	6	6
Restaurant (6,635 sq.ft.)	53	53
Retail (14,650 sq.ft.)	56	37
Parcel 3 Bldg (3,549 sq.ft.)	17	9
TOTAL	189	143

INDIVIDUAL PARCEL SUMMARY

PARCEL 1a & 1b WALGREENS	
ACCESSIBLE STALLS	3
18X9 STALLS	17
18X8 STALLS	30
14X8 STALLS	7
	57
PARCEL 2	
ACCESSIBLE STALLS	2
STALLS	113
	115
PARCEL 3	
ACCESSIBLE STALLS	2
STALLS	15
	17



SITE NOTES:

1. EX. PUBLIC CURB AND GUTTER AND SIDEWALK
2. PROPOSED LEFT TURN LANE
3. PROPOSED 6" VERTICAL CURB
4. PROPOSED ACCESSIBLE PARKING STALL, ACCESSIBLE AISLE, BOLLARDS & SIGN R-99
5. PROPOSED MONOLITHIC CURB & SIDEWALK
6. PROPOSED 5' WIDE SIDEWALK
7. PROPOSED ACCESSIBLE PATH OF TRAVEL
8. PROPOSED TRASH COMPACTOR
9. PROPOSED TOTE ENCLOSURE
10. PROPOSED CROSSWALK
11. EX. PARKING LOT LIGHT
12. PROPOSED PARKING LOT LIGHT
13. PROPOSED FENCE AT OUTDOOR PATIO/SEATING AREA
14. EX. HERITAGE TREE SHALL BE PROTECTED.
15. PROPOSED 4-BIKE RACK
16. EXPAND LEFT TURN LANE
17. PROPOSED CURB & GUTTER

PROJECT INFORMATION

PROJECT ADDRESS
1600 & 1620 WEST EL CAMINO AVE
SACRAMENTO, CA 95833

PROJECT APN
PORTION OF 274-0410-021

OWNER
THE ALI A & YOUNG A E MOHAMMAD FAMILY TRUST
5268 MARIONE DRIVE
CARMICHAEL, CA 95608

DEVELOPER/APPLICANT
TAYLOR PROPERTIES
1747 TRIBUTE ROAD, SUITE #270
SACRAMENTO, CA 95815
ATTN: TIM TAYLOR

ENGINEER
TSD ENGINEERING, INC
31 NATOMA STREET, SUITE 160
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE

ARCHITECT
KD ARCHITECTS, INC.
3060 FITE CIRCLE, SUITE 104
SACRAMENTO, CA 95827
ATTN: BRIAN COURNOYER

EX. NUMBER OF LOTS
1

PROPOSED NUMBER OF LOTS
3

EX. USE
COMMERCIAL/RETAIL

EX. ZONING
SC-PUD

PROPOSED ZONING
SC-PUD

PRELIMINARY SITE PLAN
MAY 7, 2012
REVISED JUNE 19, 2015

N
W E
S
scale: 1"=30'

30 0 15 30 60

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

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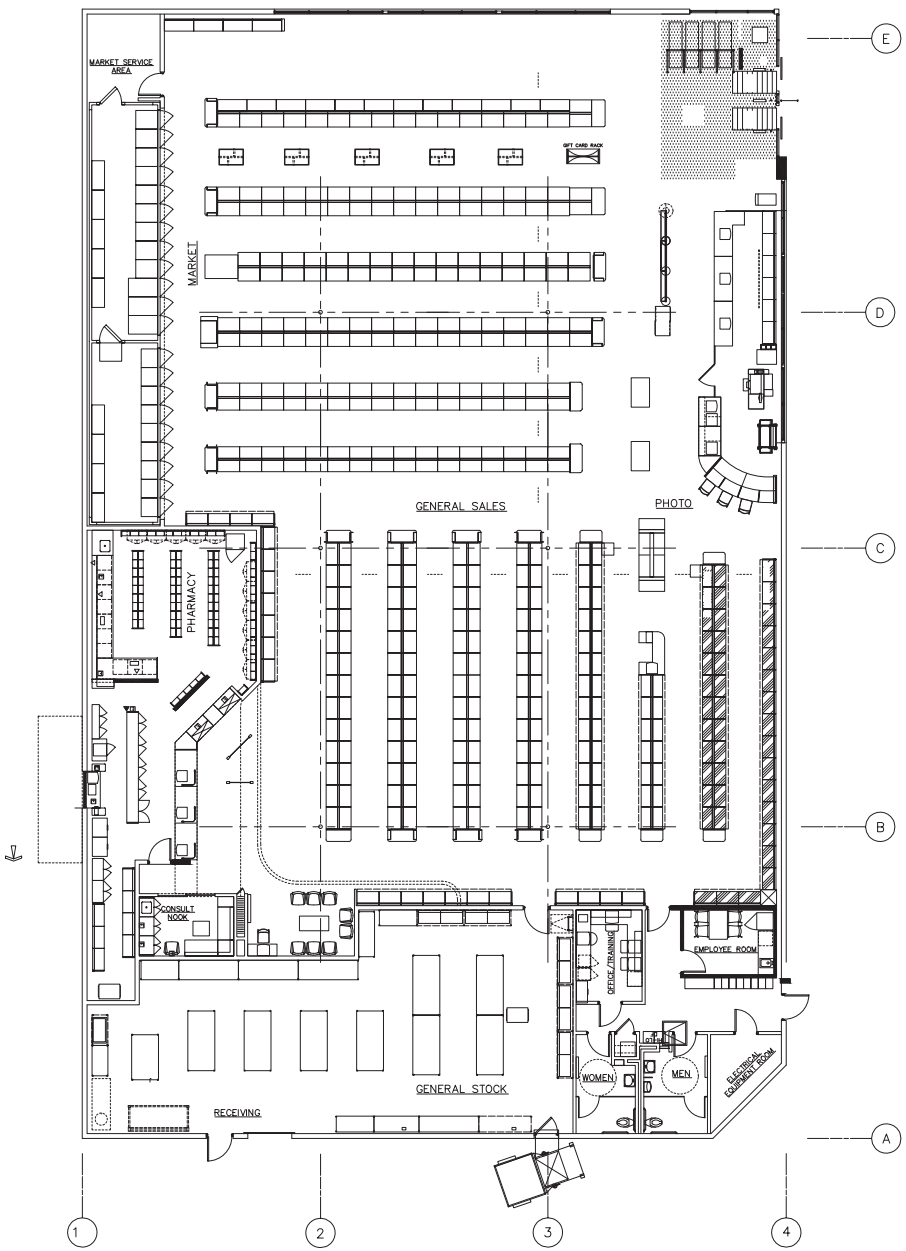


09-14-2011 MS
ADD BRIDGE PHARMACY; REVISE LOCATION DRIVE THRU; REVISE EXTERIOR ELEVATION; REWORK SERVICE & ELEC; REDUCE WALK-IN FREEZER; REVISE COLUMN LAYOUT; REVISE RECEIVING DOOR & EMERGENCY EGRESS.

