

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING**

300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

STAFF RECOMMENDATION

Staff recommend the Design Director approve with conditions the Site Plan and Design Review for the **Ramona Opportunity Industrial** as file **DR24-195**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Environmental Determination** a Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Sections 15000 et seq. of the California Code of Regulations), the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento, and the Sacramento City Code.
2. **Site Plan and Design Review** for the construction of a commercial and industrial mixed-use building on a 5.75-acre site in the Manufacturing, Research, and Development (MRD) and Solid Waste Restricted Overlay (SWR) Zone within the Citywide Industrial Design Review District.
3. **Tree Permit** for the removal of seven (7) private protected trees.

PROJECT INFORMATION

Location:	3316 Ramona Avenue, Sacramento, CA 95826 (District 6)
Assessor's Parcel Numbers:	079-0281-031-0000
Applicant/Property Owner:	David Dailey Vegas Builds Inc 520 3 rd Street, #206, Oakland, CA 94607
Project Planner:	Armando Lopez Jr., Assoc. AIA, (916) 808-8239, alopezjr@cityofsacramento.org

Land Use Information

General Plan Designation:	Office Mixed Use
Specific Plan:	Sacramento Center for Innovation Specific Plan
Community Plan Area:	Fruitridge/Broadway
Design Review Area:	Citywide
Existing Land Use of Site:	Vacant
Existing Zoning:	Manufacturing, Research and Development Zone (MRD-SWR)

Surrounding Zoning and Land Use

North (interior):	(MRD-SWR)	Industrial (Contractor Yard)
South (interior):	(MRD-SWR)	Industrial (Processing)
West (rear):	(M-2S)	Public / Utilities (Railroad)
East (front):	(MRD-SWR)	Industrial (Warehouses)

Site Characteristics

Existing Property Size:	5.75-acres
Parking Provided:	134 proposed (25 EV capable with 6 EV charging stations)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

ATTACHMENTS

Exhibit A: Project Plans
Exhibit B: Arborist Report
Exhibit C: Demolition Request Preservation Review (DRPR)
Exhibit D: Mitigation Monitoring and Reporting Plan (MMRP)

PROPOSED PROJECT AND ANALYSIS

Background

The project is located in South Sacramento within the Sacramento Center for Innovation Specific Plan along Ramona Avenue with most of the site being vacant. The site has an existing single-unit dwelling which has been demolished. The large parcel abuts residential uses along the northeast corner of the site. The site has numerous mature trees on site which many are proposed for removal with seven (7) designated as private protected.

The Preservation Director has made a preliminary determination that the structure is not eligible as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years).

Project Analysis

The applicant is proposing to construct a two-story office and warehouse facility approximately 67,612 square feet along with associated site improvements. In addition, the project proposes to remove forty-seven (47) trees which seven (7) are deemed private-protected to accommodate the development. This project would have been approved at a Staff Level Review if a Tree Permit were not required.

Architectural Analysis

This project proposes the construction of a two-story industrial warehouse and office building designed to complement and enhance the character of the surrounding neighborhood. The

exterior will feature concrete tilt-up panel construction with expansive aluminum storefront glazing and articulated façade detailing through numerous reveal joints.

A generous 108-foot setback allows for a landscaped buffer along the streetscape, incorporating lush vegetation and convenient visitor parking discreetly located behind it—consistent with adjacent industrial uses. Additional parking is provided at the rear of the building, along with a shaded employee patio area to support outdoor use.

The building's scale aligns with surrounding industrial structures, ensuring compatibility while delivering a modern, high-quality development on an underutilized parcel.

As designed, the project meets all applicable development standards for the MRD-SWR zone and the architectural design standards for Citywide Industrial and Business Park Design Guidelines. Furthermore, the project is consistent with the Solid Waste Restricted Overlay Zone, the Fruitridge/Broadway Community Plan Area, and the Sacramento Center for Innovation Specific Plan. Lastly, the development would have been approved at a Staff Level Review if a Tree Permit were not required.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees and City trees requires a tree permit. This project proposes to remove seven (7) private protected trees:

Tree #279, Mulberry, 39" DSH

Tree #281, Valley Oak, 20" DSH

Tree #287, Coast Live Oak, 22" DSH

Tree #290, Chinese Elm, 33" DSH

Tree #293 Coast Live Oak, 18" DSH

Tree #298, American Elm, 24" DSH

Tree #427, Fig, 38" DSH

According to the arborist report prepared by STC Tree Care Inc. dated February 11, 2025. The trees proposed for removal have an aggregate DSH of 195 inches.

The trees are proposed for removal because they conflict with the most reasonable placement of proposed buildings, drive aisles/parking areas, and necessary site improvements.

The applicant has requested a replacement waiver for trees #279, #281, #290, #293, and #427 based on their health and structural condition. Urban Forestry supports these waivers. The outstanding replacement requirement is 46 inches.

The applicant has provided a replacement plan that is consistent with the replacement requirement described in the Tree Planting, Maintenance and Conservation Ordinance. The

applicant proposes to plant 105 trees on site, at least 46 of which shall be trees of a large canopy species, with a mature canopy diameter of 35 ft.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

The project was notified to property owners, tenants, and neighborhood groups within 500 feet of the subject site, and the site was posted for the hearing on Thursday, October 2, 2025. Staff have not received any comments as of the drafting of this report.

FLOOD HAZARD ZONE

“State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.”

Environmental Determination

A Mitigated Negative Declaration (MND) has been prepared pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Sections 15000 et seq. of the California Code of Regulations), the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento, and the Sacramento City Code.

In accordance with the California Environmental Quality Act (CEQA), the MND was circulated for a 30-day public review period which ended on October 6, 2025. The comment period was also advertised in a newspaper of general circulation. A notice of availability / notice of intent to adopt an MND was posted in the County Clerk’s Office and was sent to applicable regulatory agencies, neighborhood associations and stakeholders in the project area. The MND was also circulated through the California Governor’s Office of Land Use & Climate Innovation’s State Clearinghouse (CEQAnet) and received the State Clearinghouse Number: 2025090177.

The City received 7 letters/emails during the public comment period from a variety of agencies including: Caltrans; the Central Valley Regional Water Quality Control Board (CVRWQCB); the Department of Utilities; the California Department of Toxic Substances Control (DTSC); Sacramento County Environmental Management Department, Local Enforcement Agency (LEA); Sacramento Area Sewer District (SASD); and the Sacramento

Metropolitan Air Quality Management District (SMAQMD). The variety of comments received consist of having no comments; describing the agency's regulatory authority and oversight along with permit requirements; providing or seeking minor clarifications/corrections of text in the document; and providing direction for follow-up actions based on the analysis provided. Copies of the comment letters and a response to comment memo are included with the MND on the City's EIR webpage at the link below. The comments received did not identify any new significant effects, increase in severity of an impact identified in the Mitigated Negative Declaration, or provide significant new information.

The Environmental Services Manager has determined that adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan are appropriate actions under the CEQA. The initial study/MND for the project, and the comments, and responses, are available at the Community Development Department's office at 300 Richards Blvd., 3rd Floor, Sacramento, CA 95811, and webpage located at the following:

<https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports>

DRAFT FINDINGS OF FACT

California Environmental Quality Act

Background:

- A. Under applicable provisions of the Sacramento City Code, all City of Sacramento (City) approvals required for the above Project are within the approval authority of the undersigned City official, and do not require any action by the Sacramento City Council; and
- B. The City's Environmental Planning Services Division has prepared an Initial Study to determine if the Project may have a significant effect on the environment; and
- C. The Initial Study determined that there is no substantial evidence that the Project will have a significant effect on the environment, provided that specified mitigation measures are included in the Project, and a Mitigated Negative Declaration was prepared; and
- D. The City's Environmental Planning Services Division has circulated the Initial Study and Mitigated Negative Declaration for public review and comment pursuant to the California Environmental Quality Act (CEQA); and
- E. The City's Environmental Planning Services Division has prepared a Mitigation Monitoring and Reporting Plan to ensure compliance with and implementation of the mitigation measures specified for the Project.

CEQA Approval:

1. Pursuant to section 15074(b) of the CEQA Guidelines, I have considered the Mitigated Negative Declaration for the Project, together with any comments received during the public review process, and find on the basis of the Initial Study/Mitigated Negative Declaration, the comments received and all other information before me that: (i) there

is no substantial evidence that the Project will have a significant effect on the environment; and (ii) the Mitigated Negative Declaration reflects the City's independent judgment and analysis.

2. I hereby adopt the Mitigated Negative Declaration and the Mitigation Reporting Plan for the Project.
3. The record of proceedings for this matter shall be maintained in the office of the City of Sacramento Community Development Department, 300 Richards Blvd., 3rd Floor Sacramento, CA , 95811:

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Office Mixed Use.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards for the MRD-SWR zone and the Citywide Design Review District along with the architectural design standards for industrial and business park design guidelines. Furthermore, the project meets the regulations within the Sacramento Center for Innovation Specific Plan.
3. 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 exterior design and massing of the project are compatible with the design of the adjacent industrial buildings.
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 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 and will not be a detriment to the neighborhood.
7. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an

Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

Tree Permit

The Tree Permit for the removal of seven private protected trees as listed above is approved with the following conditions:

1. The applicant shall provide for the planting and irrigation of 46 inches DSH in the form of large canopy landscape trees according to the landscape plan and to the satisfaction of the City Urban Forester.
2. The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

DRAFT CONDITIONS OF APPROVALS

Design Review / Planning – Armando Lopez Jr.

1. The proposed construction of the development is approved according to the attached plans and conditions of approval.
2. Any modifications to the approved project shall be subject to the review and approval of the Design Director (and may require additional entitlements).
3. Provide the following building materials on the development as indicated by the approved plans:
 - TPO single ply roofing membrane
 - Concrete and metal parapet
 - Concrete tilt-up panel construction with reveals and panel joints
 - Board and batten metal wall panel and cladding system
 - Modular metal panel wall system
 - Prefinished aluminum storefront framing with tempered glazing
 - Overhead garage metal doors
 - Hollow metal pedestrian doors
 - Overhead metal canopies at entries as indicated
 - Exterior light fixtures as indicated
 - Prefinished metal covered patio with wood slat shading devices on the southwestern portion of the building as indicated
4. All newly installed exterior wall-mounted and ground-mounted electrical service equipment, excluding transformers, must be completely concealed from all adjacent

and approaching right-of-way views. At a minimum, the screening shall be as high as the mechanical equipment being installed. Construction documents shall clearly illustrate compliance. Placement of all exterior electrical equipment, along with any necessary screening and details, must be shown on site plans, floor plans, and exterior elevations, while maintaining all service clearance requirements. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. All material shall be painted to match elements of building exterior finish.

5. All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. At a minimum, the screening shall be as high as the mechanical equipment being installed. Construction documents shall clearly illustrate compliance. Placement of all exterior mechanical equipment, along with any necessary screening and details, must be shown on site plans, roof plans, and exterior elevations. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. Louvered material shall be positioned so spacing does not align with line of sight views. All material shall be painted to match elements of building exterior finish.
6. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.

7. Lighting:

The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.

Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

The design of the light fixtures within the surface parking area shall be reviewed and approved by Planning and Design Staff. A lighting and photometric plan shall be provided for review and approval as part of Building Permit documents.

8. Signs were not reviewed as part of the review and approval of the proposed project. All signs shall require review and approval by Design Review and shall conform to the sign ordinance and require sign permit issuance.
9. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, and 19 Bldg-Frame. An 89 Planning Final shall be called for prior to 29 Building Final. Please coordinate with your assigned Planning Inspection Team reviewer.

10. Provide the required 4 short-term bicycle spaces and 8 long-term bicycle storage spaces as shown on the approved plans in accordance with Municipal Code section 17.608.040N.1 and 17.608.040N.2. Bicycle parking shall comply with the City's Bicycle Rack Design and Placement Design Standards.
11. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.
12. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.
13. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit.
14. This approval shall expire in three (3) years from the approval date.

Department of Utilities – Saraí Ochoa Jimenez

15. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
16. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
17. Common area landscaping exceeding 5,000 square feet shall have a separate street tap for a metered irrigation service.
18. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 10,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.10 cfs/acre. The

drainage study shall be consistent with the latest basin 43 drainage model for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.).

19. This project is in Drainage Basin 43 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
20. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
21. The onsite water and storm drain systems shall be private systems maintained by the owner or other approved entity.
22. 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.
23. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system. All on-site systems shall be designed to the standard specified in the DOU onsite manual.
24. 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.
25. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
26. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

27. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.
28. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Department of Toxic Substances Control – Tamara Purvis

29. Section 5.0 Summary and Conclusion section of the Phase II SIR states: "Benzene was detected in each of the soil gas samples (B1-SG through B6-SG) and TCE was detected in one of the six soil gas samples (B2-SG) at concentrations exceeding the applicable commercial/industrial regulatory screening criteria. The benzene impacts to soil gas appear to be consistently distributed throughout the subject property and the TCE impacts appear to be limited in extent. The source of the identified soil gas impacts is unclear at this time but may be attributed to the historical off-site landfill operations. The regulatory exceedances in soil gas indicate a potential vapor intrusion concern for the future occupants of the subject property if the site gets redeveloped. Based on the above, Partner recommends additional investigation to further evaluate the source and extent of the identified soil gas impacts."

