



# REPORT TO PLANNING AND DESIGN COMMISSION **4** City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
August 16, 2012

To: Members of the Planning and Design Commission

**Subject: BOD Raley (P12-007)**

A request to construct an approximately 116,964 square-foot warehouse building on 7.93 acres in the Light Industrial Review (M-1-R) zone.

- A. Environmental Determination: Addendum to an Adopted Mitigated Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Plan Review to construct a 116,964 square-foot warehouse building in the M-1-R zone.

**Location/Council District:**

Southeast corner of Raley Boulevard and Vinci Avenue, Sacramento, CA 95838

Assessor's Parcel Numbers 215-0244-026-0000, 215-0244-027-0000

Council District 2

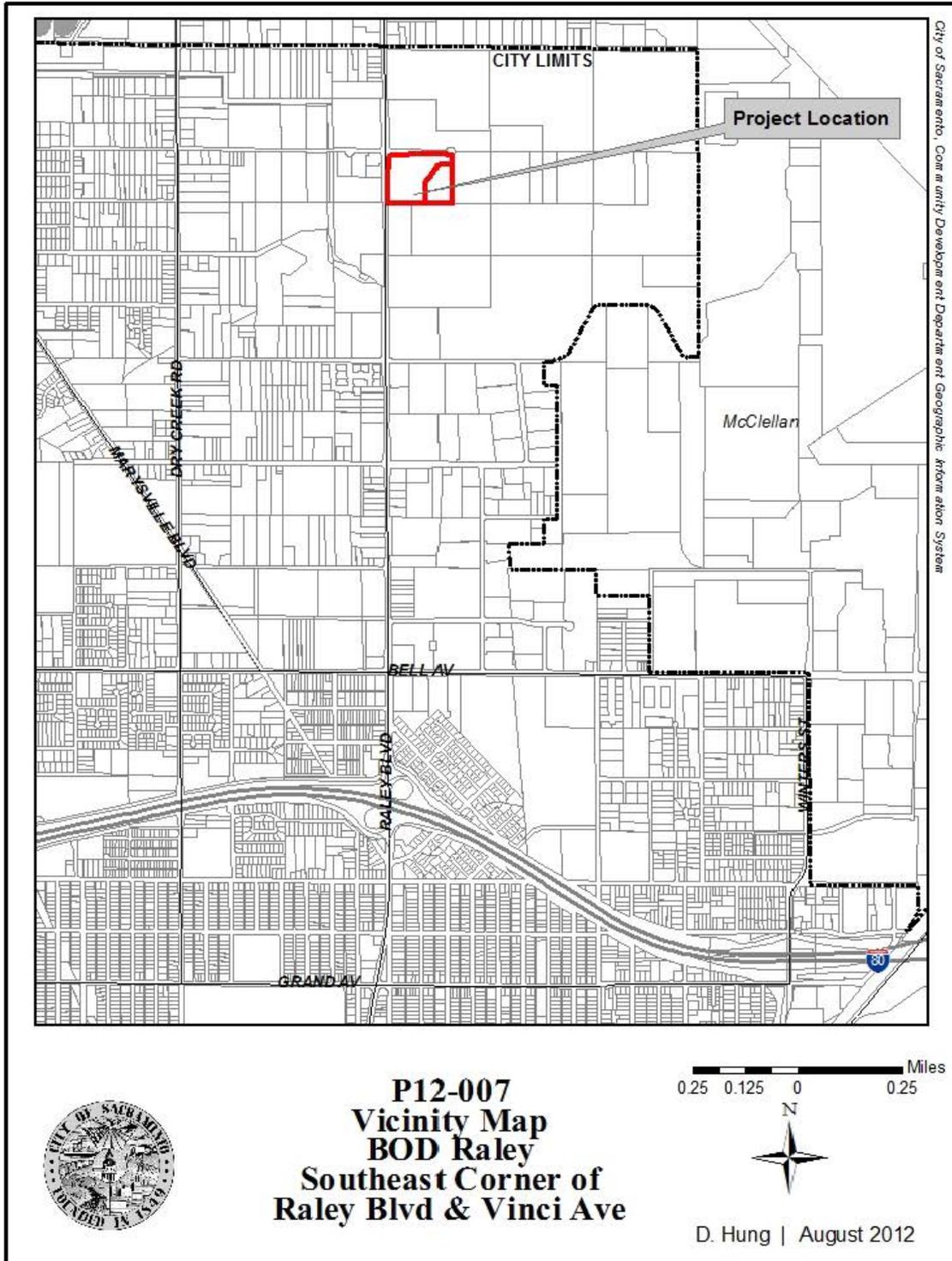
**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. **The project is non-controversial at the time of the writing of this report.** The Commission has final approval authority over items A-C above, and its decision is appealable to City Council.