09-07-2011 MS
SEE VOID PROTOTYPE FILE 07/27/2011 FOR PREVIOUS REVISIONS; RELOCATE CHECKOUT & ROTATE FRONT GONDOLAS; RELOCATE ATM; NEW BEAUTY LAYOUT GONDOLAS; ENTRANCE, COLUMNS & WINDOW LENGTH TO REMAIN; UPDATE GENERAL NOTE #7E, #8A & B; REFRIGERATION 12DR COOLER / 9DR FREEZER; REVISE PHARMACY SOFFIT; NEW TRAFFIC CONTROL FIXTURE; BRANDING TBD; STRAIGHT AISLE MARKERS.

PROTOTYPE: L97150
(09-14-2011)

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
SIGN "A" AISLE MARKERS
SIGN "B" BEAUTY SIGN
SIGN "B1" BEAUTY .COM SIGN
SIGN "BB" BODY & BATH SIGN
SIGN "PH" PHOTO SIGN
SIGN "PH1" PHOTO .COM SIGN (WHERE APPLICABLE)
SIGN "F" MARKET SIGN
SIGN "R" RESTROOM SIGN
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARD SIGN
SIGN "D" DOWNTOWN CHECKOUT LANE #
SIGN "CA" CALIFORNIA ACCESSIBILITY SIGN (8'-0" TO TO BOTTOM OF SIGN)
SIGN "ADA" SYMBOL OF ACCESSIBILITY
SIGN "x" ADA TACTILE EXIT SIGN
SIGN "W" CHECKOUT SIGN

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS
SIGN "J" PICK UP SIGN
SIGN "K" DROP OFF SIGN
SIGN "M" DROP OFF / PICK UP SIGN
SIGN "N" DROP OFF / PICK UP / CONSULTATION SIGN
SIGN "P" PHARMACY SIGN
SIGN "P1" PHARMACY .COM SIGN
SIGN "Q" CONSULTATION WINDOW
SIGN "TX" T.A.S.
*SEE STORE SPECIFIC A-121 & I-211 FOR INSTALLATION GUIDELINES AND HANGING HEIGHTS

GENERAL NOTES

GENERAL SALES AREA:
1. PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2. (NOT USED)
3. (NOT USED)
4. SALES AREA CORNICE (FIXTURE MOUNTED)
5. PHOTO CORNICE (FIXTURE MTD UNLESS NOTED)
6. CARPET TILES & ENTRY GRID FURNISHED AND INSTALLED BY WALGREENS (WHEN SHOWN)
7. MASTER-BILT REACH-IN REFRIGERATION:
MODEL TEM - ENDLESS REACH-IN REFRIGERATORS AND MODEL TEL - ENDLESS REACH-IN FREEZERS (ADD 2' AT EACH END, FOR END PANELS AND ADD FLOOR DRAIN)
A. __ TEM-5-30: 155"W X 37 3/4"D X 80"H
B. __ TEL-3-30: 94 1/2"W X 37 3/4"D X 80"H
__ TEL-2-30: 63 1/2"W X 37 3/4"D X 80"H
BMG/BLG SERIES - SELF CONTAINED REFRIGERATORS AND FREEZERS
C. __ BMG-74: 78"W X 36 3/4"D X 79"H
D. __ BLG-74: 78"W X 36 3/4"D X 79"H
BSG SERIES - SELF CONTAINED SLIDING DOOR REFRIGERATORS
E. __ BSG-48: 52"W X 33 7/8"D X 79"H
__ BSG-74: 78"W X 33 7/8"D X 79"H
BACK-UP REFRIGERATORS AND FREEZERS
F. __ BSD-52DRA: 55"W X 34"D X 82 1/2"H
G. __ BSD-52DFA: 55"W X 34"D X 82 1/2"H
8. MASTER-BILT WALK-IN COOLER: PROVIDE 57"-7"W X 6'LFO X 8'4"H
12 #1000R COOLMASTER DOORS 30" X 75" EACH AND
9 #100FR FREEZEMASTER DOORS 30" X 75" EACH BY ANTHONY
A. 3 DOOR(S): FOR EACH DOOR PROVIDE 4'D DISPLAY PLAN DEEP ROLLER MAT SHELVES
B. 9 DOOR(S): FOR EACH DOOR PROVIDE 3'D DISPLAY PLAN ROLLER MAT SHELVES
C. __ DOOR(S): __'D ROLLER CONVEYOR AT FLOOR LEVEL
D. 9 DOOR(S): FOR EACH DOOR PROVIDE 27"D ANTHONY SHELVES
E. __ DOOR(S): FOR EACH DOOR PROVIDE (2) 27"D ANTHONY SHELVES AND (4) 36"D MERCHANDISER SHELVES
F. __ DOOR(S): __'D DOUBLE DECK ROLLER CONVEYOR
9. ICE CHEST BY VENDOR
10. CART RAILS W/ DISPLAY SHELF & SLAT WALL ABOVE
11. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
13. PHARMACY SEATING AREA: (8) SEATS & TRAFFIC CONTROL FIXTURE
14. (NOT USED)
15. COMPUTER TERMINAL
15A: INTERCOM PLUS TERMINAL
15C: TRAINING TERMINAL (IN TRAINING ROOM)
16. RX SINK AND CABINET
17. CRX CABINET
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERTS:
#1 - RX 3 DRAWER VIAL INSERT
#2 - RX 3 DRAWER FILE INSERT
#3 - RX OPEN INSERT
#4 - RX CONSULTATION COUNTER UNIT
#5 - RX PRINTER INSERT
#6 - RX 5 DRAWER FILE INSERT
#7 - RX OPEN INSERT WITH CPU SHELF (39"H CNTR)
#7A - RX OPEN INSET WITH CPU SHELF (34"H CNTR)
#8 - RX OPEN CABINET (39"H CNTR)
#9 - RX 10 DRAWER FILE CABINET

OFFICE:
20. PROVIDE POLISHED CONCRETE FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. PRINTER
23. LATERAL FILE
24. OFFICE COMPUTERS
24A: P.O.S. TERMINAL
24B: AS400 TERMINAL
24C: OFFICE P.C.
25. TILL LOCKER
26. SAFE
27. (NOT USED)

STOCKROOM:
28. NEST-A-FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLLER CONVEYOR
31. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS
31A: TRASH COMPACTOR
31B: BALER
31C: CARDBOARD COMPACTOR

EMPLOYEE ROOM:
32. EMPLOYEE LOCKERS: (1) 48" W COAT LOCKER W/ PERFORATED DOORS; (6) 6 TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS
33. 5'-0"W X 2'-2"D EMPLOYEE COUNTER W/ (1) CABINET
34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 32" CLEARANCE WHEN NEXT TO COUNTER)
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. (NOT USED)

MISCELLANEOUS:
37. "E" - ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOES; (END PANEL TO REMAIN)
39. PROVIDE OPENING FOR ONE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
40. NEWSPAPER RACK BY VENDOR
41. PICTURE CARE PLUS TERMINAL

BEAUTY:
42. LIT SKIN CARE HEADER
43. (NOT USED)
44. LIT COSMETICS HEADER
45. LIT GONDOLA END PANEL & FROSTED SHELVES
46. SOLID WHITE BACK PANEL TO BE PROVIDED BY METAL VENDOR

PROJECT DATA

TYPE		GENERAL SALES	■	MARKET	■
NEW LOCATION	■	PHARMACY	■	SECURITY	☒
NEW LOCATION EXIST'G BLDG.	□	PHOTO	■	24 HOUR STORE	□
REMODEL	□	LIQUOR	□	OTHER	□

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
GEN SALES	NEW	8346	2430	1003		11,779
	EXIST'G					
MARKET	NEW	900				900
	EXIST'G					
RX	NEW	1021				1021
	EXIST'G					
RX WAIT'G	NEW	352				352
	EXIST'G					
PHOTO	NEW	315				315
	EXIST'G					
LIQUOR	NEW					
	EXIST'G					
RX SERVICE	NEW	183				183
	EXIST'G					
2ND FLOOR	NEW					
	EXIST'G					
TOTAL NEW		11,117	2430	1003		14,550
TOTAL EXST'G						

TOTAL AREA: FIRST FLOOR 14,550 SQ.FT.
TOTAL AREA: OTHER LEVELS SQ.FT.
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS: 14,550 SQ.FT.
RX SHELVING LINEAL FEET: 109 LN.FT.