Based on these conclusions and the future Project use, DTSC recommends the City of Sacramento address contamination found to be present within the Project area through oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.

30. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include

analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

The Sacramento County Environmental Management Department – John Lewis

31. A portion of the property proposed for construction of the project lies within 1000 feet of the landfill waste boundary. 27 CCR 21190(g) requires that all on-site construction on the landfill within 1000 feet of waste be designed and constructed in accordance with specific measures designed to prevent landfill gas migration into the building. Because the proposed project lies outside the landfill boundary, it is not subject to LEA authority. LEA staff, therefore, recommend that the City condition that any habitable structure(s) associated with the project that will lie within 1000 feet of the waste boundary comply with the requirements of 27 CCR 21190(g), including geomembrane foundation layer, building venting, and automatic methane sensors and alarms to protect future occupants. LEA staff can assist in identifying the approximate waste boundary based on historical documentation, and can provide technical guidance on 27 CCR 21190(g) compliance in consultation with CalRecycle engineering staff.

Environmental Planning Services – Charles Tschudin

32. The applicant shall comply with all requirements set forth in the Mitigation Monitoring and Reporting Plan adopted for the project.
33. In the event that archaeological resources or human remains are encountered during construction, work within 100 feet of the discovery shall cease until a notice to proceed is issued by the City. The applicant shall notify the City of Sacramento Manager of Environmental Planning Services (phone 311 or (916) 808-8145; email ctschudin@cityofsacramento.org) and shall comply with City direction, and federal and State regulations and guidelines regarding the treatment of cultural resources and human remains. The Coroner shall be notified in the event human remains are discovered; the applicant shall be responsible for the employment of a qualified archaeologist to advise regarding treatment of any artifacts.
34. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See www.airquality.org. Other air district rules may apply and the air district should be consulted.

Fire Department – Morten Myers

35. 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. California Fire Code Section 501.4
36. 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. California Fire Code Section 503.2.3

37. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org, California Fire Code Section 507.4
38. Provide appropriate Knox access for site. California Fire Code Section 506
39. Locate and identify Fire Department Connections (FDCs) on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.
40. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official, 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. Fire Control rooms shall not be less than 50 square feet for rooms without a fire pump and 200 square feet when a fire pump is present. California Fire Code as Amended by the Sacramento City Code Section 901.4.7
41. Emergency Responder Radio Coverage may be required. Testing shall be conducted by an authorized technician to verify compliance with section 510, California Fire Code. This test shall verify that the building will support the Sacramento City Fire Department Radio Communication System. This test shall be performed in accordance with California Fire Code section 510.4.1.
42. Provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:
 - Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
 - Procedures for reporting emergencies.
 - Fire Department Access Routes.
 - Location of fire protection equipment, including type and size of fire extinguishers.
 - Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
 - Location(s) and proper safety considerations for temporary heating and any associated equipment.
 - Hot Work Plan when any welding and/or cutting shall occur.

- Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
- Designated smoking areas free of ignitable vapors and other combustible materials.

Department of Public Works – Zarah Lacson

43. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. 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 the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
44. The applicant shall dedicate sufficient right-of-way in the form of an Irrevocable Offer of Dedication (IOD) along Ramona Avenue adjacent to the subject property consistent with the 65th Street Area Plan street section for Ramona Avenue to the satisfaction of the Department of Public Works.
45. The applicant shall participate in the Sacramento Center for Innovation specific plan's finance plan and pay all appropriate finance plan fees.
46. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
47. The applicant shall remove any unused existing driveways along the subject property and reconstruct the curb, gutter, and sidewalks to the satisfaction of the Department of Public Works.
48. The gates on the proposed driveways shall be automatically opened and equipped with an automatic gate opener/remote control and remain open during operating hours of business to the satisfaction of the Department of Public Works.
49. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
50. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
51. The applicant shall provide sufficient signing, striping, and/or pavement legends to prohibit on-street parking adjacent to the proposed driveways to the satisfaction of the Department of Public Works.

52. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
53. 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.

Recycling and Solid Waste Division – Margaret Kashuba,

54. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.
55. The trash enclosure must have sufficient space to accommodate bins for trash, recycling, and organics. Smaller containers may be used with an increase in collection frequency. Service level minimums for recycling and organics can be found in Ch. 13.24.600.
 - Both trash enclosures will need to each have a minimum of the three required containers for trash, recycling and organics. The trash enclosure for Building B depicts two waste bins. The trash enclosure must be constructed to allow for the storage of at least three bins/containers.
56. Applicant must provide a statement of how trash, recycling and organics will be organized and collected after project is complete, per City Code Chapter 17.616.020. This statement must explain how the property manager will collect from the trash, recycling and organics receptacles located around the site and place each material type in the appropriate bin in the trash enclosure.
57. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
58. This project may be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <https://www.cityofsacramento.gov/public-works/recycling-solid-waste/Commercialwasteservices/construction---demolition-recycling>. Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

Sacramento Municipal Utility District – Sara Christian

59. SMUD has existing overhead 12kV facilities along the north side of Kenwood Street and just outside the southern perimeter of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during

construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

60. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
61. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
62. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
63. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
64. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
65. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
66. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
67. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
68. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
69. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
70. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum:
 - the drivable surface shall be 20-feet wide; and

- all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Sacramento Police Department – Sergeant Michael Mantsch

Lighting:

71. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.
72. Light poles, if applicable, shall be no higher than 16’.
73. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
74. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.
75. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.
76. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
77. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

78. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.
79. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security:

80. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6’ in height.

81. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
82. Manager with access to VASS storage shall be able to respond to any activation within two hours.
83. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.
84. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.
85. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.
86. VASS shall be capable of storing no less than 30 days' worth of activity.
87. VASS shall provide comprehensive coverage of:
 - areas of ingress and egress
 - parking lot
 - coverage of all exterior sides of the property(s)
 - adjacent public rights of way
 - main lobby entrance
 - hallways
 - elevators (if applicable)
88. No more than 10 percent of the square footage of windows and clear doors for retail purposes 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 from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.
89. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
90. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
91. 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 with matching paint within 72 hours of being applied.
92. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

93. Property management shall be responsible for the daily removal of all litter from the site.
94. Applicant shall install a **law enforcement** “Knox Box” for police access to common areas on the premises, including, but not limited to the main lobby entrance. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.
95. Applicant shall employ uniformed security to respond to on-site disturbances, 24/7. Security shall conduct no less than two (2) site inspections daily. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

During Construction:

96. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
97. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
98. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Tree Permit – Erica Allen

99. The Tree Permit for the removal of seven private protected trees as listed above is approved with the following conditions:
 - The applicant shall provide for the planting and irrigation of 46 inches DSH in the form of large canopy landscape trees according to the landscape plan and to the satisfaction of the City Urban Forester.
 - The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

Urban Forestry – Erica Allen

100. **General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

101. This project shall contract with a project arborist experienced with tree protection and construction that is required to:

- Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
 - Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
 - The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
102. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
- Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by $\frac{3}{4}$ -inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
103. Right-of-way planters and City trees shall be separated from the construction site with a six- foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
104. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.
105. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
106. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excitation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
107. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
108. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
109. There shall be no soil compaction within the dripline of protected trees.

110. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
111. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
112. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
113. All trees shall be watered regularly according to the recommendation of the project arborist.
114. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Advisory Notes

The following advisory notes are informational in nature:

- ADV.1. DOU: There is currently an 8-inch City water main adjacent to the Northern property line of Parcel 1 and 5-foot water easement centered over the main. 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 water pipelines or anywhere within the associated utility easements.
- ADV.2. DOU: Based on the Sacramento Center for Innovation Specific Plan there is an I.O.D. shown to run through the site connecting to Cucamonga Ave.
- ADV.3. DOU: Each parcel shall have its own separate drainage system, including drainage mitigation (i.e. detention basins). Drainage systems will not be permitted to cross the I.O.D. area.
- ADV.4. DOU: The proposed development is located within Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.
- ADV.5. DOU: Water meters shall be located at the point of service, which is back of walk for connected sidewalks.

- ADV.6. DOU: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- ADV.7. DOU: The applicant should be advised that the proposed development may be subject to 200-year flood elevation requirements.
- ADV.8. PARKS: As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$37,917. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of \$0.76 per square foot for commercial office projects and \$0.22 per square foot for industrial projects. 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.
- ADV.9. RSW: Standard Bin, Can, and Truck Dimensions

Size	Height	Depth	Width
32 gal. can	39 in.	24 in.	19 in.
64 gal. can	41 in.	30 in.	28 in.
96 gal. can	47 in.	35 in.	29 in.
1 yd. bin	4 ft.	2 ft., 9 in.	6 ft., 10 in.
2 yd. bin	4 ft., 5 in.	4 ft.	6 ft., 10 in.
3 yd. bin	5 ft., 1 in.	3 ft., 7 in.	6 ft., 10 in.
4 yd. bin	5 ft., 9 in.	4 ft., 8 in.	6 ft., 10 in.
5 yd. bin	5 ft., 3 in.	5 ft., 9 in.	6 ft., 10 in.
6 yd. bin	6 ft.	5 ft., 10 in.	6 ft., 10 in.

Standard Truck Dimensions

Type	Height Clearance	Length	Width	Inside Turning Circle Diameter	Pickup Clearance
Side Loader	13 ft.	32 ft.	10 ft.	62 ft.	15 ft.
Rear Loader	13 ft.	32 ft.	10 ft.	47 ft.	15 ft.
Front Loader	14 ft.	32 ft.	10 ft.	49 ft.	25 ft.

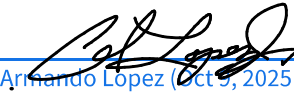
- ADV.10. SMAD: Incorporate planting strips around the entire site perimeter to the full extent feasible (except where it abuts the public right-of-way), using tree species selected from Sac Metro Air District's Landscaping Guidance for Improving Air Quality Near Roadways (Landscaping Guidance), available on our website. The Landscaping Guidance provides specific recommendations on using vegetation to reduce public health impacts from motor vehicle emissions, including the selection, placement, planting, and caring for tree and shrub species on project sites. Trees and shrubs should be planted as densely as possible.

These plantings will be particularly important and effective when planted near the masonry wall identified for the site perimeter adjacent to the residences along Ramona Avenue. These residences' proximity to the project site would increase the impacts of TAC exposure to residents living there, and vegetation is most effective at reducing air pollution when paired with solid barriers.

- ADV.11. SMAD: Prominently post signage informing project users of California Code of Regulations (CCR) requirements to minimize idling time for diesel-powered equipment and vehicles, either by shutting them off when not in use or reducing the time of idling to 5 minutes. These requirements are in CCR Title 13, Division 3, Chapter 9, Article 4.8, §2449(d)(2) and Chapter 10, Article 1, §2485.
- ADV.12. SMAD: To support the State's regulation to increase zero-emission fleet, Sac Metro Air District recommends that heavy-duty truck parking storage spaces be equipped with the basic infrastructure to allow future charging of electric zero-emission medium and heavy-duty trucks. This infrastructure should include the installation of conduits and other related structural improvements. California Air Resources Board programs can provide incentive funds for both vehicles and infrastructure, including the Carl Moyer Program and the Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project. You may contact Sac Metro Air District staff at 800-880-9025 for more information on local Carl Moyer Program funding.
- ADV.13. SMAD: For any project California Environmental Quality Act (CEQA) review, please reference Sac Metro Air District's Guide to Air Quality Assessment in Sacramento County (CEQA Guide), available on our website, for methods of analysis. Sac Metro Air District recommends that project CEQA review include a careful assessment of the potential impacts of TAC sources on public health in the project area, from both construction and operations. Please consult the CEQA Guide's Chapter on Toxic Air Contaminants for methods of TAC disclosure. This is particularly important due to the nearby sensitive receptors.
- ADV.14. SMAD: Utilize certified cool roofing materials that meet the standards set by 2022 California Green Building Standards Code Title 24, Part 11 item A5.106.11.2.
- ADV.15. SMAD: Reduce paved surfaces – which absorb and amplify heat – in favor of increased tree canopy and vegetation cover utilizing native and drought-tolerant vegetation to the full extent feasible, and use reflective pavement materials for remaining hardscape. In addition to meeting the City's commendable parking lot shade requirements, utilize "cool pavement" for new outdoor pavement, with the highest albedo possible, but no less than 0.35. Please see the attached cool pavement overview fact sheet for more information, including cool pavement cost comparisons.
- ADV.16. SMAD: We commend the proposed shade trees lining the public sidewalk along Ramona Avenue, as they will provide healthier, more comfortable pedestrian conditions there; we encourage the applicant to provide as much shade as feasible along the project's public sidewalk frontage.

- ADV.17. SMAD: To ensure that this project is supportive of Measure E-2 City Climate Action & Adaptation Plan, Sac Metro Air District recommends that it be designed and constructed without natural gas infrastructure.
- ADV.18. SMAD: Due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org, or calling 279-207-1122.
- ADV.19. SMAD: All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Projects undergoing any CEQA review must implement Sac Metro Air District Basic Construction Emission Control Practices, also available on our website, to help avoid significant construction-related air quality impacts.
- ADV.20. SPD: City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

Respectfully Submitted:


Armando Lopez (Oct 9, 2025 15:09:47 PDT)

Armando Lopez Jr.
Associate Architect, AIA, NCARB

Recommendation Approved:


Matthew Sites (Oct 9, 2025 16:24:04 PDT)

Matthew Sites
Senior Architect, AIA

The decision of the Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Design Director's hearing. If an appeal is not filed, the action of the Design Director is final.