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

**Applicant:** Buzz Oates Construction c/o Troy Estacio, (916) 381-3600, 8615 Elder Creek Road, Sacramento, CA 95828

**Owner:** Berdan Holdings LLC, Attn: Bernard Huberman and Daniel Rosenthal, (805) 278-8220, 501 Spectrum Circle, Oxnard, CA 93030

Vicinity Map



**Summary:** The applicant is proposing to construct an approximately 116,964 square-foot warehouse building on 7.93 acres in the Light Industrial Review (M-1-R) zone. No work is proposed on the adjacent 3.26 acres landlocked parcel. The project requires a Plan Review to construct a warehouse building in the M-1-R zone. Staff has sent early notices to various neighborhood groups in the area. Staff has not received any comments of opposition on the project.

<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Employment Center Low Rise (0.25 FAR to 1.00 FAR)
<b>Existing zoning of site:</b> M-1-R (Light Industrial Review)
<b>Existing use of site:</b> vacant
<b>Property area:</b> 11.19 acres

**Background Information:** The subject site is currently vacant and is located in an industrial zoned area west of the former McClellan Air Force Base and now known as McClellan Park. A policy in the North Sacramento Community Plan area is to improve the visual appearance and traffic access to the industrial area north of Business 80. The proposed project is located in the 100-year floodplain, designated as an AE zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps; the applicant has submitted a floodplain analysis that addresses the potential flooding impacts that could result from the proposed project for review by City staff. On July 28, 2005, the Planning Commission approved a parcel merger to merge four parcels totaling approximately 11 net undeveloped acres into two parcels and a plan review to construct an approximately 100,799 square foot warehouse building on one of the parcels (P04-160). The building was not constructed and the plan review expired.

**Public/Neighborhood Outreach and Comments:** The project was routed to various advisory groups including the Robla Park Community Association, the Parker Homes Neighborhood, the North Sacramento Chamber of Commerce and WalkSacramento. Staff has not received any comments of opposition on the project.

**Environmental Considerations:** The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA) and has determined that an Addendum to an adopted mitigated negative declaration (MND) is the appropriate CEQA documentation. The project falls within the scope of the MND for the BLT Raley Warehouse Project (P04-160), which was approved by the City Planning Commission on July 28, 2005. The proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects considered in the approved MND. Pursuant to CEQA Guidelines Section 15162, a subsequent MND is not required.

The MND adopted for the original project, and the Addendum, are available at the Community Development Department's webpage located at the following link:  
<http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/>

**Policy Considerations:**

**2030 General Plan.** The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 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 2030 General Plan Update designation of the subject site is Employment Center Low Rise, which provides for employment generating uses that generally do not produce loud noise or noxious odor or compatible public, quasi-public, and special uses. The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element and the Economic Development Element that are supported by the project:

1. *Land Use and Urban Design Element (Policy LU 2.8.1)* Equitable Distribution of Uses and Amenities. The City shall strive to ensure that desirable uses and neighborhood amenities are distributed equitably throughout the city.
2. *Land Use and Urban Design Element (Policy LU 7.2.1)* Industrial Growth. The City shall encourage the protection, continued intensification, and expansion of existing industrial, warehousing, and distribution facilities and provide for new warehousing/distribution activities in select locations when found to be compatible with existing surrounding neighborhoods, to provide a range of employment opportunities for Sacramento's residents.
3. *Land Use and Urban Design Element (Policy LU 7.2.5)* Industrial Development Design. The City shall require that new and renovated industrial properties and structures incorporate high-quality design and maintenance including the following: a) extensive on-site landscaping and buffers, b) visual screening of areas used for outdoor storage, processing, and other industrial operations, and c) consistent architectural treatment of all building elevations.

Staff believes that the proposed project is compatible with the adjacent uses and will provide new employment opportunities for the area. The proposed structure will incorporate high-quality design and maintenance. The FAR for the project is 0.33 and falls within the range of FAR for the land use designation.

**North Sacramento Community Plan.** The policies contained in the community plan are organized to mirror the structure of the citywide General Plan elements. They are intended to supplement, not repeat, citywide policies contained in Part 2 of the General Plan:

- Improvements North of Business 80. The City shall work with property owners to develop and implement a comprehensive strategy to install water, sewer, and drainage facilities, improve the visual appearance, and improve traffic access to the industrial area north of Business 80. (NS.LU 1.7)

The proposal allows the development of a vacant parcel with a new structure and infrastructure that will improve the visual appearance and circulation in the area. The proposed project will therefore improve the quality and vitality of the neighborhood.