TOTAL BY LIN FT.	1310 LN. FT.
FRONT WALL SHELVING	18 LN. FT.
BEAUTY WALL SHELVING	45 LN. FT.
REMAINING WALL SHELVING (BACK & SIDE WALL, RX SEATING)	75 LN. FT.
BACK GONDOLAS	504 LN. FT.
FRONT GONDOLAS	534 LN. FT.
HALLMARK SHELVING	64 LN. FT.
BEAUTY PROMO	18 LN. FT.
COOLERS	30 LN. FT.
FREEZERS	22 LN. FT.

BEAUTY HATCH LEGEND

GRAY (A69) MARTECK SOLID BACK PANELS & LIT SHELVES

GRAY (A69) PEG BOARD BACK PANELS

KEY PLAN
NOT TO SCALE

FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

* A.D.A DOOR CLEARANCES

*ACCESSIBILITY REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS & APPROACH TO DOOR SWING

FIXTURE LEGEND

G GONDOLA (EA. SIDE)	18	18 D.	36 W.	66 * H.
GE GONDOLA END	18	18 D.	39 W.	66 * H.
WS WALL SHLVG	18	18 D.	36 W.	84 * H.

ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE:
DT DISPLAY TABLE 30 D. 48 W.

*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS

EXECUTIVE APPROVAL		DATE
VICE PRESIDENT FACILITIES DEVELOPMENT		
CORPORATE OPERATIONS VICE PRESIDENT		
MARKET VICE PRESIDENT		
REVIEWED BY:		

Walgreens
FACILITIES PLANNING
DESIGN & CONSTRUCTION
108 WILMOT ROAD
DEERFIELD, IL 60015-5105

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS. SIGNIFIED BY MY HAND AND SEAL.

REVISIONS

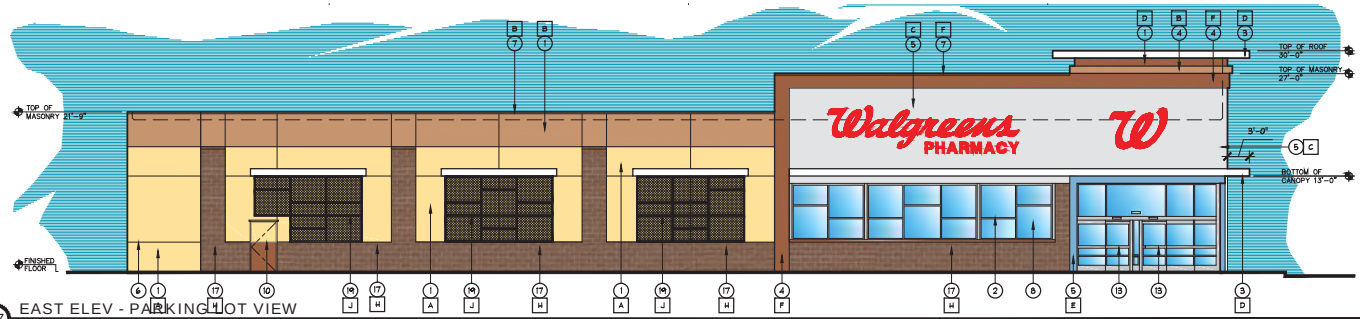
NO.	DATE	BY	DESCRIPTION

FIXTURE FLOOR PLAN
PROJECT ID: NXXXXX
STORE NUMBER XXXXX
WALGREENS
97'-0" X 150'-0" PROTOTYPE
LEFT HAND CORNER ENTRANCE
SIDE DRIVE-THRU PHARMACY