[illegible]

CURRENT APN #: 075-028-020. FUTURE APN NUMBER CHANGES PENDING FROM CITY ASSESSOR'S OFFICE. AS THERE IS A RECENT LOT ADJUSTMENT THAT WAS APPROVED AND RECORDED UNDER DOCUMENT 202405147654.

[illegible]

NEGAUS BUILDS, INC.
1200 ALICATA BLVD. SUITE N
SAN RAMON, CA 94583
(650) 225-1186

C.M. ENGINEER OF RECORD.
MORTON & PITALO, INC.
10000 S. 10TH AVE. SUITE 140
FOLSOM, CA 95630
(916) 984-7621

LANDSCAPE ARCHITECT OF RECORD.
TROTCH & CAMPBELL
10000 S. 10TH AVE. LOFT B
FOLSOM, CA 95630
(916) 987-4020

ELECTRICAL ENGINEER OF RECORD.
POWELL ELECTRIC
4665 CLONE AVENUE
DUBLIN, CA 94568
(559) 255-4892

NO.	DATE	ISSUE
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1863	11/27/2004	SPR 1MPL - BAC55CHECK 1
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YBI PROJECT No: 2024.02

6PDR - BACKCHECK 3

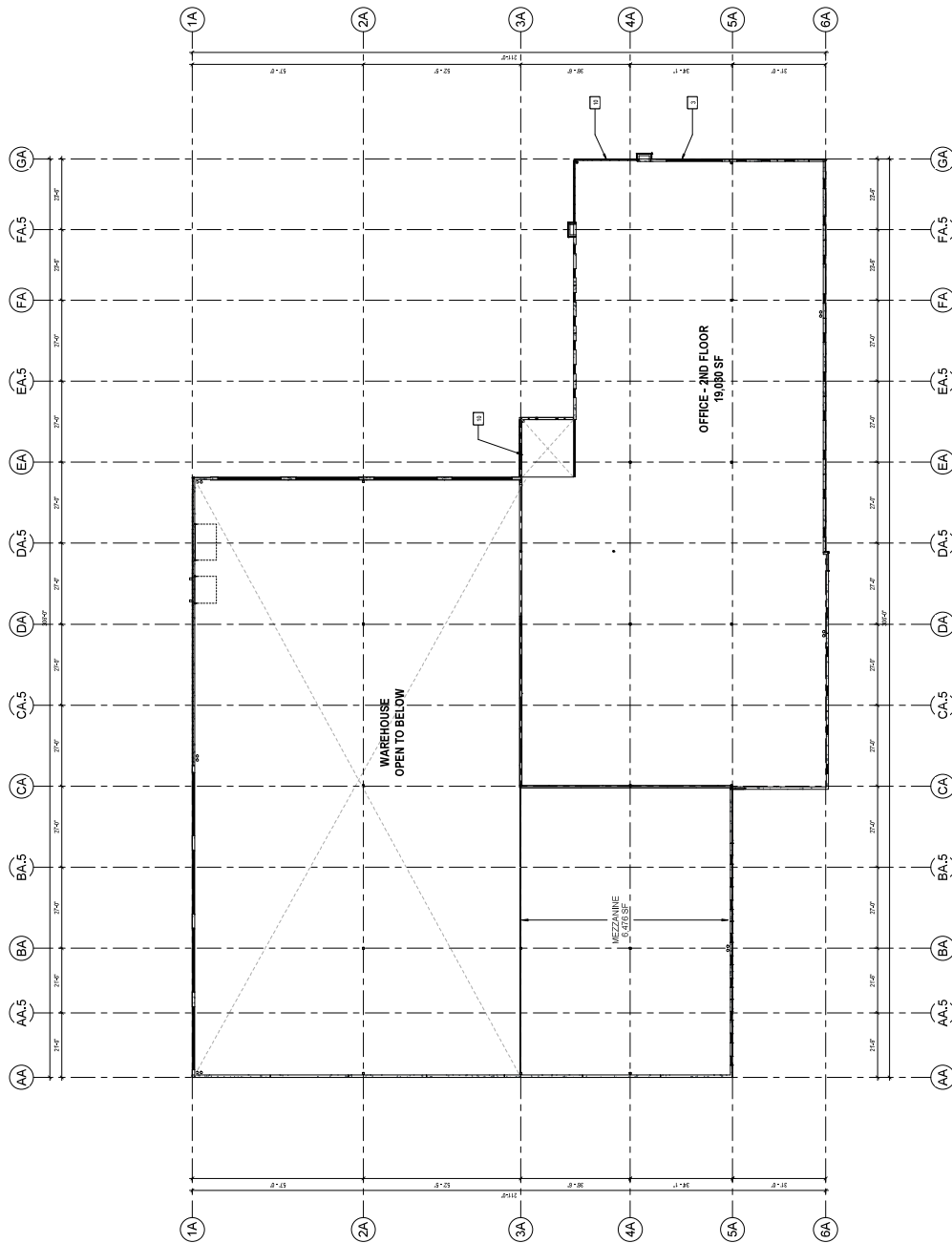
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GENERAL NOTES

1. FIRE HOSE LOCATIONS SHALL BE APPROVED PER THE DEPARTMENT
2. SEE CHL. FOUNDINGS FOR FINCH SURFACE ELEVATIONS
3. THE BILLING FLOOR SLAB IS 1'11", SEE CHL.
4. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GROUNDLINE, OR STUD U/L&O.
5. SEE CHL. FOUNDINGS FOR POINT OF CONNECTIONS TO OFF-DATE UTILITIES

SHEET NOTES

- [illegible]



1 OVERALL FLOOR PLAN - 2ND FLOOR

1168

SCALE: As indicated

A-102-SPR

SPDR - BACKCHECK 2

04/01/2025

1. CONCRETE PARAPET
2. METAL PARAPET
3. TPO SINGLE PLY ROOFING
4. PROPOSED ROOFTOP MECHANICAL UNITS
5. PROPOSED EXHAUST FAN
6. 3'-0" X 6'-0" ROOF HATCH

**RAMONA OPPORTUNITY
INDUSTRIAL**

ARCHITECT OF RECORD:

VEGAS BUILDS, INC.
12850 ALICOSTA BLVD, SUITE N
SAN RAMON, CA 94583
(925) 277-2188

Civil Engineer of Record:
MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE 140
FOLSOM, CA 95630
(916) 954-7621

LANDSCAPE ARCHITECT OF RECORD:
ROACH + CAMPBELL
947 ENTERPRISE DRIVE LOFT B
OAKLAND, CA 94612

SACRAMENTO, CA 95825
(916) 827-4020
ELECTRICAL ENGINEER OF RECORD:

HOME ELECTRIC
4882 E. OLIVE AVENUE
FRESNO, CA 93702
(505) 246-1000

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VERBOD TOEGANG: 2024-03

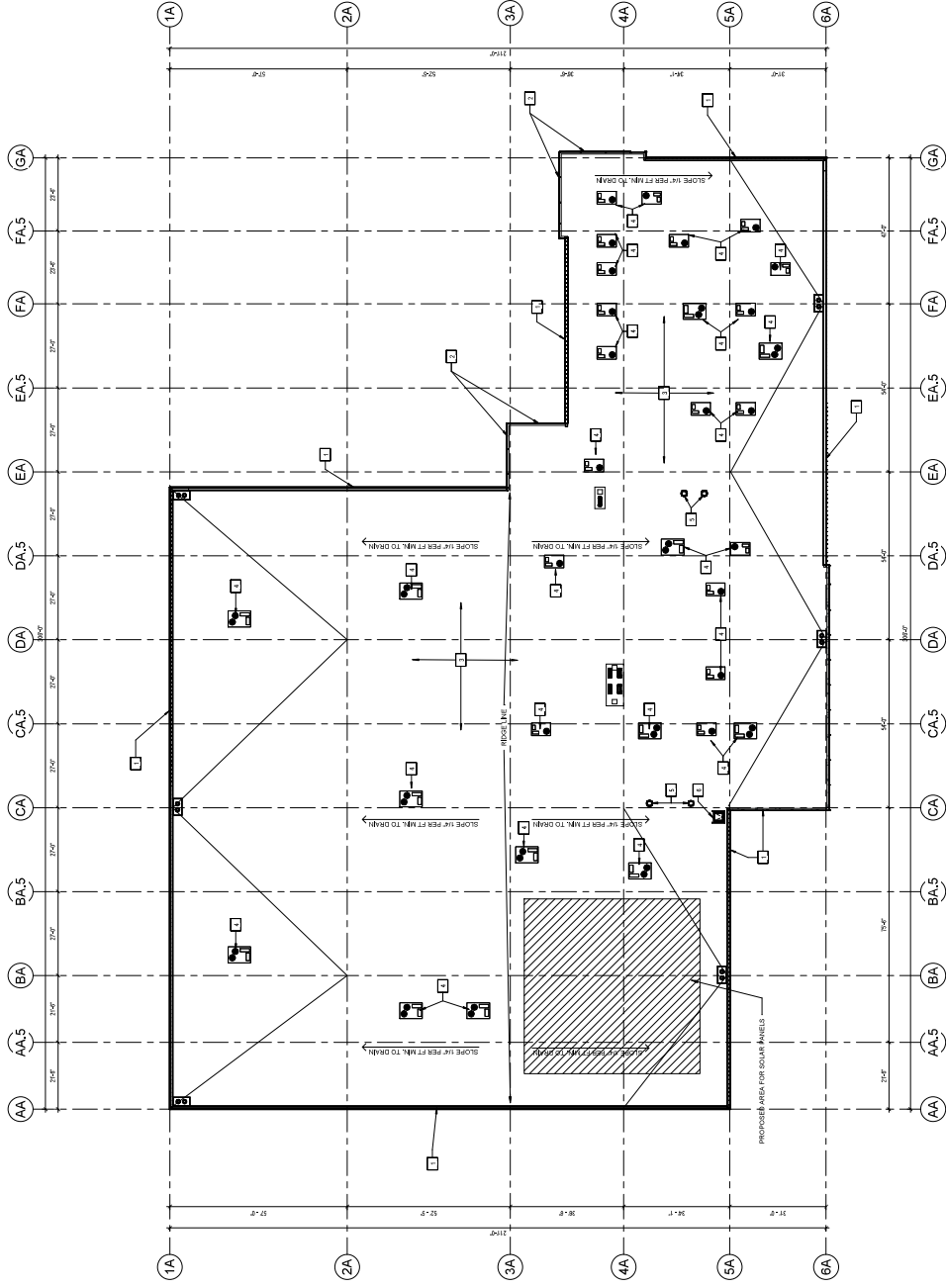
DRAWING TITLE:
**OVERALL ROOF
PLAN**

SCALE: As indicated

A-104-SPR

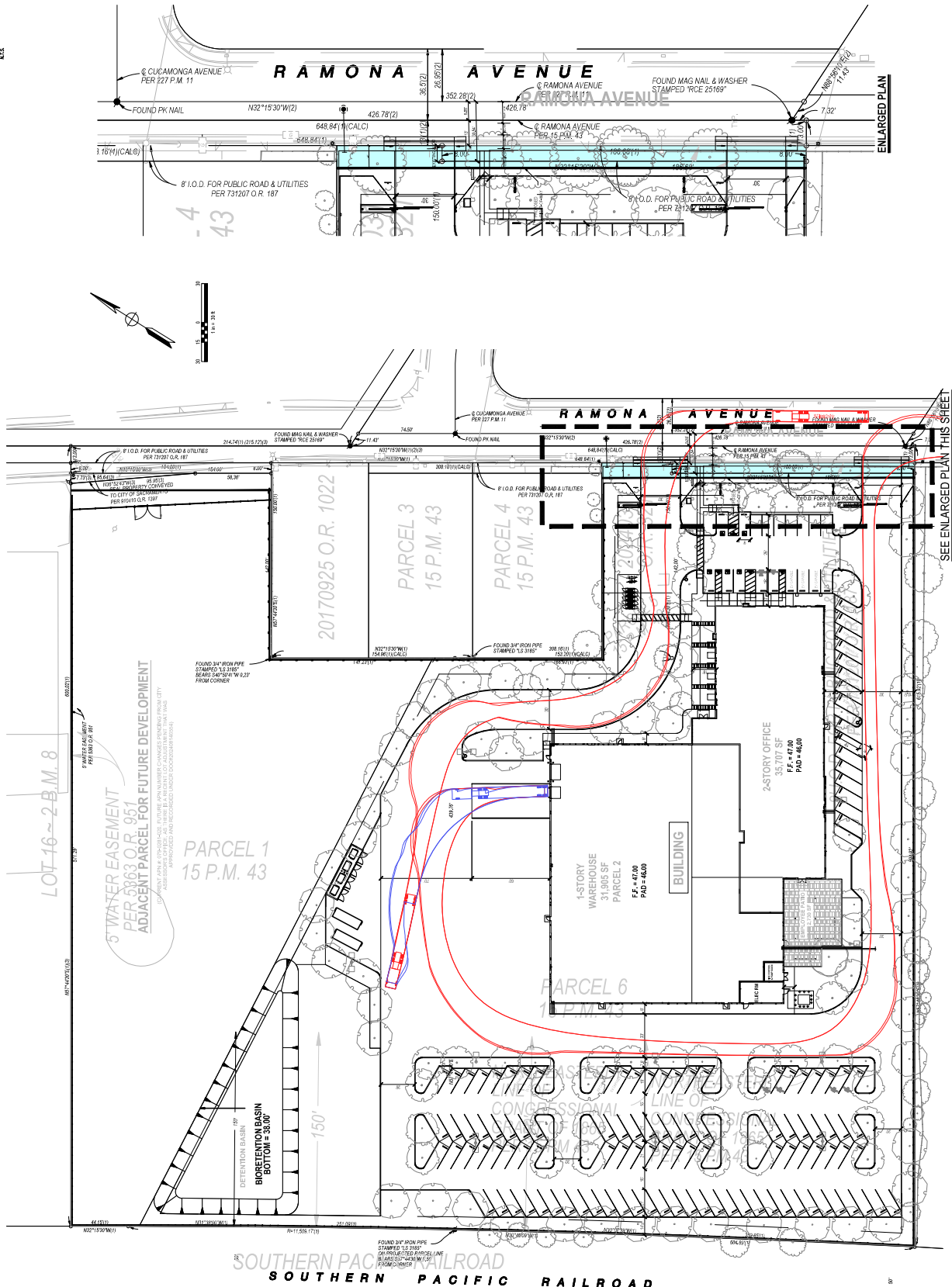
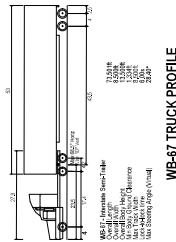
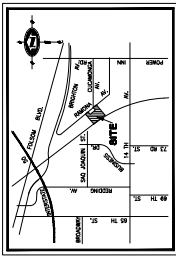
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04/01/2025



1 OVERALL ROOF PLAN





RAMONA OPPORTUNITY
LLC

RAMONA OPPORTUNITY
INDUSTRIAL

RAMONA AVENUE
ASBESTOS/LEAD SURVEY

ARCHITECT OF RECORD

vegas builds

VEGAS BUILDING CO. INC.