### **Project Design:**

#### **Land Use**

The applicant proposes to construct an approximately 116,964 square-foot warehouse building on 7.93 acres in the Light Industrial Review (M-1-R) zone. Section 17.220.010(A)(1) of the zoning code requires that the planning and design commission conduct a plan review for buildings greater than ten thousand (10,000) square feet in gross floor area. To approve the plan review, the Commission is required to make the following findings:

- A. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and any applicable community or specific plan.

The proposed development is consistent with the General Plan designation of Employment Center Low Rise. The project supports the General Plan policy to encourage the protection, continued intensification, and expansion of existing industrial, warehousing, and distribution facilities and provide for new warehousing/distribution activities in select locations when found to be compatible with existing surrounding neighborhoods, to provide a range of employment opportunities for Sacramento's residents. The Floor Area Ratio (FAR) for the project is 0.33 and falls within the range of FAR for the General Plan designation.

- B. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways.

Adequate infrastructure will be provided to serve the subject site and the parcels can be accessed from adjacent streets.

- C. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.

The proposed project meets building coverage, setback and parking requirements described in the Zoning Ordinance.

- D. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The proposed project is compatible with the adjacent industrial developments and the finished lot pad elevation of the structure is to be above the 100-year flood elevation to alleviate damages in the event of flooding. The applicant shall apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR) to remove the structure and/or site from the Special Flood Hazard Area.

The proposal allows the development of a vacant parcel with a new structure and infrastructure that will improve the visual appearance and circulation in the area.

### Access, Circulation and Parking

Two new driveways are shown on Raley Boulevard and one new driveway is shown on Vinci Avenue for vehicular access to the site. An internal drive aisle is provided on all sides of the building for circulation. Full frontage improvement is required for frontages on Raley Boulevard and Vinci Avenue. An access easement is required on the 7.93-acre parcel to provide connection to the 3.26-acre landlocked parcel which contains a tributary to Magpie Creek that runs through the site. Per the zoning code, for industrial warehouse use, off-street vehicle parking shall not be less than one space per 1,000 gross square feet and not more than one space per 500 gross square feet. The project, with 116,964 square feet of warehouse space, requires a minimum of 117 parking spaces; the project is providing a total of 117 parking spaces. Parking stalls are shown adjacent to the west and south sides of the building. Six bicycle lockers are required for the project, based on the requirement of one bicycle parking facility for every twenty off-street vehicle parking spaces required. Two loading ramps are shown at the east side of the structure. Following is a summary of the vehicular and bicycle parking.

<b>Table 2: Vehicular Parking</b>			
<b>Use</b>	<b>Required Parking</b>	<b>Proposed Parking</b>	<b>Difference</b>
Industrial	117 (one space per 1000 square feet)	117	0

<b>Table 2a: Bicycle Parking</b>			
<b>Total parking required</b>	<b>Required bicycle parking</b>	<b>Provided bicycle parking</b>	<b>Difference</b>
117	6	6	0

As indicated above, the project meets or exceeds parking requirements. Fifty percent of the required bicycle parking facilities shall be Class I facilities and the remaining facilities may be Class I, Class II or Class III. Bicycle parking shall be located within close proximity to the entrances of the building.

### Height, Bulk and Setbacks

Following is a summary of the required height and area standards and any deviation as proposed:

<b>Table 3: Height and area standards</b>			
<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Deviation?</b>
Height	75'	37'-0"	no
Front Setback (Raley Blvd.)	0'	83'-2-1/2"	no
Street Side Setback (Vinci Avenue)	No requirement	58'-6"	no
Interior Side Setback	0'	0' (at trash enclosure); 62'-0" (at building)	no
Rear Setback	0'	0' (at trash enclosure)	no
Floor Area Ratio (FAR)	0.25 to 1.00	0.33	no

As indicated above, the project meets or exceeds all applicable height and area requirements.

### **Building design, signage and landscaping**

Building design: The proposed speculative one-story, 116,964 square-foot warehouse is basically a shell building with no proposed tenants as of this date. The interior can be further subdivided into multiple tenant units or remain as one tenant; any modifications or expansions shall be subject to Planning Division review. The building will be constructed of tilt-up concrete wall panels with decorative reveal, aluminum storefront units, sectional overhead doors, and built-up roofing. Above each storefront unit is a metal canopy. The proposed finished floor elevation will be about three feet above the base flood elevation (BFE) of 47.9. The floor plan shows four storefront pedestrian entrances facing Raley Boulevard and secondary man-doors on all sides of the building; additionally, there are overhead doors on the east, north and south elevations. The building will utilize a main field color and an accent color; a third color will be applied to the base of the wall. Any roof-mounted mechanical equipment shall be screened by parapet wall or the like. A trash enclosed is shown southeast of the building; the enclosure shall conform to the standards and regulations per the Zoning Ordinance.