FILE NAME: 97150
DRAWN BY: F. LAST NAME
DATE: XXX-XXX
REVIEWED: 97150

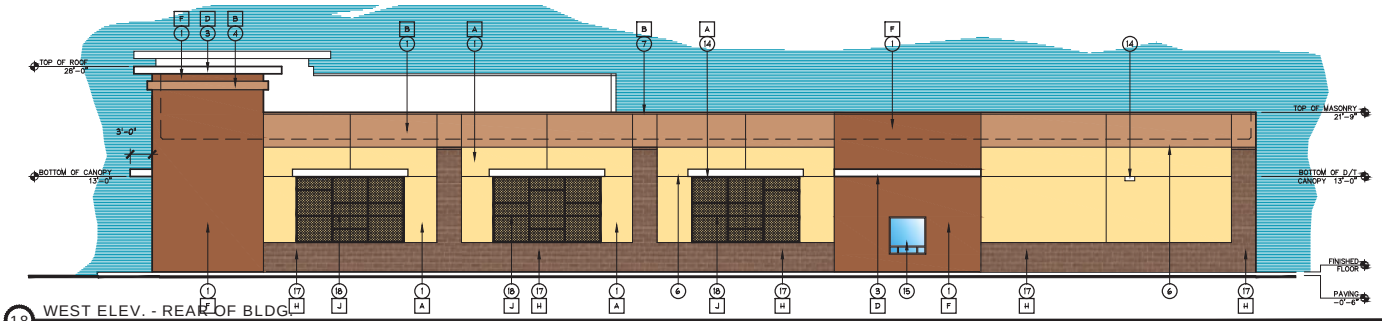
D-111

COPYRIGHT © 2011 WALGREEN CO. FILE: PLT-101 WALGREENS SOUTH WATERWAYS DR DESIGN
DEVELOPMENT/DESIGN



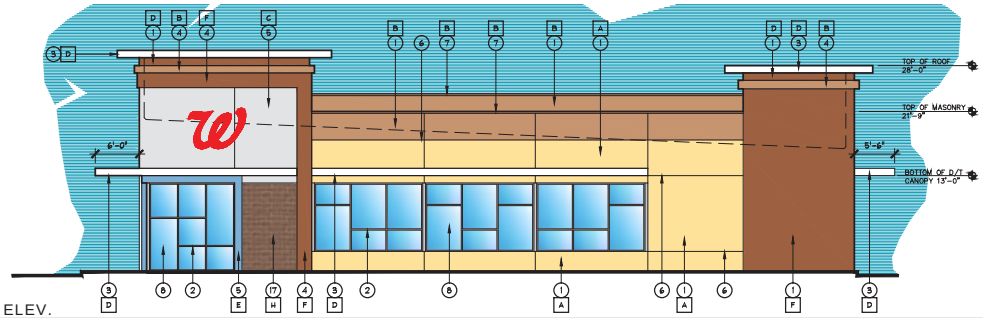
17 EAST ELEV - PARKING LOT VIEW

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



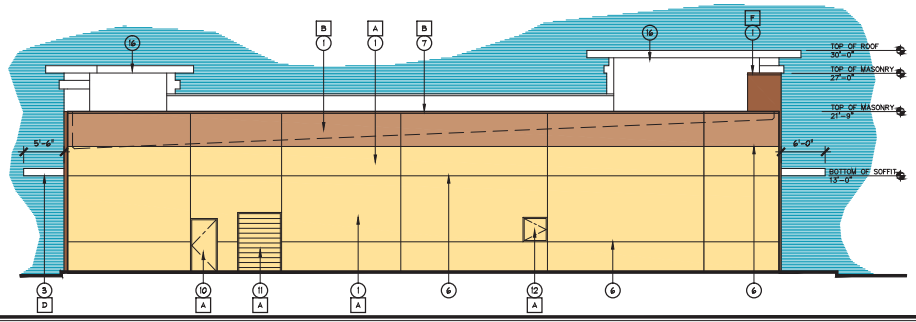
18 WEST ELEV. - REAR OF BLDG.

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



19 NORTH ELEV. - STREET ELEV.

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



20 SOUTH ELEV. - REAR OF BLDG.

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

EXTERIOR ELEVATION KEYNOTES:

1. 3/8" PLASTER OVER CMU
2. STOREFRONT GLAZING SYSTEM (2"x4 1/2") COLOR: CLEAR ANODIZED WITH 1" THICK DUAL GLAZING
3. ARCHITECTURAL METAL CANOPY
4. ARCHITECTURAL FOAM BAND
5. ALUMINUM COMPOSITE MATERIAL
6. PLASTER EXPANSION SCREED
7. GALVANIZED SHEET METAL PARAPET CAP FLASHING - PRE-FINISHED
8. DUAL PANE GLAZING - CLEAR
9. CANOPY-7/8" CEMENT PLASTER OVER METAL STUD FRAMING.
10. METAL MAN DOOR AND FRAME - PAINT
11. OVERHEAD ROLL-UP DOOR - PAINTED
12. STEEL TRASH CHUTE DOOR - PAINTED
13. ALUMINUM STOREFRONT DOOR - CLEAR ANODIZED
14. THROUGH SCUPPER DRAIN
15. PHARMACY DRIVE-UP WINDOW
16. BUILDING STRUCTURE BEYOND.
17. 8" x 16" SPLITFACE CONC. MASONRY BLOCK.
18. 2"x2" TUBE STEEL WALL TRELLIS W/ 3" STAND-OFF TYP.
19. 2"x2" TUBE STEEL WALL TRELLIS W/ 3" STAND-OFF TYP. w/4"x4" WIRE GRID FOR VINES.

MATERIALS SCHEDULE:

A	DUNN EDWARDS - DE5352 SUN KISSED (MATCH FIELD COLOR OF SHOPPING CENTER)
B	DUNN EDWARDS - DE5263 SONORA SHADE (MATCH EXISTING CENTER PARAPET ACCENT COLOR)
C	ALCOA REYNOBOND - COLORWELD 500XL BRIGHT SILVER METALLIC
D	WHITE -
E	WALGREENS BLUE PANTONE 542-C
F	DUNN EDWARDS - DE6091 RED HOOK ACCENT COLOR - WALGREENS ENTRY
G	METAL DOOR PAINTED - TO MATCH ADJACENT BUILDING COLORS
H	BASALITE C.M.U. - SPLITFACE BLOCK COLOR: D-398
J	DUNN EDWARDS - DEA187 BLACK ACCENT COLOR - STEEL WALL TRELLIS

K12 Architects
K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

Walgreens
REAL ESTATE, PLANNING
DESIGN AND ENGINEERING
100 WILMOT ROAD
DEERFIELD, IL 60015-5105

WALGREENS SOUTH NATOMAS

NEW RETAIL STORE

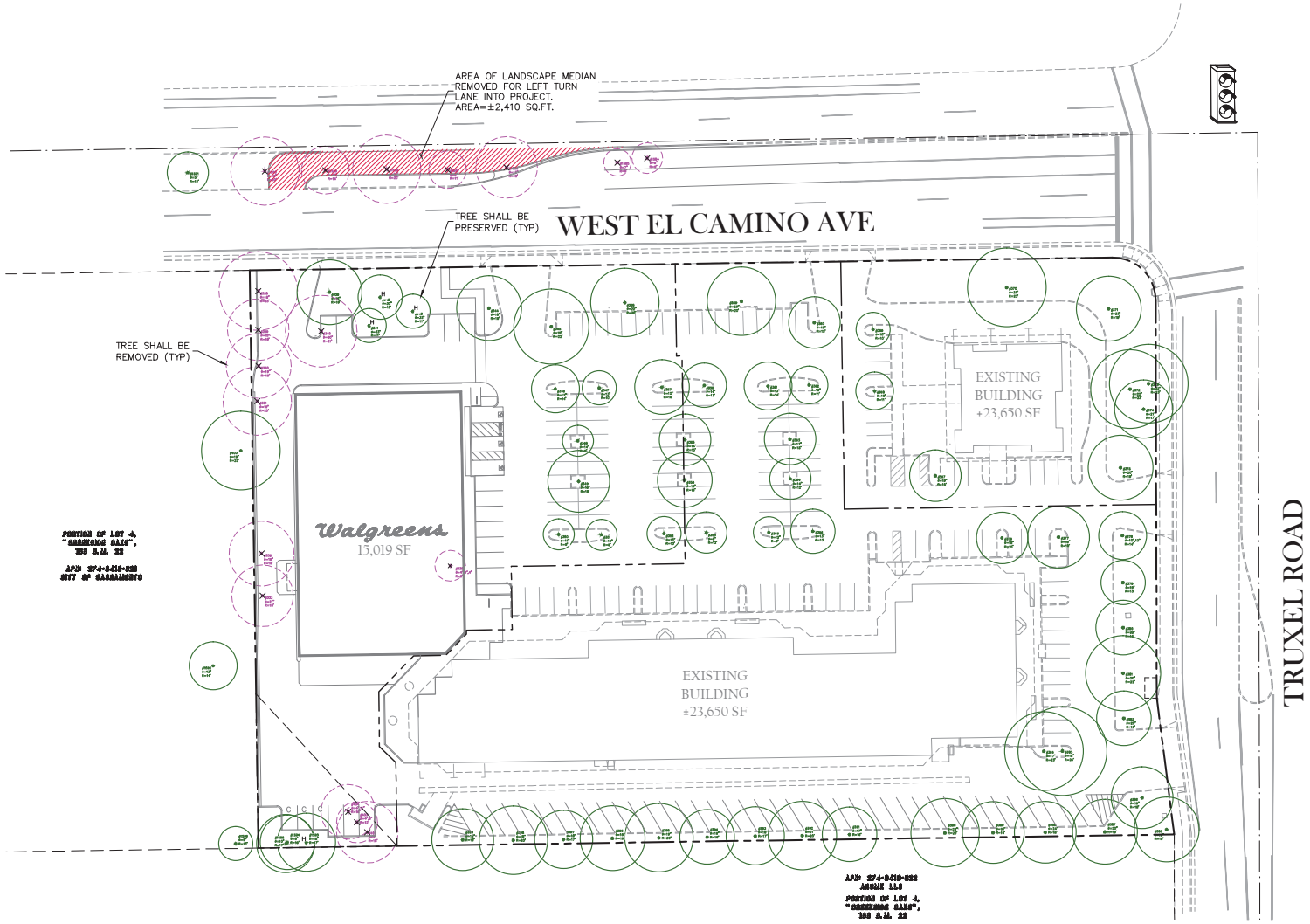
1620 West El Camino Ave.
Sacramento CA 95833