1380 ALACOSTA BLVD. SUITE 100

CLARK COUNTY, NEVADA 89002

CONTACT INFORMATION: SALES 1-800-735-4621

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CONTACT INFORMATION: SALES 1-800-735-4621

LOT 16
2 B.M. 8
CITY OF LAS VEGAS

ADJACENT PARCEL FOR FUTURE DEVELOPMENT

CURRENT APN # 20170925. FUTURE APN NUMBER CHANGES FROM CITY
ASSIGNMENT. THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR
APPROVED AND NOT RECORDED UNDER COAST GUARANTEE.

PARCEL 1
16 P.M. 43

DETENTION BASIN
BIORETENTION BASIN
BOTTOM = 35.00'

20170925 D.R. 1022

PARCEL 3
15 P.M. 43

PARCEL 4
15 P.M. 43

1-STORY
WAREHOUSE
31,905 SF
PARCEL 2
F.F. = 46.20
P.A.D. = 46.00

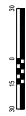
BUILDING

2-STORY OFFICE
35,707 SF
F.F. = 47.00
P.A.D. = 46.00

PARCEL A
15 P.M. 43
CITY OF LAS VEGAS

SOUTHERN PACIFIC RAILROAD

RAMONA AVENUE
RAMONA AVENUE



PROJECT TITLE
PRELIMINARY
UTILITY PLAN

SCALE: 1" = 30'
C-3
SITE PLAN DESIGN REVIEW
PACKAGE
03/17/2025

INVEST	ANAL	CODE	ESTIMATED COMMODITY NAME	CODE
COST	ASZ	ASZ 000	ASPER PECTINATE OCTOBER 1 OCTOBER 1 QUARTER SAMPLE	2P 000
	WOL	WOL 000	WOLLOID LACERATED 1P 1P 20 W	
	OLE	OLE 000	WOLLOID LACERATED 1P 1P 20 W	10 000
	PH	PH 000	WOLLOID LACERATED 1P 1P 20 W	10 000
	WOL	WOL 000	WOLLOID LACERATED 1P 1P 20 W	10 000
	PH	PH 000	WOLLOID LACERATED 1P 1P 20 W	10 000
	WOL	WOL 000	WOLLOID LACERATED 1P 1P 20 W	10 000
	PH	PH 000	WOLLOID LACERATED 1P 1P 20 W	10 000
	WOL	WOL 000	WOLLOID LACERATED 1P 1P 20 W	10 000
	PH	PH 000	WOLLOID LACERATED 1P 1P 20 W	10 000
	WOL	WOL 000	WOLLOID LACERATED 1P 1P 20 W	10 000

SHADING LEGEND (PER CITY OF SACRAMENTO DESIGN GUIDELINES)

Shading Value	Typical Application
25%	Shade value typically in corners or at edges
50%	Shade value typ. at parking lot edges
75%	Shade value typically at internal islands
100%	Shade value typically at internal islands

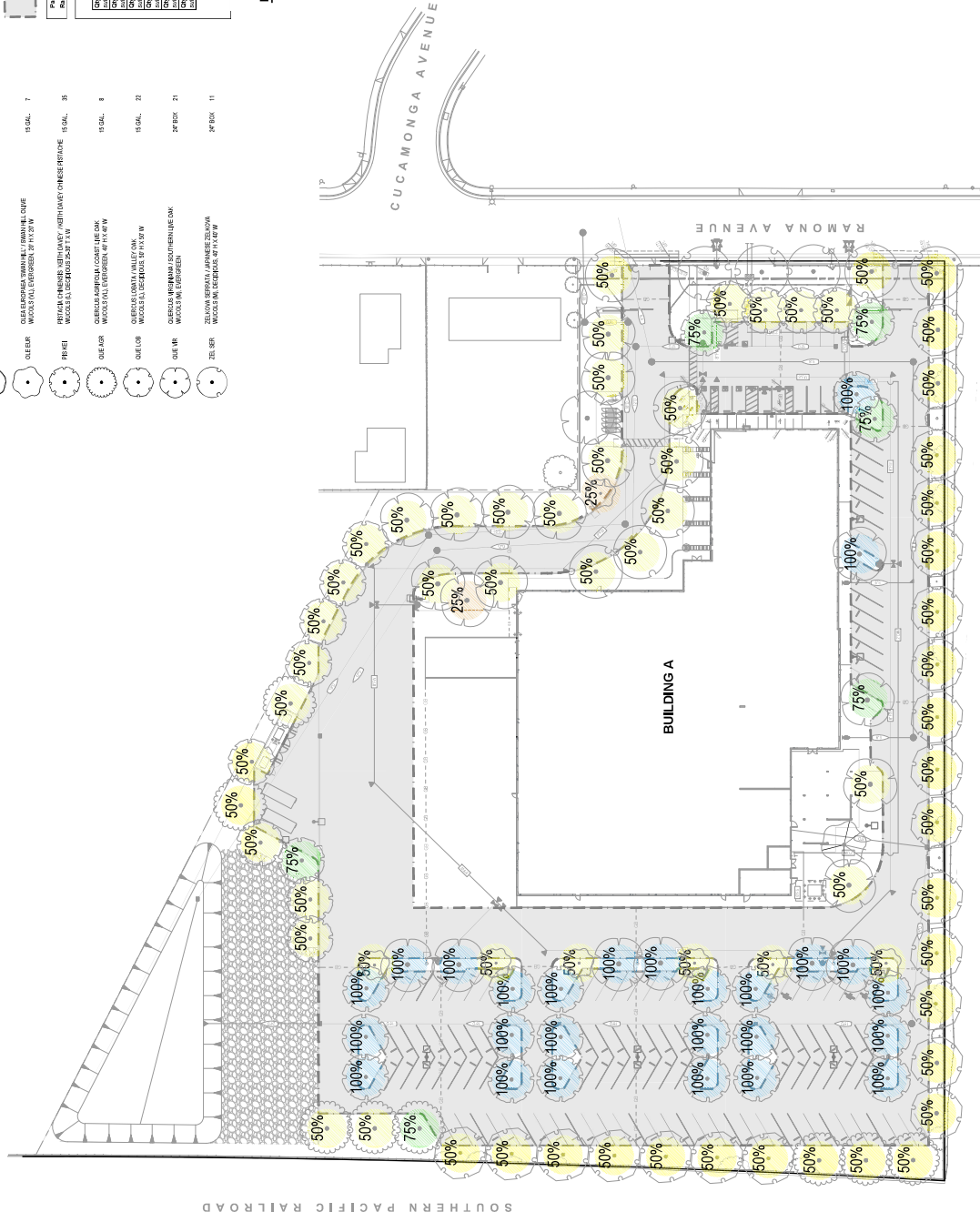
BOUNDARY OF PAVED AREA TO BE SHADED. INCLUDES PARKING STALLS AND BACKUP AREAS. EXCLUDES DRIVEWAYS AND LOADING AREAS.

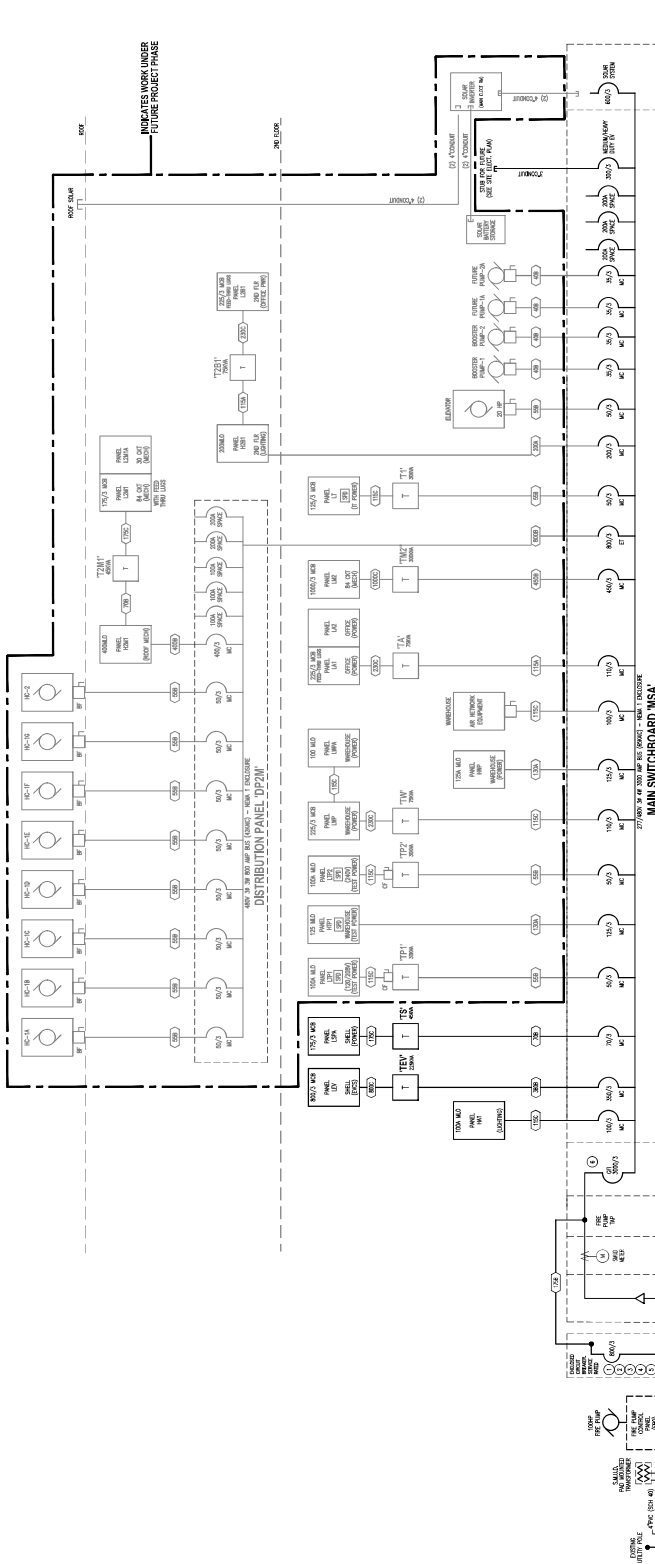
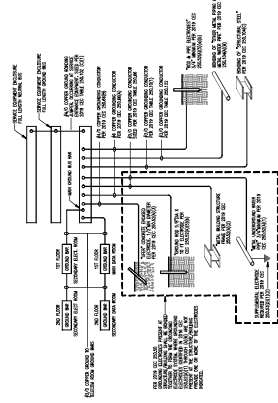
Paving Lot Shade Calculations									
Reserve Area Parcel 6 Building A									
Project: 24020									
Date: 3/2/2025									
	25%	50%	75%	100%	Total	6			
Qty. SF of asphalt	0	7	721	7		728			
Qty. SF of concrete	0	7	721	7		728			
Qty. SF of pavers	0	7	721	7		728			
Qty. SF of vegetation	0	7	721	7		728			
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Qty. SF of water	0	7	721	7		728			
Total area of shade at 100% canopy	0	7	721						

REPLACEMENT TREES

Tree Replacement Table	Project: 34039
Remova Area - Parcel 12 Building A	Case: 2242025

	15' GI	24" Box	Total
	(1" DBH)	(2" DBH)	
Platanus chinensis 'Kimo Davey'	14		14
Quercus laevis	14		14
Quercus laevis	3	10	13
Quercus virginiana	4	8	12
Zelkova serrata	5	10	15
Total inches of Replacement Trees			49
Total inches of Replacement Required MHT			49
			Y/N