Landscaping: A preliminary landscape plan has been submitted. A 25'-0" planter is shown at the frontage of both Raley Boulevard and Vinci Avenue; finger planters are intermingled with the parking spaces. As the plan indicated, the planters are to be a combination of trees, shrubs and groundcovers; different types of trees will also be used in the planter and parking area, including Chinese Pistache, California Sycamore and Blue Oak. A detention pond is shown on the east side of the site; the area is not to be used for vehicular access. Drainage detention areas are shown within the planter areas.

Walls and Fencing: The detention pond will be fenced by chain link fencing. A final fencing plan shall be submitted to the Planning Division for approval prior to building permit submittal.

Signage: Signage specifications have not been submitted for review. All signage shall comply with the City's Sign Ordinance (Chapter 15.148) and a sign permit be obtained for each sign. Detached signs will be monument type signs not to exceed six feet in height. One detached sign for each street frontage, where a developed parcel has in excess of three hundred (300) feet of street frontage, one additional detached monument type sign may be erected for each additional three hundred (300) feet of street frontage in excess of the first three hundred (300) feet of street frontage abutting the developed portion of said parcel. Two attached signs are allowed for each occupancy.

**Recommendation:** Staff recommends the Commission approve the requested entitlements based on the findings and subject to the conditions listed in Attachment 1.

Respectfully submitted by: David Hung  
DAVID HUNG  
Associate Planner

for Approved by: Joy Patterson  
LINDSEY ALAGOZIAN  
Senior Planner

Recommendation Approved:

for Joy Patterson  
GREGORY BITTER, AICP  
Principal Planner

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**Attachment 1**  
**Proposed Findings of Fact and Conditions of Approval**  
**BOD Raley (P12-007)**  
**Southeast corner of Raley Boulevard and Vinci Avenue, Sacramento, CA**  
**APN 215-0244-026-0000, 215-0244-027-0000**

**Findings of Fact**

**A&B. Mitigated Negative Declaration Addendum and Mitigation Monitoring Plan:**

1. The Planning and Design Commission of the City of Sacramento finds as follows:
  - a. On July 28, 2005, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the Planning Commission adopted a mitigated negative declaration (MND) and a mitigation monitoring plan and approved the BLT Raley Warehouse (P04-160) project (the Project).
  - b. The BOD Raley Warehouse project (P12-007) proposes to modify the previously approved Project as follows: the project has been refiled due to the expiration of the prior entitlements, and the warehouse is approximately 16,200 square feet larger than the warehouse in the original project.
  - c. Staff has determined that the proposed changes to the original Project do not require the preparation of a subsequent negative declaration. An addendum to the previously adopted MND has been prepared to address the modification to the Project.
2. The Planning and Design Commission has reviewed and considered the information contained in the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The Planning and Design Commission has determined that the previously adopted MND and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:
  - a. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - b. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major

revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- c. No new information of substantial importance has been found that shows any of the following:
  - i. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;
  - ii. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;
  - iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or
  - iv. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.
3. Based on its review of the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the Planning and Design Commission finds that the MND and addendum reflect the Planning and Design Commission's independent judgment and analysis and adopts the MND and the addendum for the Project Modification and readopts the findings of fact in support of the MND.
4. The mitigation monitoring plan for the Project is adopted for the BOD Raley Warehouse Project, and the mitigation measures shall be implemented and monitored as set forth in the plan, based on the following findings of fact:
  1. The mitigation monitoring plan has been adopted and implemented as part of the Project;
  2. The addendum to the MND does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring plan;
  3. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15074.
5. Upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

6. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.
- C.** The **Plan Review** to construct a 116,964 square-foot warehouse building in the M-1-R zone is approved subject to the following Findings of Fact and Conditions of Approval:
1. The proposed development is consistent with the General Plan designation of Employment Center Low Rise. The project supports the General Plan policy to encourage the protection, continued intensification, and expansion of existing industrial, warehousing, and distribution facilities and provide for new warehousing/distribution activities in select locations when found to be compatible with existing surrounding neighborhoods, to provide a range of employment opportunities for Sacramento's residents. The Floor Area Ratio (FAR) for the project is 0.33 and falls within the range of FAR for the General Plan designation.
  2. Adequate infrastructure will be provided to serve the subject site and the parcels can be accessed from adjacent streets.
  3. The proposed project meets building coverage, setback and parking requirements described in the Zoning Ordinance.
  4. The proposed project is compatible with the adjacent industrial developments and the finished lot pad elevation of the structure is to be above the 100-year flood elevation to alleviate damages in the event of flooding. The applicant shall apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR) to remove the structure and/or site from the Special Flood Hazard Area.