PROJECT NUMBER: 11-013
PROJECT DATE: May 4, 2012

SHEET CONTENTS:
EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER: A301

EXISTING TREE PRESERVATION & REMOVAL EXHIBIT
PARK PLAZA
WALGREENS #15245
1600 & 1620 WEST EL CAMINO AVENUE
SACRAMENTO, CA



ONSITE TREE REMOVAL INVENTORY

TREE #	SPECIES	DBH (in)	DLR(ft)
328	CHINESE HACKBERRY	18	23
329	CHINESE HACKBERRY	15	18
330	CHINESE HACKBERRY	19	19
331	CHINESE HACKBERRY	19	20
332	CHINESE HACKBERRY	19	19
333	CHINESE HACKBERRY	21	18
338	JAPANESE MAPLE	4,4,4	9
340	CHINESE HACKBERRY	20	21
402	INTERIOR LIVE OAK	9	18
403	VALLEY OAK	4,5	12
404	VALLEY OAK	4,11	16

FOLLOWING TREES HAVE BEEN NOTED AS BEING REMOVED IN THE UPDATED ARBORIST REVIEW. REMOVAL OF TREE IS ASSUMED TO BE PROPERTY OWNER/TENANT/MANAGEMENT

TREE #	SPECIES	DBH (in)	DLR(ft)
334	CHINESE ELM	16	29
335	CHINESE ELM	18	30
336	CHINESE ELM	8	16
337	CHINESE ELM	17	32

PARK PLAZA - LEFT TURN TREE REMOVAL INVENTORY

TREE #	SPECIES	DBH (in)	DLR(ft)
1586	RED OAK	12	18
1587	RED OAK	8	11
1588	RED OAK	12	20
1589	RED OAK	10	14
1590	RED OAK	13	20

WEST EL CAMINO & TRUXEL - LEFT TURN TREE REMOVAL INVENTORY

TREE #	SPECIES	DBH (in)	DLR(ft)
1584	CRAPE MYRTLE	6	9
1585	CRAPE MYRTLE	7	8

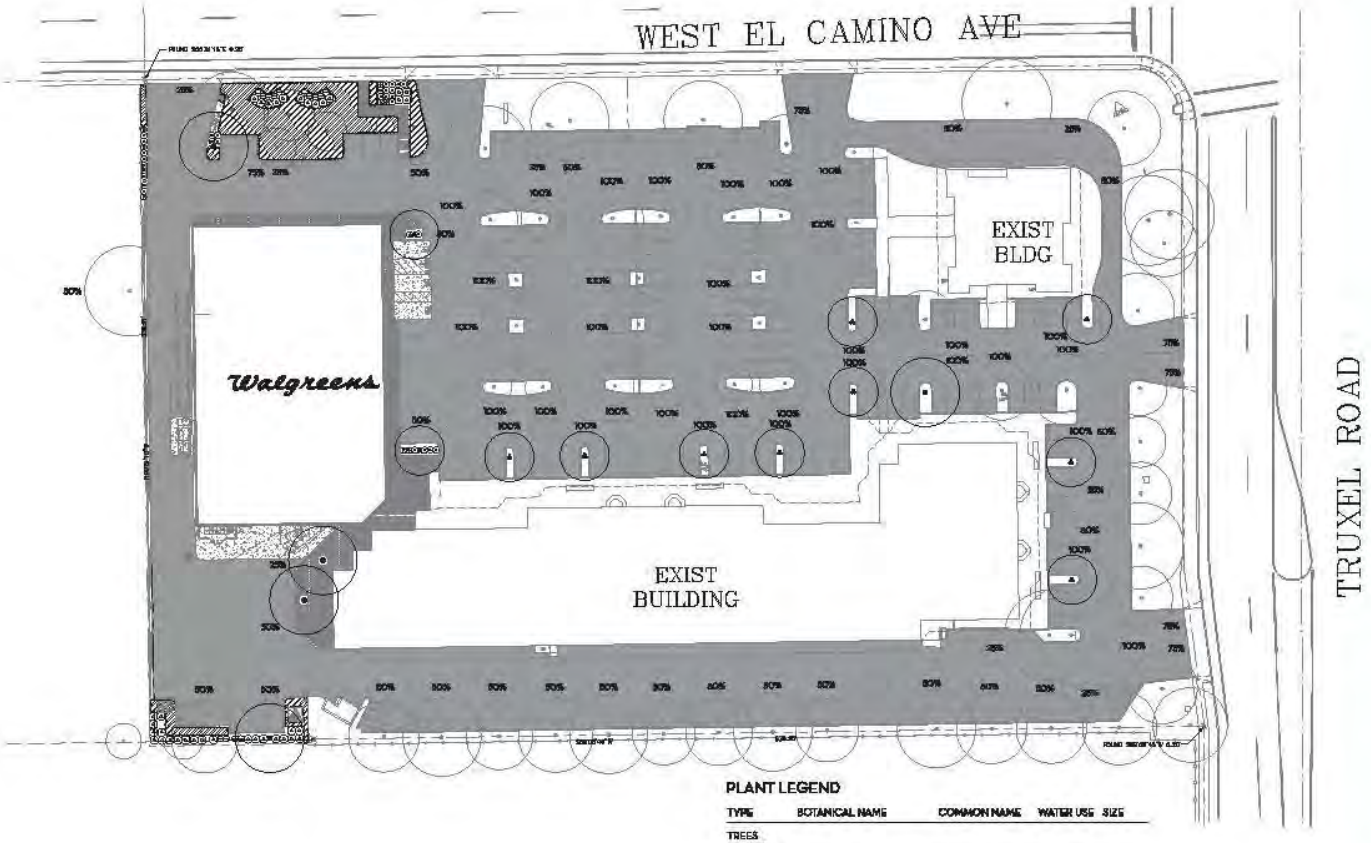
N
W E
S
scale: 1"=30'
30 0 15 30 60

EXISTING TREE PRESERVATION & REMOVAL EXHIBIT
JUNE 19, 2015

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

P:\Projects\237-001\02 DWG\B- Planning\FIG\Preliminary Existing Tree Exhibit.dwg, TSDlaptop, 08:03:31, 06-19-15

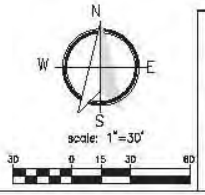
PRELIMINARY ON-SITE LANDSCAPE/TREE PLAN
WALGREENS #15245
1600 & 1620 WEST EL CAMINO
SACRAMENTO, CA



PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES				
	CELTIS SINENSIS	CHINESE HACKBERRY	M	15 GAL.
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	L	24" BOX
SHRUBS				
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	M	5 GAL.
	DIETES BIDIOIDES	AFRICAN IRIS	L	5 GAL.
	RHAPHIOLEPIS INDICA 'MONTO'	INDIAN PRINCESS INDIAN HAWTHORN	L	5 GAL.
GROUNDCOVER				
	VINCA MINOR	DWARF PERIWINKLE	M	1 GAL.