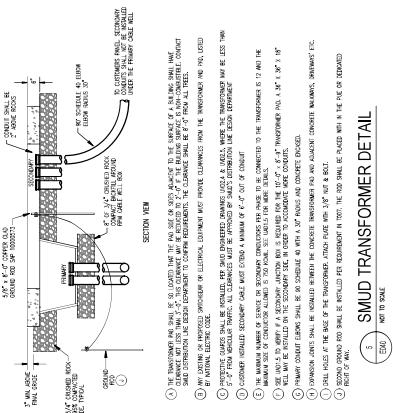
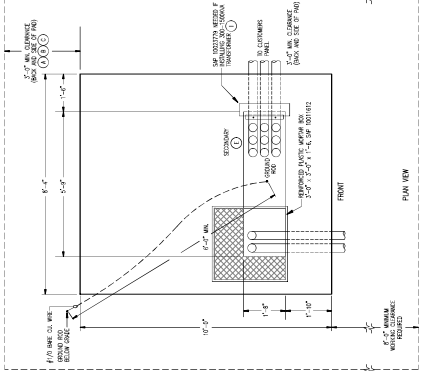
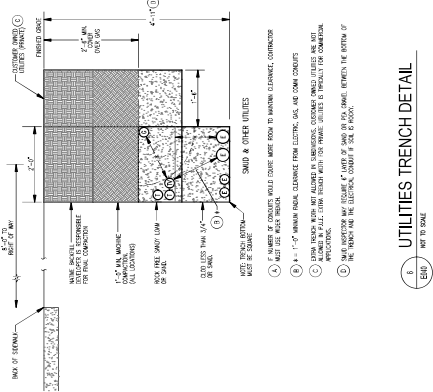
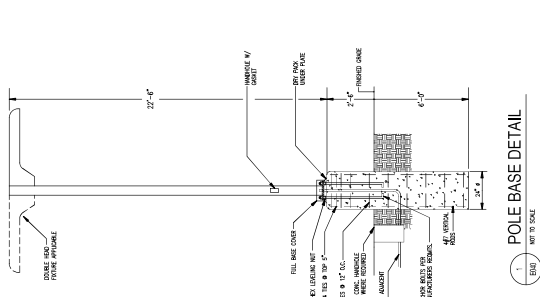
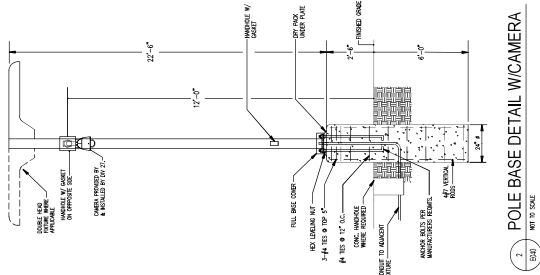
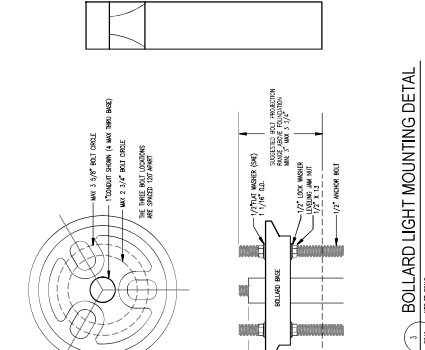
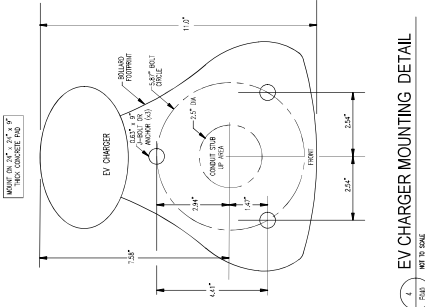


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SYMBOL	POSITION	DESIGNATION	DESCRIPTION
	AA	ET	ELECTRONIC TRIP BREAKER
		IC	INSULATED CASE BREAKER
		MC	MOLDED CASE BREAKER
		TM	THERMAL MAGNETIC BREAKER
	BB	AC	AIR CUTOFF CONTACT
		EP	ENERGY REDUCTION MAINTENANCE SETTINGS
		EF	GROUND-FAULT CURRENT INTERRUPTER
		LS	LESS BREAKER
		LS	LESS BREAKER
		SH	SHUNT TRIP
C	1	100% RATED BREAKER	
		--	NOT RATED BREAKER

ALL BREAKERS SHALL BE RATED UNLESS OTHERWISE NOTED

[illegible]

[illegible]

[illegible]

**COORDINATION
DOCUMENT
NOT FOR
CONSTRUCTION**

VBI PROJECT No. 2024.02

DRAWING TITLE:

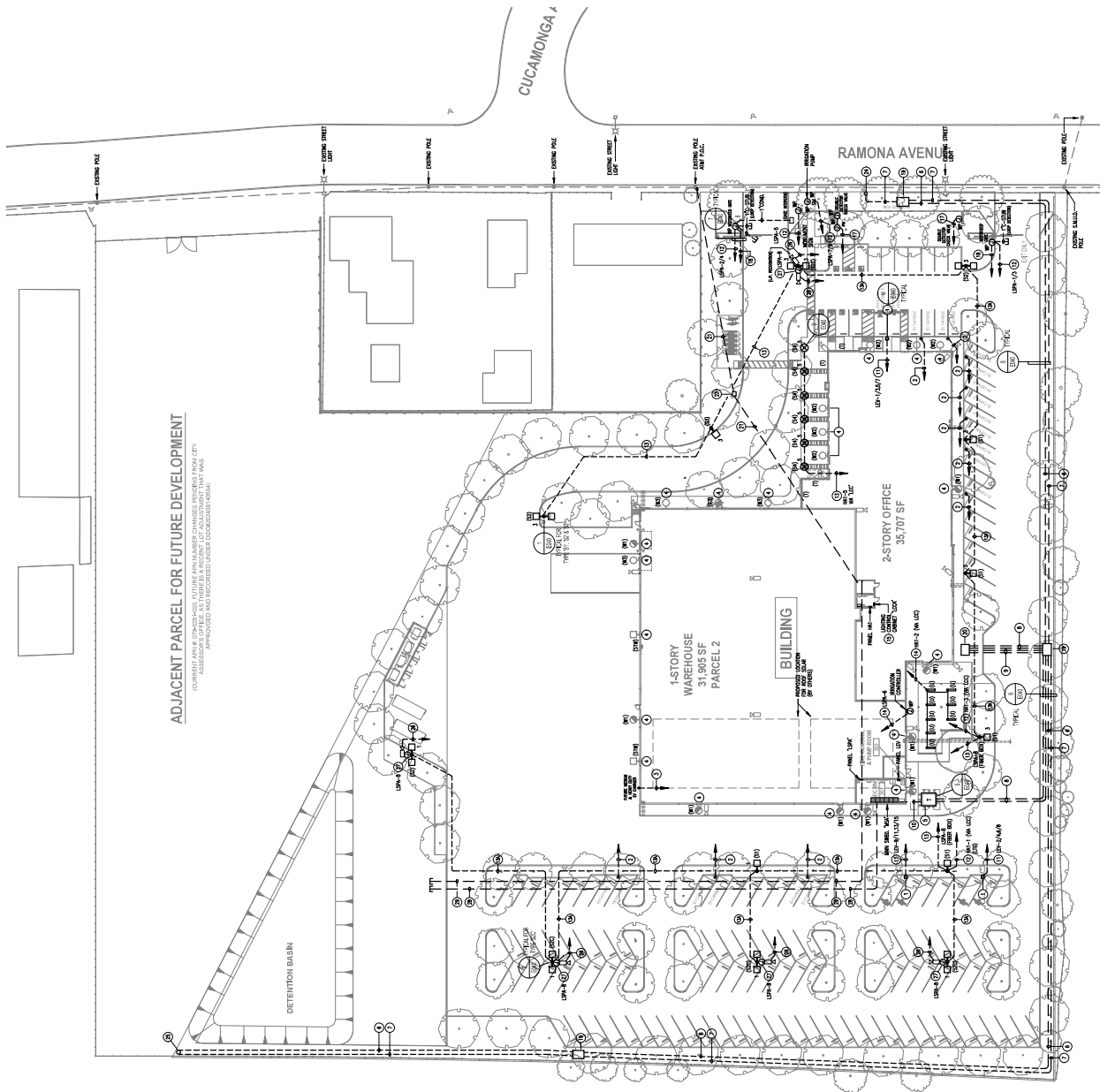
ELECTRICAL SITE PLAN

SCALE: AS SHOWN

A compass rose with four lines representing North, South, East, and West. The North line is labeled 'N'. The sector between the North line and the North-East line is shaded black.

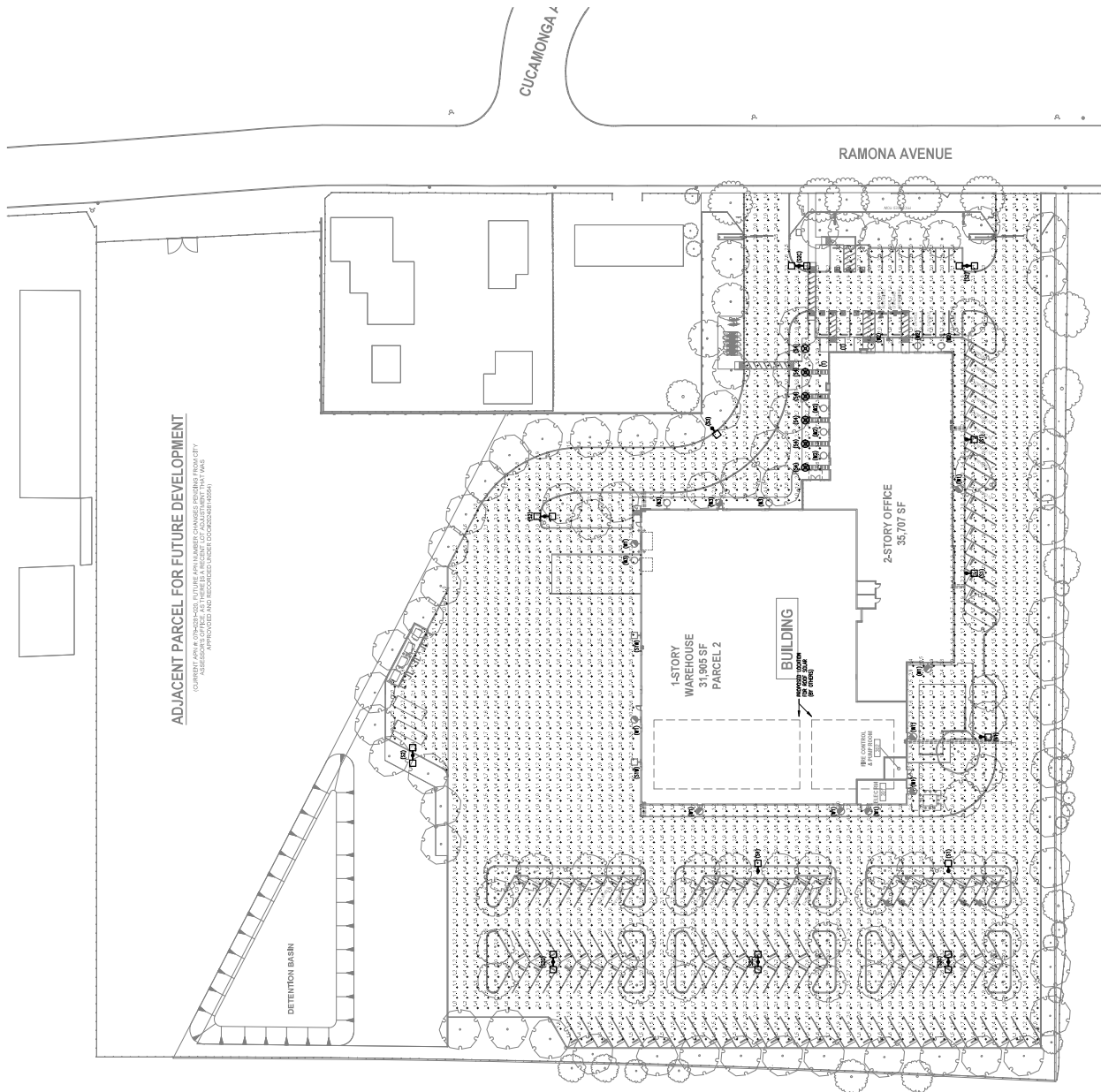
E100

**SITE PLAN DESIGN REVIEW
PACKAGE**
12/19/2024



- [illegible]

ELECTRICAL SITE PLAN

[illegible]

1 PHOTOMETRIC SITE PLAN

STATISTICS				
DESCRIPTION	AVG	MAX	MIN	MAX/MIN
PARKING	2.1 to	16.5 to	1.0 to	18.5 to
				2.1 to

[illegible][illegible][illegible][illegible]

10.1111/j.1365-3113.2012.00522.x
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Accepted 12 July 2012
 Handling Editor: David
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 Ecological Society,
*Journal of Animal
 Ecology*, **81**,
 1005–1015

B. ADDITIONAL COMMENTS	
F. ADDITIONAL REMARKS	

Date submitted by the Client: _____
 Date received by the Agency: _____

[illegible][illegible]

100% of the population

Overall Population

100% of the population

100% of the population

Overall Population

100% of the population

100% of the population

Overall Population

100% of the population

100% of the population

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100% of the population

Overall Population

100% of the population

WYDZIAŁ
Wydział Inżynierii
Pracownia

Imię i nazwisko
 ...