### **Conditions of Approval**

- C.** The **Plan Review** to construct a 116,964 square-foot warehouse building in the M-1-R zone is hereby approved subject to the following conditions:

### **Planning**

- C1.** 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 Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.

- C2. The applicant shall obtain all necessary building permits prior to commencing construction.
- C3. 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. Parking lot lighting shall be equipped with vandal-proof covers.
  - c. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night-lights.
- C4. 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.
- C5. The trash enclosure shall meet all requirements of the Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations), including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, signs and setbacks.
- C6. 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.
- C7. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.050). Bicycle parking shall be located in a secure area located in close proximity public view. Six bicycle parking is required for the project.
- C8. Bicycle parking shall be located within close proximity to the entrances to the building.
- C9. A final fencing plan shall be submitted to the Planning Division for approval prior to building permit submittal. A barrier shall be provided on the west property line of APN 215-0244-027-0000 to the satisfaction of the Planning Division.
- C10. Any new signage shall comply with the City's Sign Ordinance.

### **Public Works**

- C11. 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. 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 per City standards to the satisfaction of the Department of Public Works;
- C12. The applicant shall dedicate and construct full frontage improvements along the site's frontage on Vinci Avenue. Frontage improvements shall be consistent with the City's industrial section (53-foot R/W (old industrial section), Total). Frontage improvements shall include any needed street lights per City standards. The design and construction of said improvements shall be to City Standards and to the satisfaction of the Department of Public Works;
- C13. Dedicate sufficient Right-of-Way and construct an expanded intersection on Raley Boulevard and Vinci Avenue. The design of the the expanded intersection shall be consistent with the city's 4-lane arterial /single left turn lane expanded intersection (Plate 15-11) of the Design and Procedures Manual for Raley Boulevard, and a modified plate (15-9) for Vinci Avenue eliminating the planter. The dedication and construction of the expanded intersection shall be per City standards and to the satisfaction of the Department of Public Works;
- C14. The applicant shall dedicate and construct full frontage improvements along the site's frontage on Raley Boulevard. Frontage improvements shall be consistent with the City's 4-lane arterial standard with no parking for Raley Boulevard (100-foot R/W, Total). Frontage improvements shall include any needed street lights per City standards. The design and construction of said improvements shall be to City Standards and to the satisfaction of the Department of Public Works.
- C15. The applicant shall pay a fair share for a future signal at the intersection of Raley boulevard and Vinci Avenue. The fair share contribution shall be for one fourth (1/4) of the signal costs for design and construction of the future signal to the satisfaction of the Department of Public Works;
- C16. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works;
- C17. 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-east corner of Raley Boulevard and Vinci Avenue;
- C18. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
- C19. 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;

### **Fire Department**

- C20. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4
- C21. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. CFC 503.2.1
- C22. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- C23. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.
- C24. 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
- C25. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- C26. Provide appropriate Knox access for site. CFC Section 506
- C27. 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.
- C28. 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.
- C29. 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.
- C30. 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

### **Utilities Department**

- C31. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site

systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures manual). The system shall be built in accordance with the August 2, 2012 drainage study for this site submitted to the DOU. Any changes to the development shall be reflected in an update to the drainage study that shall be submitted and approved by the DOU.

- C32. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- C33. 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.
- C34. The proposed project is located in the 100-year floodplain, designated as an AE zone (base flood elevation (BFE) 47.9 feet according to the City's "best available knowledge") on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs). Finished lot pad elevation shall be a minimum of 1.0 ft above the 100-year flood elevation and approved by the Department of Utilities. (See Advisory Note 1) An elevation certificate will be required with the building permit application and before final inspection. For structures built with the lowest adjacent grade at or above the BFE applicant may apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR) to remove the structure from the Special Flood Hazard Area.
- C35. The applicant shall dedicate a drainage easement to the City of Sacramento for all that portion of the site that mitigates the 100-year flood plain below the elevation of 47.9 feet (AE Flood Zone following a LOMR). The drainage easement shall be to the satisfaction of the Department of Utilities and on a form acceptable to the City Attorney's Office.
- C36. The applicant shall apply through the City of Sacramento to FEMA for a Letter of Map Revision (LOMR) to remove the structure and/or site from the Special Flood Hazard Area.
- C37. The watershed is small and flooding occurs fairly rapidly. Storage of solid waste, floatable materials and hazardous material shall be prohibited in any areas below the 100-year flood elevation. The applicant shall enter into a hold harmless agreement with the City of Sacramento for the area within the AE Flood Zone that is susceptible to flooding. The hold harmless agreement shall remove the City from responsibility/liability for flood damage of any permanent facilities or

interim items that are stored or parked within the AE Flood Zone. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.