PRELIMINARY ON-SITE
LANDSCAPE/TREE PLAN
JANUARY 11, 2013
REVISED JUNE 18, 2015

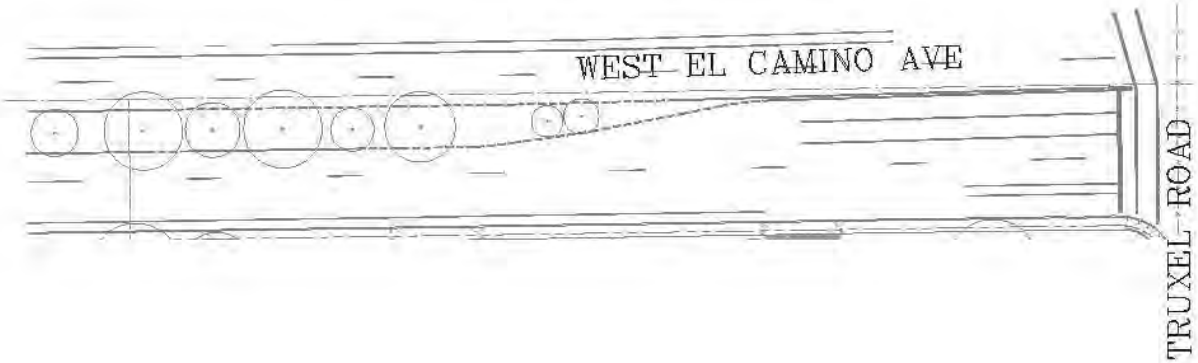


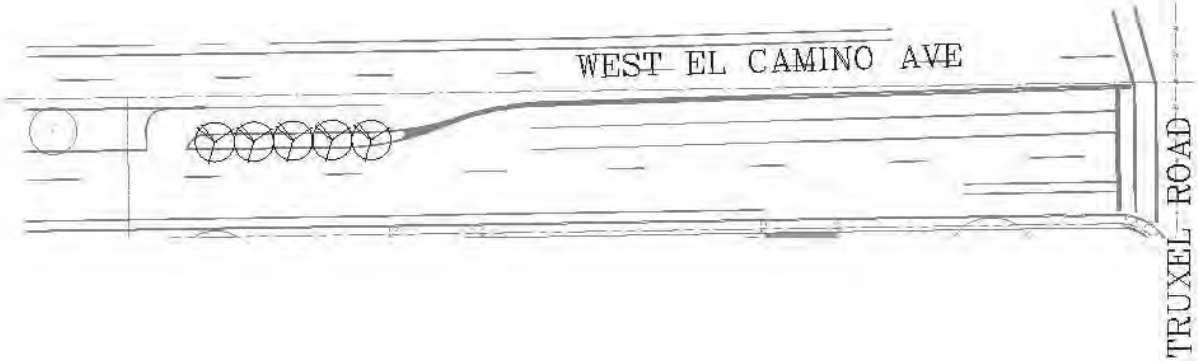
OFF–SITE EXISTING CONDITIONS & PRELIMINARY LANDSCAPE PLAN

WALGREENS #15245

1600 & 1620 WEST EL CAMINO

SACRAMENTO, CA



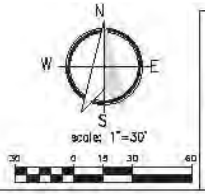


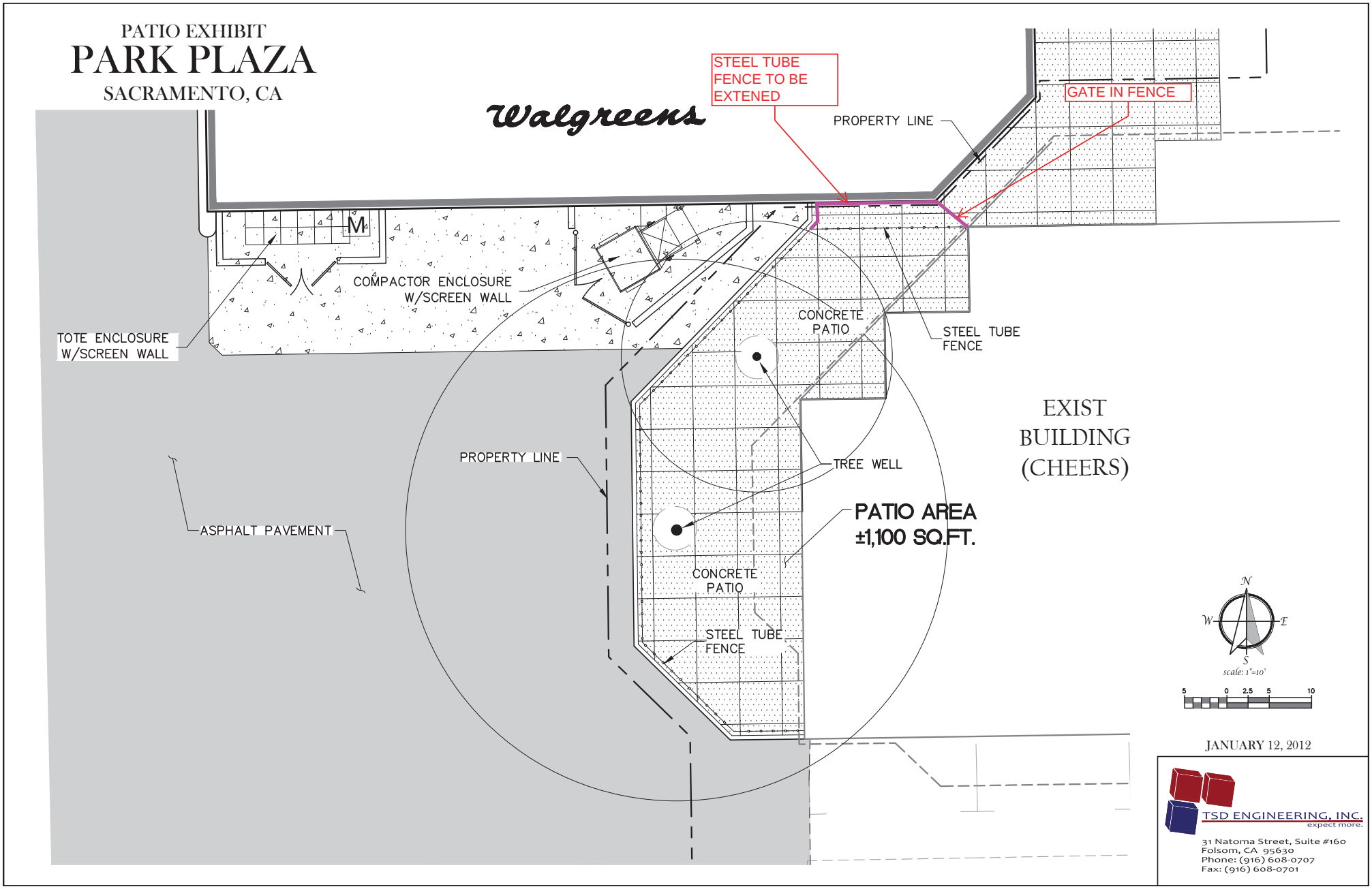
PLANT LEGEND

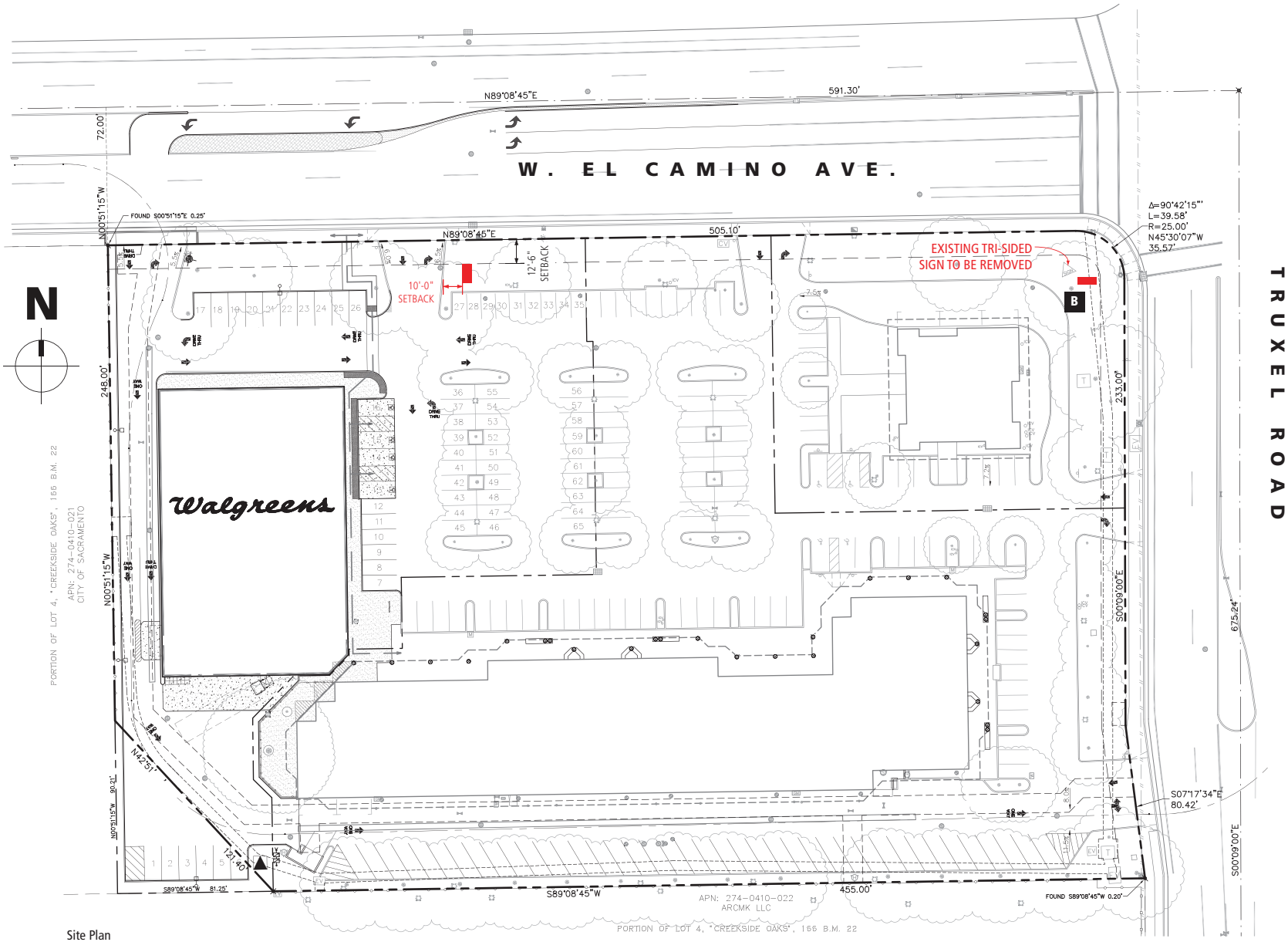
TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES				
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	CHERRY PLUM	M	15 GAL.

NOTE: REFER TO ARBORIST REPORT TREE DATA FOR MORE INFORMATION

OFF–SITE EXISTING CONDITIONS &
PRELIMINARY LANDSCAPE PLAN
OCTOBER 23, 2012
REVISED JUNE 18, 2015




PATIO EXHIBIT
PARK PLAZA
SACRAMENTO, CA
Walgreens
STEEL TUBE FENCE TO BE EXTENED
GATE IN FENCE
PROPERTY LINE
COMPACTOR ENCLOSURE W/SCREEN WALL
TOTE ENCLOSURE W/SCREEN WALL
CONCRETE PATIO
STEEL TUBE FENCE
EXIST BUILDING (CHEERS)
PROPERTY LINE
TREE WELL
PATIO AREA ±1,100 SQ.FT.
ASPHALT PAVEMENT
CONCRETE PATIO
STEEL TUBE FENCE
N
W
E
S
scale: 1"=10'
5 0 2.5 5 10
JANUARY 12, 2012
TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



Site Plan
Scale 1" = 50'-0"

ESTABLISHED 1946
PACIFIC NEON

2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 12-4973a-00

Account Executive: Ralph Cundiff

Project:
Park Plaza
Walgreens Pharmacy

Address:
1600 W. El Camino Ave.
Sacramento, CA

Drawn By: William Dickson
Date: 2.5.13
Revision: 3.20.13

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. **L.E.D. Electronics** to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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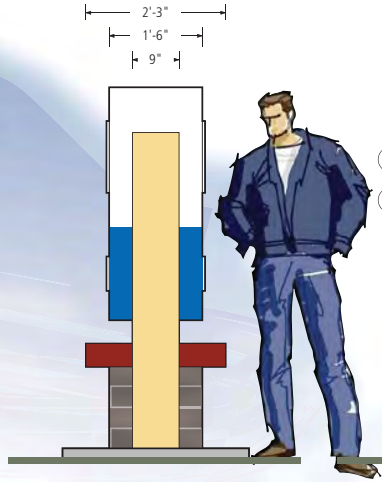
California Title 24 Compliant

THINK GREEN
KEEP IT ON THE SCREEN

Sheet No. **2**

A D/F Illluminated Monument Sign (Side 1)
Scale 1/2" = 1'-0"
Sign Area: 48.00 sq.ft.



A End View
Scale 1/2" = 1'-0"

A D/F Illluminated Monument Sign (Side 2)
Scale 1/2" = 1'-0"

Material Schedule

1. **Cabinet**
Fabricated aluminum construction with faces and returns painted White with light texcote finish except on Blue background area behind secondary push-thru copy. Logo graphics to be routed push-thru. Cabinet to be internally illuminated with H.O. fluorescent lamps.