Grupa
 ...

Temat
 ...

Grupa
 ...

Temat
 ...

Wzrost **Waga** **Ciężar ciała** **Temperatura ciała** **Ciężar serca** **Ciężar płuc** **Ciężar wątroby** **Ciężar nerek** **Ciężar pęcherzyka żółciowego** **Ciężar pęcherzyka moczowego** **Ciężar prostaty** **Ciężar macicy** **Ciężar jajników** **Ciężar szyjki macicy** **Ciężar pochwy** **Ciężar cewki moczowej** **Ciężar pęcherzyka żółciowego** **Ciężar pęcherzyka moczowego** **Ciężar prostaty** **Ciężar macicy** **Ciężar jajników** **Ciężar szyjki macicy** **Ciężar pochwy** **Ciężar cewki moczowej**

NAME OF THE COMPANY:

ADDRESS:

CITY: STATE: ZIP:

DATE OF ORDER:

QUANTITY ORDERED:

ORDER NO.:

QUANTITY RECEIVED:

DATE RECEIVED:

REMARKS:

NAME OF THE CUSTOMER:

ADDRESS:

CITY: STATE: ZIP:

DATE OF ORDER:

QUANTITY ORDERED:

ORDER NO.:

QUANTITY RECEIVED:

DATE RECEIVED:

REMARKS:

QUANTITY ORDERED:

QUANTITY RECEIVED:

DATE RECEIVED:

REMARKS:

CA Building Energy Efficiency Standards - 2023 Interim Rule Compliance
 Generated Date/Time: 2023-07-20 15:32:11
 Report Version: 2023.0.0.000
 Core Element ID: 201300 2301-0000
 Project Initiated: 2023-07-18 15:32:11
 Documented Software: Energy Code App

CA Building Energy Efficiency Standards – 2022 Assessment of Compliance Report Review: 2022.01.08 Compliance ID: 211802 1224.0049 Report Length: 2022.12.14.13.23.06 Documentation Software: Energy Code Aid	San Joaquin County/Platts
---	----------------------------------

CA Building Energy Efficiency Standards - 2022 Non-residential Code planset

Generating Easy/Trial

Documentation Software: Easy Code App

Project Version: 2022.04.08

Compliance ID: E2022-1216-0009

Report Generated: 2023-11-18 12:16

20220311

Document of Self-Review Energy Audit App

General Summary

Report Version: 2022-03-22
 Schema Version: 2023-01-15
 Report Generated: 2024-12-18 15:12:15

CA Building Energy Efficiency Compliance - 2022 International Compliance

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Journal Pre-proof

Journal of Interpersonal Violence 35(12) 3411-3426
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[illegible]

LA Recs	Location	Tag #	City Tree	Protected Private Tree	Onsite/ Offsite
Keep	S	196	No	No	Onsite
Keep	S	197	No	No	Onsite
Keep	N	198	No	No	Onsite
Keep	S	199	No	No	Onsite
Remove	E	200	No	No	Onsite
Keep	NE	263	No	Yes	Onsite
Remove	NE	264	TBD	No	Onsite
Remove	E	265	TBD	No	Onsite
Remove	E	266	TBD	No	Onsite
Remove	E	267	N	No	Onsite
Remove	E	268	N	No	Onsite
Remove	E	269	N	No	Onsite
Remove	E	270	N	No	Onsite
Keep	N	271	No	Yes	Onsite

Keep	N	272	No	No	Onsite
Keep	N	273	No	Yes	Onsite
Keep	N	274	No	Yes	Onsite
Remove	SW	275	No	No	Onsite
Keep	S	276	No	No	Onsite
Remove	S	277	No	No	Onsite
Keep	S	278	No	Yes	Onsite
Remove	S	279	No	Yes	Onsite
Keep	S	280	No	No	Onsite
Remove	S	281	No	Yes	Onsite
Keep	S	282	No	Yes	Offsite
Keep	S	283	No	No	Onsite
Keep	S	284	No	Yes	Offsite
Keep	S	285	No	Yes	Onsite

Keep	S	286	No	Yes	Offsite
Remove	SE	287	No	Yes	Onsite
Remove	E	289	No	No	Onsite
Remove	E	290	No	Yes	Onsite
Remove	Central	292	No	No	Onsite
Remove	Central	293	No	Yes	Onsite
Remove	Central	294	No	No	Onsite
Remove	Central	295	No	No	Onsite
Remove	Central	296	No	No	Onsite
Remove	Central	297	No	No	Onsite

		298	No	Yes	Onsite
Remove	Central				
		402	No	No	Onsite
Keep	S				
		403	No	No	Offsite
Keep	W				
		404	No	No	Offsite
Keep	W				
		405	No	No	Offsite
Keep	W				
		406	No	No	Offsite
Keep	S				
		407	No	No	Offsite
Keep	W				
		408	No	No	Offsite
Remove	E				
		409	No	No	Offsite
Keep	S				
		410	No	No	Offsite
Keep	S				
		411	No	No	Onsite
Remove	Central				
		412	No	No	Offsite
Keep	S				
		414	No	No	Offsite
Remove	Central				

Remove	Central	415	No	No	Onsite
Remove	Central	416	No	No	Offsite
Keep	W	417	No	No	Offsite
Keep	W	418	No	No	Offsite
Remove	Central	419	No	No	Onsite
Remove	Central	420	No	No	Onsite
Remove	Central	421	No	No	Onsite
Remove	Central	422	No	No	Onsite
Remove	Central	423	No	No	Onsite
Remove	Central	424	No	No	Offsite
Remove		425	No	No	Offsite
Remove	Central	426	No	No	Offsite
Remove	E	427	No	Yes	Onsite
Remove	E	428	No	No	Onsite
Remove	E	429	No	No	Onsite
Remove	SE	430	No	No	Onsite

Remove	SE	431	No	No	Onsite
Remove	S	432	No	No	Onsite
Keep	S	433	No	No	Offsite
Keep		434	No	No	Onsite
Remove	S	435	No	No	Onsite
Remove	SW	436	No	No	Onsite
Remove	E	438	No	No	Onsite
Keep	FE	439	No	No	Offsite
Keep	E	*440	No	No	Offsite
Keep	E	*441	No	No	Offsite
Remove	E	442	No	No	Offsite
Keep	E	*443	No	No	Offsite
Remove	Central	460	No	No	Offsite
Remove	Central	461	No	No	Offsite

Common Name	Botanical Name	DSH (in)	Diameter Measured at (ft)	Measured Canopy Radius (ft)
Coast live oak	<i>Quercus agrifolia</i>	5"	At base	4'
Valley oak	<i>Quercus lobata</i>	6"	At base	6'
Privet	<i>Ligustrum</i>	12"	4.5'	8'
Almond	<i>Prunus dulcis</i>	10"	4.5'	7'
Privet	<i>Ligustrum</i>	9.5"	4.5'	7'
Chinese elm	<i>Ulmus parvifolia</i>	29.5"	4.5'	20'
Privet	<i>Ligustrum</i>	19.5"	4.5'	9'
Privet	<i>Ligustrum</i>	18"	4.5'	9'
Privet	<i>Ligustrum</i>	13"	4.5'	10'
Privet	<i>Ligustrum</i>	12"	4.5'	8'
Privet	<i>Ligustrum</i>	8"	4.5'	7'
Privet	<i>Ligustrum</i>	11"	4.5'	5'
Privet	<i>Ligustrum</i>	15"	4.5'	11'
Cottonwood	<i>Populus</i>	37.5"	4.5'	32'

Cottonwood	<i>Populus</i>	17"	4.5'	30'
Cottonwood	<i>Populus</i>	28"	4.5'	32'
Cottonwood	<i>Populus</i>	26.5"	4.5'	30'
California fan palm	<i>Washingtonia filifera</i>	12"	4.5'	6'
Coast live oak	<i>Quercus agrifolia</i>	10"	4.5'	8'
Almond	<i>Prunus dulcis</i>	14"	4.5'	8'
Almond	<i>Prunus dulcis</i>	24"	4.5'	11'
Mulberry	<i>Morus alba</i>	39"	4.5'	27'
Almond	<i>Prunus dulcis</i>	19"	4.5'	12'
Valley oak	<i>Quercus lobata</i>	20"	4.5'	14'
Chinese pistache	<i>Pistacia chinensis</i>	24"	4.5'	14'
Valley oak	<i>Quercus lobata</i>	6"	4.5'	10'
Almond	<i>Prunus dulcis</i>	24"	4.5'	15'
Coast live oak	<i>Quercus agrifolia</i>	16"	At base	18'

Coast live oak	<i>Quercus agrifolia</i>	28"	4.5'	23'
Coast live oak	<i>Quercus agrifolia</i>	22"	4.5'	28'
Chinese elm	<i>Ulmus parvifolia</i>	11"	4.5'	12'
Chinese elm	<i>Ulmus parvifolia</i>	33.5"	4.5'	20'
Coast live oak	<i>Quercus agrifolia</i>	11"	At base	13'
Coast live oak	<i>Quercus agrifolia</i>	18"	At base	12'
Almond	<i>Prunus dulcis</i>	15"	4.5'	10'
Coast live oak	<i>Quercus agrifolia</i>	10"	4.5'	18'
American elm	<i>Ulmus Americana</i>	7"	4.5'	19'
American elm	<i>Ulmus Americana</i>	15"	4.5'	32'

American elm	<i>Ulmus Americana</i>	24.5"	4.5'	37'
Almond	<i>Prunus dulcis</i>	10"	At base	8'
Almond	<i>Prunus dulcis</i>	14"	4.5'	10'
Almond	<i>Prunus dulcis</i>	16"	4.5'	13'
Almond	<i>Prunus dulcis</i>	18"	4.5'	11'
Almond	<i>Prunus dulcis</i>	6"	4.5'	10'
Almond	<i>Prunus dulcis</i>	18"	4.5'	12'
Fig	<i>Ficus carica</i>	3"	Base of trunk	4'
Almond	<i>Prunus dulcis</i>	7"	4.5'	8'
Almond	<i>Prunus dulcis</i>	8"	4.5'	11'
American elm	<i>Ulmus Americana</i>	N/A	N/A	32 yards x 4 yards
Almond	<i>Prunus dulcis</i>	20"	4.5'	12'
Oleander	<i>Nerium oleander</i>	16		14' Approx.

American elm	<i>Ulmus Americana</i>	6"		1'
Chinese pistache	<i>Pistacia chinensis</i>	8"	4.5'	21'
Almond	<i>Prunus dulcis</i>	16"	4.5'	11'
Almond	<i>Prunus dulcis</i>	19"	4.5'	10'
Privet	<i>Ligustrum</i>	2	4.5'	2'
Privet	<i>Ligustrum</i>	5	4.5'	9'
Privet	<i>Ligustrum</i>	1-2"	4.5'	13'
Privet	<i>Ligustrum</i>	6		7'
Privet	<i>Ligustrum</i>	6"	4.5'	7'
Cypress	<i>Cupressus</i>	14"	4.5'	15'
Oleander	<i>Nerium oleander</i>	-----	-----	-----
Deodar cedar	<i>Cedrus deodara</i>	16"	4.5'	25'
Fig	<i>Ficus carica</i>	38.5"	4.5'	15'
Mulberry	<i>Morus alba</i>	12"	4.5'	14'
Coast live oak	<i>Querus agrifolia</i>	5"	4.5'	7'
Hackberry	<i>Celtis</i>	19.5"	4.5'	21'

Hackberry	<i>Celtis</i>	20"	4.5'	16'
Mulberry	<i>Morus alba</i>	14"	4.5'	8'
Hackberry	<i>Celtis</i>	2"	4.5'	4'
Coast live oak	<i>Quercus agrifolia</i>	2	At base	2'
Bradford pear	<i>Pyrus calleryana</i>	----	-----	6'
Valley oak	<i>Quercus lobata</i>	5"	4.5'	6'
Chinese pistache	<i>Pistacia chinensis</i>	21"	At base	26'
Privet	<i>Ligustrum</i>	**10"	At base	8'
Privet	<i>Ligustrum</i>	**14"	At base	12'
Privet	<i>Ligustrum</i>	**12"	At base	12'
Privet	<i>Ligustrum</i>	12"	At base	12'
Privet	<i>Ligustrum</i>	12"	At base	14'
Modesto ash	<i>Fraxinus velutina</i>	28"	4.5'	30'
Deodar cedar	<i>Cedrus deodara</i>	12"	4.5'	20'