- C38. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered.
- C39. Multiple fire services are allowed per parcel and may be required.
- C40. Provide a sanitary sewer service to the parcel to the satisfaction of the Department of Utilities.
- C41. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require 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. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.
- C42. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment operations (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial outdoor waste handling. Storm drain message is required at all drain inlets. On-site treatment control measures are also required and may affect site design and site configuration and therefore, should be considered during the early planning states. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures," most recent version, for appropriate source control measures and on-site treatment control measures.

- C43. The applicant must determine if they are required to obtain the State “NPDES General Permit for Stormwater Discharges Associated with Industrial Activity.” Applicant shall submit the determination to the Department of Utilities for approval. The submittal must include the applicable Standard Industrial Classification (SIC) code(s), which describe the business activities that will be occurring at the facility.

**Advisory Notes (Planning)**

1. The first full-sized sheet of the project’s Building Permit plans set shall include: 1) A Zoning Affidavit signed by the applicant that affirms the plans submitted for building permit comply with all conditions of approval and approved exhibits; and 2) The project’s record of decision including conditions of approval and approved exhibits.

**Advisory Notes (Utilities Department)**

2. The proposed project is located in an area that is subject to flooding from flood events less frequent than a 100-year flood. Applicant is advised to consider finished lot pad at elevation 50 feet or higher to reduce chance of flooding.
3. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
4. There is a flood control project being designed by Sacramento Area Flood Control Agency (SAFCA) to improve the Magpie Creek Diversion, and provide flood detention east of Raley Boulevard. This site may be considered as a portion of the area to be used as flood detention.

**Advisory Notes (Parks and Recreation Department)**

5. 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 \$18,714.24. This is based on the construction of a 116,964 square foot warehouse. The project shall be subject to PIF at the industrial rate of \$0.16 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)**

6. Project must meet the requirements outlined in Sacramento City Code Chapter 17.72.
7. 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. Current placement of trash enclosure appears to meet this.

8. Properties must accommodate trucks, as well as cans or bins, that are roughly the dimensions outlined in the "Truck, Bin, and Can Dimensions" section, on the next page.
9. Solid waste driver must not have to move front-loader bins more than 15 ft. for collection. Current placement of trash enclosure appears to meet this.
10. The property must have enough weekly capacity of both trash and recycling to meet the requirements as outlined in 17.72.030. The trash and recycling capacity outlined in the application is sufficient.
11. Statement of Recycling must be completed, including a description of trash and recycling operations after the building is built and occupied.

**Advisory Notes (Sacramento Area Sewer District)**

12. The subject property is outside the boundaries of the SASD but within the Urban Service Boundary and SRCSD shown on the Sacramento County General Plan. SRCSD will provide ultimate conveyance and treatment of the sewer generated from this site, but the Sacramento City Utilities Department's approval will be required for local sewage service.
13. Improvements to the property will require payment of SRCSD sewer impact 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 (PG&E)**

14. Buildings, Structures, and Wells are restricted around PG&E's facilities (please work with PG&E to determine appropriate clearances from PG&E's facilities). This includes, but not limited to trash enclosures and block walls.
15. No grading cuts or fills are allowed around PG&E's facilities without prior written approval from PG&E.
16. No trees are allowed within PG&E's easement area.
17. There are restrictions when operating any equipment or tools in the proximity to the tower line. You must not erect, handle, or operate any such equipment or tools, closer to any of PG&E's overhead high-voltage electric conductors than the minimum clearances set forth in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety, but in no event closer than 17 feet.
18. General Order No. 95 of the California Public Utilities Commission sets forth certain clearance requirements for the construction and operation of electric lines. Therefore, you must control your excavations and digging, including spoils, in such a manner as not to decrease the ground-to-conductor clearance below thirty feet.

Exhibit 1A: Mitigation Monitoring Plan

**BOD RALEY WAREHOUSE (P12-007)**  
Previously Adopted As  
**BLT RALEY WAREHOUSE (P04-160)**  
**MITIGATION MONITORING PROGRAM**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name / File Number:** BOD Raley Warehouse (P12-007)  
**Developer- Name:** Buzz Oates Construction  
Attn: Troy Estacio  
**Address:** 8615 Elder Creek Road  
Sacramento, CA 95828

**Project Location / Legal Description of Property (if recorded):**  
The project site is located at the southeast corner of Raley Boulevard and Vinci Avenue in the North Sacramento Community Plan area of the City of Sacramento, Sacramento County (APN: 215-0244-026).