2. **Base**
BASELITE CMU, split face block, color D390 4" tall to match building color.

3. **Cornices**
Fabricated aluminum construction with faces and returns painted Dark Rust (verify) with light texcote finish.

4. **Spine Structure**
Fabricated aluminum construction with faces and returns painted Light Tan (verify) with texcote finish.

5. **Logo**
Routed from cabinet face with clear acrylic push-thru. Face of push-thru to have 3M White diffuser film application with 3M 3630-33 Red vinyl film overlay.

6. **Secondary Copy & Background**
Copy routed from cabinet face with clear acrylic push-thru. Face of push-thru to have 3M Translucent White vinyl film overlay. Background cabinet face and return areas to be painted to match 3M 3630-8057 (verify PMS reference color), matte finish.

ESTABLISHED 1946
PACIFIC NEON

2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815

TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: **12-4973f-00**

Account Executive: **Ralph Cundiff**

Project:

Park Plaza
Walgreens Pharmacy

Address:

1600 W. El Camino Ave.
Sacramento, CA

Drawn By: **William Dickson**

Date: 3.7.12

Revision: 3.22.12 5.29.12
4.23.12 9.20.12
4.30.12 3.20.13
5.2.12

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. **L.E.D. Electronics** to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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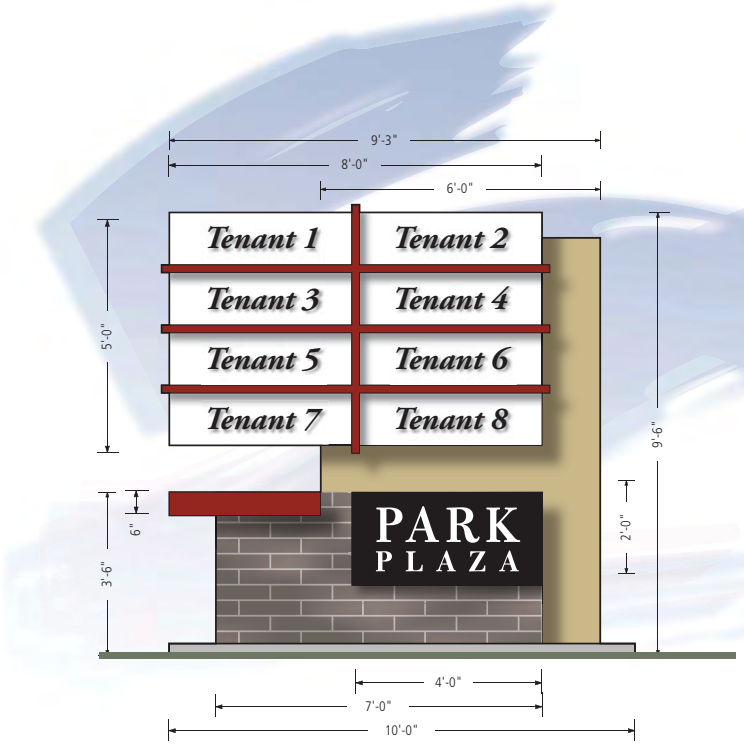
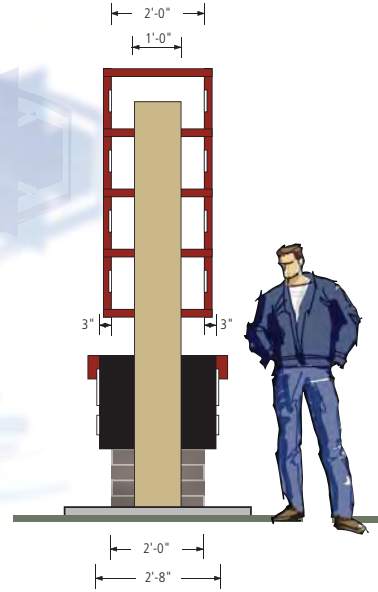
THINK GREEN
KEEP IT ON THE SCREEN

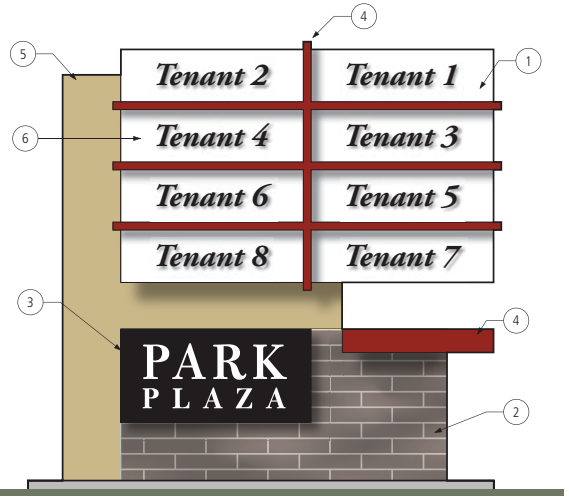
Sheet No. **1**



B D/F Illluminated Monument Sign (Side 1)
Scale 3/8" = 1'-0"
Sign Area: 48.00 sq.ft.



B End View
Scale 3/8" = 1'-0"



B D/F Illluminated Monument Sign (Side 2)
Scale 3/8" = 1'-0"

Material Schedule

1. **Cabinet**
Fabricated aluminum construction with faces and returns painted White with light texcote finish except on Blue background area behind secondary push-thru copy. Logo graphics to be routed push-thru. Cabinet to be internally illuminated with H.O. fluorescent lamps.

2. **Base**
BASELITE CMU, split face block, color D390 4" tall to match building color.

3. **Center Identification**
Fabricated aluminum construction with faces and returns painted Black, flat finish. Copy to be White push-thru acrylic. Cabinet to be internally illuminated with H.O. fluorescent lamps.

4. **Cornices / Tenant Dividers**
Fabricated aluminum construction with faces and returns painted Dark Rust (verify) with light texcote finish.

5. **Spine Structure**
Fabricated aluminum construction with faces and returns painted Medium Tan (verify) with texcote finish.

6. **Tenant Copy**
Routed from cabinet face with clear acrylic push-thru. Face of push-thru to have 3M White diffuser film application with 3M vinyl film overlays (TBD).

ESTABLISHED 1946
PACIFIC NEON

2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815

TEL 916.927.0527
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Project No: **12-4973a-00**

Account Executive: **Ralph Cundiff**

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THINK GREEN
KEEP IT ON THE SCREEN

Sheet No. **1**

EXHIBIT - OFFSITE MEDIAN CONCEPT

WALGREENS #15245

PARK PLAZA

1600 & 1620 WEST EL CAMINO

SACRAMENTO, CA

SITE LEGEND

- ASPHALT CONCRETE ON AGGREGATE BASE
- PROPOSED LANDSCAPE AREA
- HARDSCAPE AREA
- CONCRETE PAVING AREA

N
W
E
S

scale: 1"=60'

60 0 30 60 120

EXHIBIT
OFFSITE MEDIAN CONCEPT
JUNE 30, 2015

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

P:\Projects\237-001\02 DWG\B- Planning\FIG\2015-0630 Offsite Median.dwg, TSDlaptop, 13:50:55, 07-01-15