Arborist Rating	Observation Comments	Development Status	Construction Impact
2 – Major structure or health problems	Measured at base, co-dominant stem, some deadwood, Medium vigor, Slightly burnt	Remove	N/A
2 – Major structure or health problems	Measured at base, high vigor, poor structure	Remove	N/A
4- No problems. High vigor and good structure	High vigor, dense canopy	Remove	N/A
2 – Major structure or health problems	Poor structure, medium vigor, multi-stem	Remove	N/A
2 – Major structure or health problems	50% dead, multiple water sprouts	Remove	N/A
3- Minor problems	Multi-stem. 10" x 10" cavity at base stem at 4'. Included bark. 1/3 rd of crown growing under utility wires. Healthy. If fence is removed, canopy should be raised by 7' to prevent damage.	Retain	Installation of new fence and grade change may impact Tree Protection Zone
2 – Major structure or health problems	Multi-stem. Medium vigor. Growing under and into Chinese elm.	Remove	N/A
3- Minor problems	Multi-stem. Good vigor. 6" broken stem. Multiple surface roots.	Remove	N/A
2 – Major structure or health problems	Multi-stem. Low vigor. Sparse interior foliage.	Remove	N/A
2 – Major structure or health problems	Multi-stem. Low vigor. Sparse interior foliage. Few limbs growing into fence.	Remove	N/A
2 – Major structure or health problems	Multi-stem. Low vigor. Many stems dead.	Remove	N/A
2 – Major structure or health problems	Multi-stem. Low vigor. Many dead branches. Southern portion of canopy over fence.	Remove	N/A
3- Minor problems	Multi-stem. Few a dead. One sided canopy. 12" x 2" wound at base.	Remove	N/A
3- Minor problems	Medium vigor, multiple stem with included bark	Remove	N/A

2 – Major structure or health problems	Low vigor, abundant deadwood, multiple stems with included bark	Remove	N/A
2 – Major structure or health problems	Low vigor, multiple stem with included bark	Remove	N/A
2 – Major structure or health problems	Low vigor, abundant deadwood, multiple stems with included bark	Remove	N/A
3- Minor problems	Trunk is burnt	Remove	N/A
3 – Minor problems	North side of trunk burnt, co-dominant stem, high vigor, few dead branches	Remove	N/A
2 – Major structure or health problems	Tree is burnt, half dead, multi-stem	Remove	N/A
3- Minor problems	High vigor, poor structure, growing through fence, impacted by fence replacement	Retain	N/A
2 – Major structure or health problems	Multi-stem, 22 stems. Dead stems were not measured, Multiple dead branches, poor structure, limbs growing horizontal to ground, poor vigor	Remove	N/A
2 – Major structure or health problems	Medium vigor. Poor structure. Growing into fence.	Remove	N/A
2 – Major structure or health problems	Multi-stem. Poor structure. High vigor. Multiple dead branches.	Remove	N/A
2 – Major structure or health problems	Multi-stem, poor structure, all stems emanate from the ground, included bark	Retain	N/A. Installation of new fence and grade change may impact Tree Protection Zone
2 – Major structure or health problems	Poor structure, high vigor, co-dominant stem at 10'	Retain	N/A. Installation of new fence and grade change may impact Tree Protection Zone
2 – Major structure or health problems	Multi-stem, 8" stem has 6' crack, multiple dead limbs, low vigor, may be impacted by construction and new fence	Retain	N/A. Installation of new fence and grade change may impact Tree Protection Zone
3-Minor problems	Measured at base, all stems emanate from 3.5' above ground, poor structure, high vigor	Remove	N/A

3- Minor problems	Tree has slight lean, poor structure, high vigor, growing into fence, may be impacted by construction	Retain	Installation of new fence and grade change may impact Tree Protection Zone
3- Minor problems	Two stems emanate 3.5' off ground, included bark with seam	Retain	Installation of new fence and grade change may impact Tree Protection Zone
2 – Major structure or health problems	Poor structure, multi-stem, growing under utility wires	Remove	N/A
2 – Major structure or health problems	Poor structure, high vigor, good foliage color	To remain, recommended by Landscape Architect. Major structural pruning. This tree can be viable long term.	N/A
2 – Major structure or health problems	Measured at base, poor structure, multiple stem emanate 3' above ground, several dead branches	Remove	N/A
3 - Minor problems	*Property line to be surveyed to determine if tree is on or off site. Measured at base, high vigor, poor structure, may be impacted by construction, several dead branches	TBD	N/A
2 – Major structure or health problems	Multi stem, low vigor, many dead branches, poor foliage color	Remove	N/A
3- Minor problems	High vigor, com-dominant stem at 10' with included bark	Remove	N/A
2 – Major structure or health problems	Has 3' wound, involved in fire, medium vigor, poor structure, potential construction conflict, severe lean 4"	Remove	N/A
3- Minor problems	Potential construction conflict, Tree involved in fire, High vigor, poor structure, unbalance crown	Remove	N/A

3- Minor problems	High vigor, poor structure, several large limbs, most of the crown growing into the west. Potential construction conflict, Tree involved in fire	Retain	Installation of new fence, grade change and CMU wall may impact Tree Protection Zone
2 – Major structure or health problems	Measured at base, Multi-stem, low vigor, poor structure, may be impacted by fence replacement	Retain	Installation of new fence and grade change may impact Tree Protection Zone
2 – Major structure or health problems	Previously topped, poor structure, low vigor, tree was burnt	Retain	TBD on grading
2 – Major structure or health problems	Tree was burnt, low vigor, multiple water sprouts	Retain	TBD on grading
2 – Major structure or health problems	Low vigor, tree has been burnt	Retain	TBD on grading
2 – Major structure or health problems	Low vigor. Good branch structure. Growing over fence.	Retain	TBD on grading
2 – Major structure or health problems	Previously topped, burnt, multiple water sprouts	Retain	TBD on grading
3- Minor problems	Multiple suckers. High vigor. Poor structure. Growing on fence line, growing into side walk	Retain	TBD on grading
2 – Major structure or health problems	Low vigor, poor structure, growing over fence	Retain	TBD on grading
2 – Major structure or health problems	Low vigor, poor structure, growing over fence	Retain	N/A
N/A	Area of elm tree saplings ranging from less than 1” to 3”. Several dead, will be impacted by construction	Remove	N/A
2 – Major structure or health problems	Multi-stem. Low vigor. Poor structure. Growing into fence.	Retain	N/A
2 – Major structure or health problems	Multi stem. Growing into fence. Multiple dead branches. Will be impacted by construction.	Retain	N/A

1- Dead	Dead	Remove	N/A
2 – Major structure or health problems	Poor structure, entire top of crown bending over to the south, multiple dead branches	Retain	N/A
2 – Major structure or health problems	Poor structure, medium vigor, multiple water sprouts	Retain	N/A
2 – Major structure or health problems	Previously topped, north side burnt, low vigor	Retain	N/A
2 – Major structure or health problems	Tree was topped. Medium vigor. Poor branching.	Remove	N/A
2 – Major structure or health problems	Multi-stem privet. Low vigor. Multiple dead branches. May be impacted by construction.	Remove	N/A
2 – Major structure or health problems	Group of privets ranging from 1-2”offsite and onsite growing into fence line. Medium vigor. Poor structure,	Remove on site group	N/A
2 – Major structure or health problems	Multi-stem privet. Low vigor. Multiple dead branches.	Remove	N/A
2 – Major structure or health problems	Medium vigor. Poor structure. Multiple dead branches.	Remove	N/A
1- Dead	dead	Retain	N/A
1- Dead	Grouping of Oleander 12’ area x 12’, mostly dead branches, Poor structure	Retain	N/A
2 – Major structure or health problems	Top is dead, sufficient lean, multiple dead branches, sparse foliage	Retain	N/A
2 – Major structure or health problems	Multi-stem 31 stems total, high vigor, good foliage and color	Remove	N/A
2 – Major structure or health problems	Multi-stem, poor structure, high vigor, good foliage color	Remove	N/A
2 – Major structure or health problems	Growing into Chinese elm, high vigor, poor structure	Remove	N/A
2 – Major structure or health problems	Poor structure, all stems emanate from 1’ off ground, included bark	Remove	N/A

2 – Major structure or health problems	Impacted by construction, located at corner of property growing into fence	Remove	N/A
2 – Major structure or health problems	Low vigor, poor foliage color, multi-stem	Remove	N/A
2 – Major structure or health problems	Will be impacted by new fence, sparse foliage, medium vigor, growing into fence	Retain	N/A
2 – Major structure or health problems	Measured at base, Poor structure, medium vigor, growing into Chinese pistache	Remove	N/A
2 – Major structure or health problems	Clump of Bradford pears, six stems between less than 1”-2”, several dead stems	Remove	N/A
1- Dead	Tree is dead	Remove	N/A
3 – Minor problems	High Vigor, dense crown, multi-stem with included bark	Remove	N/A
2 – Major structure or health problems	***Trunk located on private property. Measurement is estimate. Low vigor. Sparce foliage	Retain	Will be impacted by CMU wall.
3 – Minor problems	*Tag wired to fence. **Trunk located on private property. Measurement is estimate. High vigor. Multi-stem	Retain	Will be impacted by CMU wall.
2 – Major structure or health problems	*Tag wired to fence. **Trunk located on private property. Measurement is estimate. Low vigor. Sparce crown. Dead branches.	Retain	Will be impacted by CMU wall.
3 – Minor problems	High vigor. Multi-stem	Retain	Will be impacted by CMU wall.
3 – Minor problems	High vigor. Multi-stem	Retain	Will be impacted by CMU wall.
1- Dead	Trunk severely burned, Bark split, Many dead branches, Tag on fence, Tree on private property.	Retain	N/A
1- Dead	Dead. Leaning over fence.	Retain	N/A

Protective Measures to be taken

N/A

N/A

N/A

N/A

N/A

Erect fencing at drip line to designate
Tree Protection Zone

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

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N/A. Erect fencing at drip line to designate Tree Protection Zone

N/A. Erect fencing to designate Tree Protection Zone

N/A. Erect fencing at drip line to designate Tree Protection Zone

N/A

Erect fencing at drip line to designate
Tree Protection Zone

Erect fencing at drip line to designate
Tree Protection Zone

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

Erect fencing at drip line to designate
Tree Protection Zone

Erect fencing at drip line to designate
Tree Protection Zone

TBD

TBD

TBD

TBD

TBD

TBD

TBD

N/A

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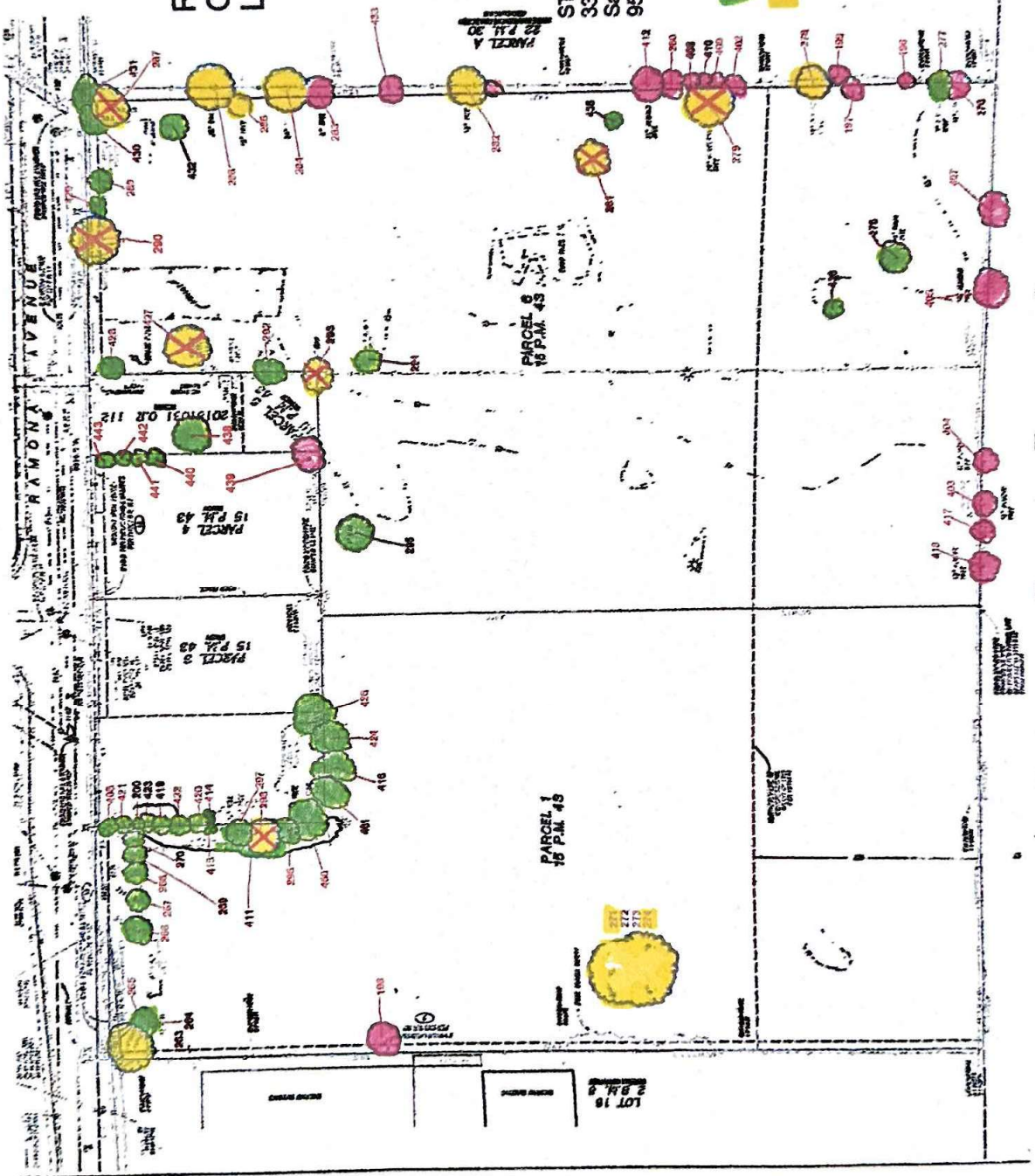
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Ramona Opportunity LLC

Prepared by
Kevin DeVries
BCMA
IL-0936A

STC Tree Care
3309 Longview Drive,
Sacramento, CA
95821

- Private Protected Tree
- Private Protected Tree proposed to be removed



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3309 Longview Drive
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info@stcstreecare.com

Tree Replacement Plan for Ramona Opportunity LLC

Six trees have been identified as Private Protected Trees (PPT) that are to be removed:

Tag #	Common Name	DSH
279	Mulberry	39"
281	Valley Oak	20"
287	Coast Live Oak	22"
290	Chinese elm	33.5"
293	Coast Live Oak	18"
298	American Elm	24.5"
427	Fig	38.5"

Total Inches: 195.5"

A waiver to remove the following trees is requested:

Tag #	Common Name	DSH	Arborist Rating	Reason
279	Mulberry	39"	2	Main stem broke and fell on the ground but continued to grow. Tree has approximately 22 stems. Many dead stems and branches, poor structure and low vigor.
281	Valley Oak	20"	2	Involved in fire. Multiple dead branches. Poor structure.
427	Fig	38.5"	2	Tree was cut down and resprouted, resulting in 31 stems. Poor structure.