**Project Description:**  
The project consists of entitlements (Plan Review) to construct an approximately 116,964 square-foot warehouse building on 7.9 acres in the Light Industrial Review (M-1-R) zone.

**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Biological Resources and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

**BOD RALEY WAREHOUSE (P12-007)**  
 Previously Adopted as BLT RALEY WAREHOUSE (P04-160)  
**MITIGATION MONITORING PROGRAM**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Biological:</b></p> <p>BR-1: Prior to commencement of construction activities, the applicant/developer shall have a qualified biologist conduct pre-construction surveys on the project site for the presence or absence of special status species, including California horned lizard, Swainson's hawk, burrowing owls, and giant garter snake. The surveys shall be conducted in accordance with California Department of Fish and Game protocol.</p> <p>BR-2: If evidence of California horned lizard is observed, the applicant/developer shall consult with CDGF and complete all protocol measures for the protection of the special status species observed.</p> <p>BR-3: For Swainson's hawk, the project applicant shall consult with the CDFG and complete one of the following measures, if necessary:</p> <ul style="list-style-type: none"> <li>a Projects within one mile of an active nest tree shall provide one of the following:                             <ul style="list-style-type: none"> <li>i. One acre of Habitat Management (HM) land (at least 10% of the HM land requirements shall be met by fee title acquisition or a conservation easement allowing for the active management of the habitat, with the remaining 90% of the HM lands protected by a conservation easement that is acceptable to the Department on agricultural land or other suitable habitats which providee foraging habitat for Swainson's hawk, for each acre of development authorized (1:1 ratio); <u>OR</u></li> <li>ii. One-half acre of HM land (all of the HM land</li> </ul> </li> </ul>	<p>Applicant / developer</p> <p>Applicant / developer</p> <p>Applicant / developer</p>	<p>City Development Services Department, CA Dept. of Fish &amp; Game.</p> <p>City Development Services Department, CA Dept. of Fish &amp; Game.</p>	<p>Pre-construction biological surveys shall be completed as specified and submitted with grading/building plans.</p> <p>Mitigation Measures, including construction-timing restrictions shall be included on the Construction Specifications</p>	<p>Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit.</p>	

**BOD RALEY WAREHOUSE (P12-007)**  
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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>requirements shall be met by fee title acquisition or a conservation easement that is acceptable to the Department) which allows for the active management of the habitat for prey production on the HM lands, for each acre of development authorized (0.5:1 ratio):</p> <p>b Projects within 5 miles of an active nest tree but greater than one mile from the nest tree:</p> <p>i. 0.75 acres of HM land for each acre of urban development authorized (0.75:1 ratio) shall be provided. All HM lands protected under this requirement may be protected through fee title acquisition or conservation easement (acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk.</p> <p>c Projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree:</p> <p>i. 0.5 acres of HM land for each acre of urban development authorized (0.5:1 ratio) shall be provided. All HM lands protected under this requirement may be protected through fee title acquisition or conservation easement (acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk.</p> <p align="center">OR</p> <p>BR-4. The applicant/developer shall pay into a fee program established jointly by the City of Sacramento and the Department of Fish and Game, if available.</p> <p align="center">OR</p>			<p>Mitigation Measures shall be included on the map and on the Construction Specifications. Mitigation measures shall be made a condition of the Special Permit</p> <p>Mitigation measures</p>	<p>Prior to issuance of any grading or building permit,</p>	
	Applicant / developer	City Development Services			