Total Inches: 97.5"

A credit to preserve the following trees is requested (Continued on next page):

Tag #	Common Name	DSH
196	Coast Live Oak	5"
197	Valley Oak	6"

Tag #	Common Name	DSH
198	Privet	12"
272	Cottonwood	17"
276	Coast Live Oak	10"
283	Valley Oak	6"

Total Inches: 56"

Description	DSH
(6) PPT to be removed	162"
(3) PPT waivers requested	97.5"
(6) Credit to preserve requested	56"

Total Inches to Replace: 8.5"

Replacement trees should be a combination Valley Oak, Coast Live Oak and Chinese Elm.

*A tree in a 15-gallon container = 1" DSH

* A tree in a 24-inch box = 2" DSH

* A tree in a 36-inch or larger = 3" DSH

Please Note: This is a preliminary plan and is subject to change.

Thank you,

Kevin DeVries

Kevin DeVries 916-397-0710
ISA Certified Master Arborist IL-0936A
ISA Tree Risk Assessment Qualified

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License # 1055887

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Tree Protection Plan for Ramona Opportunity LLC

Ten trees have been identified as Private Protected Trees (PPT) that will remain and will require tree protection.

Tag #	Common Name
263	Chinese Elm
271	Cottonwood
272*	Cottonwood
273	Cottonwood
274	Cottonwood
286	Coast Live Oak
285	Coast Live Oak
284	Almond
282	Chinese Pistache
278	Almond

*272 is not a PPT, however it is among a grove of Cottonwood's that would be surrounded by temporary fencing.

Potential impacts to construction are as follows:

-Grade changes would need to taper down to the existing grade at the edge of the Tree protection Zone (TPZ).

-Choose an alternate method to post hole excavation, for fence installation, within the TPZ such as a pier at grade.

Please Note: This is a preliminary plan and is subject to change.

The Tree Protection Standards are as follows:

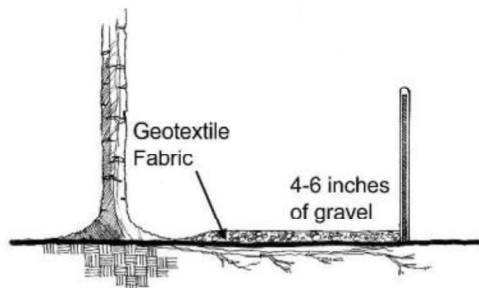
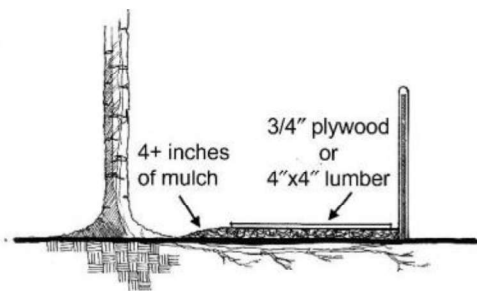
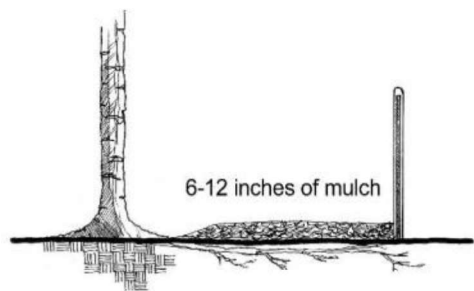
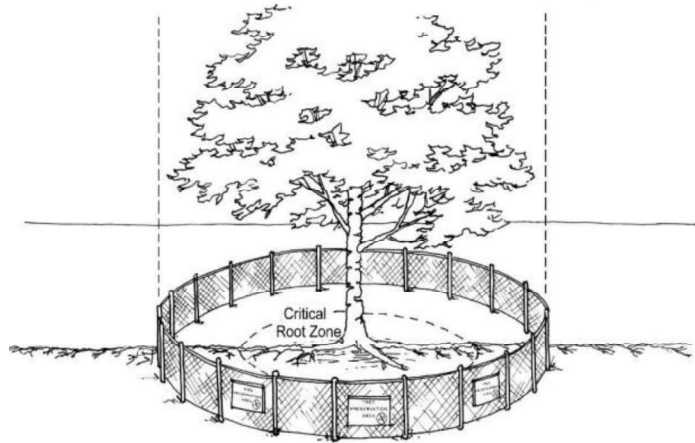
Tree Protection Zone

1. All Protected Trees shall be temporarily fenced during construction.

The tree protection zone (TPZ) shall extend to the dripline of all trees. Tree protection fencing shall be no less than 4' in height and shall be constructed of chain link or snow fencing. Fenced areas shall not be used for material stockpile, storage, vehicle parking, or dumping of materials, chemicals, or garbage. Fenced areas shall be maintained in a natural condition and not be compacted.

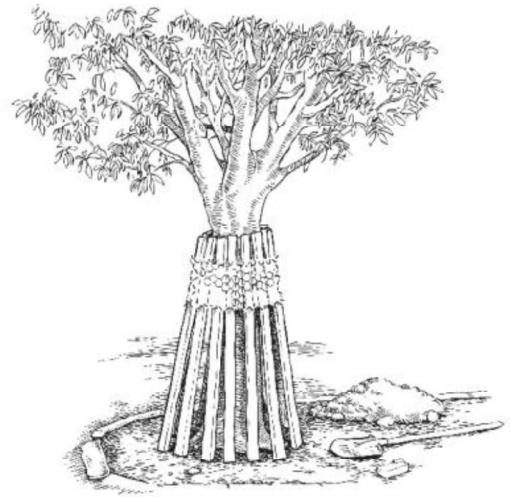
2. If construction activities inside the TPZ are unavoidable, one of the following measures must be enacted to avoid soil compaction and root damage

- a. Apply 6-12" of clean, locally sourced mulch
- b. Laying $\frac{3}{4}$ " minimum thickness plywood, beams, commercial logging or road mats over a 4" thick layer of wood mulch
- c. Applying 4 to 6" of gravel overtaught staked geotextile fabric.



- d. Any stone or mulch greater than 4" in depth shall be removed when the threat of root damage has passed, and fencing shall be re-installed for the remainder of the construction activities.
- e. If TPZ fencing is to be removed for any period of time, a 4-foot chain link fence shall be erected in the critical root zone which is defined as an area no closer than 3' from the stem of the tree. This fencing may be removed once TPZ fencing is re-installed.
- f. Rules forbidding material stockpile, storage, vehicle parking, or dumping of materials, chemicals, or garbage still apply during times when fencing has been removed.

- 3. Trees outside of the construction zone but in close proximity to increased equipment or truck traffic may require protection to avoid damage to the stem. These measures should include fencing in at the critical root zone (three feet) and installing thick wood planks around the trunk bound by straps or wire.



Root Pruning and Root Zone Impact Mitigation

All approved construction work within the root zone of trees scheduled for preservation shall observe the following minimum tree protection practices.

- 1. Hand trenching at point or line of grade cuts closest to the trunk to expose major roots 2" in diameter or larger. In cases where rock or unusually dense soil prevents hand trenching, mechanical equipment may be approved by City Forester, provided that work is closely supervised to prevent tearing or other damage to major roots.
- 2. Exposed major roots shall be cut with a saw to form a smooth surface and avoid tears or jagged edges.
- 3. Absorbent tarp or heavy cloth fabric shall be placed over new grade cuts where roots are exposed and secured by stakes. 2" to 4" of compost or woodchip mulch shall be spread over the tarp to prevent soil moisture loss. The tarp should be thoroughly wetted at least twice per week to ensure constant moisture levels until backfilling occurs. In very dry climate conditions, additional watering shall be maintained through all phases of construction including delays and other periods of inactivity.

4. Decks located within the root zone of trees scheduled for preservation shall be of post and beam construction to eliminate any need for root pruning or removal.
5. On-grade patios that cover more than one-third of the feeder zone of pine trees and water penetration. Patios and paving shall be combined with any other non-permeable surface or structure for the purpose of calculating the one-third coverage standard. A maximum 80% compaction for permeable surfaces shall be allowed. The paving design shall specify this restriction.
6. Planting beneath trees scheduled for preservation shall take into consideration watering requirements of the tree to prevent damage from over or under watering. Planting beneath native oak trees is of special concern and should be avoided. At a minimum, all new irrigation should be directed away from the trunks of oak trees. Installing lawn or other planting that requires frequent watering insures a slow death for oak trees due to their sensitivity to over watering and susceptibility to oak root fungus. Overwatering may also damage native pines.

All images courtesy of the International Society of Arboriculture

DEMOLITION REQUEST PRESERVATION REIEW (DRPR)

SECTION 1: To be completed by Planning Staff.

- ☒ **Yes** ☐ **No** The project proposes demolition of 50-percent or more of building footprint, or 50-linear feet or more of exterior wall?
If checked **NO**, No DRPR or Demolition I&R form is required.
If checked **YES**, proceed to Section 2 below.

SECTION 2: To be completed by Planning Staff.

- ☐ **Yes** ☒ **No** The project proposes only demolition and is not part of a development proposal.
If checked **NO**, proceed to Section 3 below.
If checked **YES**, No DRPR required. Complete Demolition I&R ([Form CDD-0113](#)).

SECTION 3: To be Completed by Planning Staff. Attach color photos. Large format printed or digital preferred.

Project Information

Date of Pre-Application Meeting: _____
Date Application Submitted: 8/29/2024
Date Application Deemed Complete: _____
Application Number: DR24-195
Address: 3316 Ramona Avenue
Assigned Planner: Armando Lopez Jr.
Planner Phone Extension: 8239

Type of Structure:

- ☐ Accessory
☒ Residential (1 or 2 units)
☐ Commercial (3+ units, or other commercial/industrial)
☐ Other (bridge, water tower, etc.) Description: _____

Scope of Work

- ☒ Demolition and New Construction
☐ Demolition of ACCESSORY STRUCTURE ONLY and New Construction
☐ Residential Addition
☐ Commercial Addition (3+ units, or other commercial/industrial)
☒ Other Description: Construction of office and warehouse buildings

PAGE 2 TO BE COMPLETED BY THE PRESERVATION DIRECTOR

HISTORIC RESOURCE PRELIMINARY EVALUATION

SECTION 4: To be completed by the Preservation Director.

- ☒ **Project is part of a discretionary development proposal such as a SPDR Entitlement:** Attach completed DRPR to Record of Decision. Refer to Section 5 below.
- ☐ **Project is part of a ministerial review, such as an ADU I&R:** Route to Preservation Director prior to completing Record of Decision. Attach completed DRPR to Record of Decision. Refer to Section 5 below.
- ☐ **The 45-day review period has expired, and the property is deemed not eligible for listing in the Sacramento Register:** Attach completed DRPR to Record of Decision.

SECTION 5: Preservation Director determination or request for information.

- ☐ **PROPOSED WORK COMPLIES WITH HISTORIC STANDARDS:** Therefore, whether the property includes a historical resource, there would not be a significant impact on any historical resources for CEQA purposes.
- ☒ **NOT ELIGIBLE:** The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years)
- ☐ **ELIGIBLE:** The Preservation Director has made a preliminary determination that the structure IS ELIGIBLE as a historical resource for CEQA purposes and may be eligible as a historic resource for listing in the Sacramento Register. **Project requires evaluation for compliance with historic standards or for possible impacts to historical resource and additional environmental review.**
- ☐ **ADDITIONAL RESEARCH NEEDED:** The Preservation Director has determined that additional research and evaluation on the history and potential significance of the structure is required in order to make a preliminary determination, and:
- ☐ \$500 research fee required (may be a deposit); or
- ☐ Applicant will hire qualified historical consultant to research and evaluate the property.
- ☐ **REQUEST MEETING WITH APPLICANT:** The Preservation Director has questions about the property, the photos provided, or the project and would like to meet with the applicant to discuss the project, its potential compliance with the historic standards, or to determine if an eligibility determination is warranted.

Notes:

Preservation Director's Signature:



Date:

9/6/2024