**BOD RALEY WAREHOUSE (P12-007)**  
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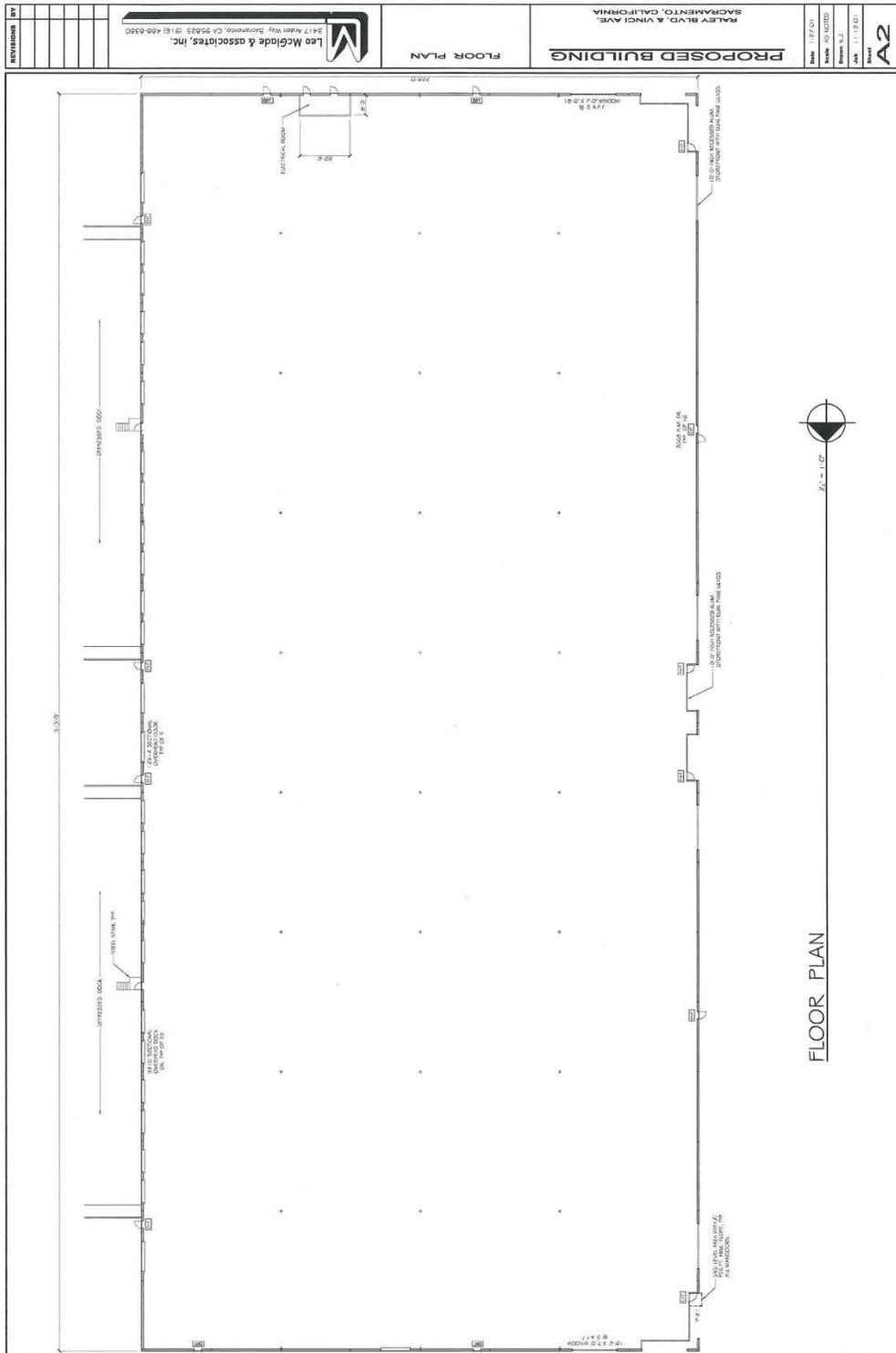
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
BR-5. The applicant/developer shall satisfy any other mitigation measures that the Department of Fish and Game develops and deems appropriate.		Department, CA Dept. of Fish & Game.	shall be made a condition of the Special Permit	measures identified on plans shall be verified for compliance.	
BR-6. If active raptor nests are found, no construction activities shall occur within 500 feet of the nests until the young have fully fledged or a qualified biologist determines that the nest is no longer active.	Applicant / developer	City Development Services Department, CA Dept. of Fish & Game.		The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit.	
BR-7. If active owl burrows are located during the pre-construction surveys, it is recommended that a 250-foot buffer zone be established around each burrow with an active nest until the young have fledged and are able to exit the burrow.	Applicant / developer		Mitigation Measures shall be included on the map and on the Construction Specifications. Mitigation measures shall be made a condition of the Special Permit		
BR-8. For occupied burrows without active nesting occurring, active burrows where the young have fledged, and/or development commences after the breeding season (typically thought to be February-August), passive relocation of the birds shall be performed. Passive relocation involves installing a one-way door at the burrow entrance, which encourages the owls to move from the occupied burrow. CDFG should be consulted for current guidelines and methods for passive relocation of any owls found on site.	Applicant / developer	City Development Services Department, CA Dept. of Fish & Game.			

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**MITIGATION MONITORING PROGRAM**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Cultural Resources:</b></p> <p>CR-1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>	<p>Applicant / developer</p>	<p>City Development Services Department</p>	<p>Notes shall be included on the Construction Specifications.</p>	<p>Measures shall be implemented in field during grading and construction activities.</p>	
	<p>Applicant / developer</p>	<p>City Development Services Department</p>	<p>Notes shall be included on the Construction Specifications.</p>	<p>Measures shall be implemented in field during grading and construction activities.</p>	



Exhibit 1C: Floor Plan









Attachment 2: Land Use & Aerial Map

