

DIRECTOR(S)

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Agenda
Director Hearing

Published by the
Community Development Department
(916) 264-5011

Thursday October 16, 2025
1:00 p.m.

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1. Ramona Opportunity Industrial (DR24-195) (Noticed 10/03/2025)

Location: 3316 Ramona Avenue; APN(s): 079-0281-031-0000; (District 6)

Entitlements: **Item A.** Mitigated Negative Declaration; **Item B.** Site Plan and Design Review for the construction of a commercial and industrial mixed-use building and a shell building across several parcels (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; and **Item C.** Tree Permit for the removal of seven (7) private-protected trees.

Contact: Armando Lopez Jr, AIA, (916) 808-8239, ALopezJr@cityofsacramento.org

2. Vietnamese Hope Baptist Church Phase 2 (Z25-022) (Noticed 10/03/2025)

Location: 6301 Elder Creek Road; APN(s): 038-0202-012-0000; (District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B.** Conditional Use Permit Major Modification to expand a previously approved religious assembly use for a 3,457 square foot new sanctuary building on a 1.59-acre parcel within the Single-Unit Dwelling (R-1) Zone; and **Item C.** Site Plan and Design Review to review the construction of a 3,457 square foot sanctuary building and associated site improvements with deviations to rear-yard setback standards and waive the wall requirements in the Single-Unit Dwelling (R-1) Zone.

Contact: Michael Crampton, Assistant Planner, (916) 808-8951, MCrampton@cityofsacramento.org

3. C Street Self Storage (Z25-026) (Noticed 10/03/2025)

Location: 1201 and 1217 C Street; APN(s): 002-0081-002-0000, 002-0081-003-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to establish a mini storage; locker building facility in two existing buildings totaling 47,280 square feet on a 0.88-acre site across two parcels within the Light Industrial (M-1_SPD) Zone, and on landmark parcels on the Sacramento Register of Historic and Cultural Resources; and **Item C.** Site Plan and Design Review for modifications to a landmark structure, site work, and a change of use.

Contact: Henry Feuss, Associate Planner, (916) 808-5880, HFeuss@cityofsacramento.org

4. 3015 H Street – Nonconforming nonresidential use enlargement CUP (Z25-052) (Noticed 10/03/2025)

Location: 3015 H St; APN(s): 003-0212-018-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to enlarge a nonconforming nonresidential use, an existing storefront cannabis dispensary, in order to provide a cannabis delivery dispensary service, which is proposed to be within a 375-square-foot fenced area, located in an existing parking lot behind an existing ±3,000-square-foot building, in the General Commercial zone, within the Central City Special Planning District (C-2-SPD).

Contact: Robert W Williams, Associate Planner, (916) 808-7686,
RWWWilliams@cityofsacramento.org

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Director Hearings

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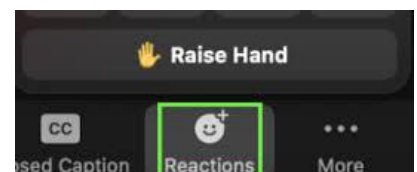
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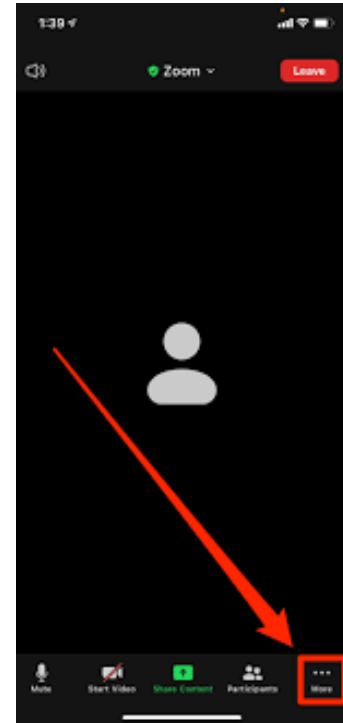


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**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING**

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.

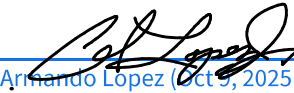
- ADV.10. SMAD: Incorporate planting strips around the entire site perimeter to the full extent feasible (except where it abuts the public right-of-way), using tree species selected from Sac Metro Air District's Landscaping Guidance for Improving Air Quality Near Roadways (Landscaping Guidance), available 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.

An architectural rendering of a modern, multi-story commercial building. The building features a dark, possibly black, facade with large, rectangular glass windows. The text "N.W. JONES CO." and "System Integration Division" is visible on the upper left side of the building. The building is situated in an urban environment with a parking lot in the foreground containing several cars. Landscaping with trees and shrubs is visible along the building's base. The sky is blue with scattered white clouds.

RAMONA AVENUE
SACRAMENTO, CA 95826

SITE PLAN AND DESIGN REVIEW

GENERAL		COVER SHEET
ARCHITECTURAL	AS-10-SR	ARCHITECTURAL SITE PLAN
	AS-20-SR	ARCHITECTURAL SITE PLAN
	AS-30-SR	ARCHITECTURAL SITE PLAN
	AS-31-SR	SITE PLAN SECTION
STRUCTURAL	SA-10-SR	OVERALL FLOOR PLAN - 1ST FLOOR
	SA-20-SR	OVERALL FLOOR PLAN - 2ND FLOOR
	SA-30-SR	OVERALL ROOF PLAN
	SA-40-SR	EXTERIOR BUILDING ELEVATIONS
MECHANICAL	ME-10-SR	PRELIMINARY SITE PLAN
	ME-20-SR	PRELIMINARY HEATING & COOLING PLAN
	ME-30-SR	PRELIMINARY DRAINAGE & SEWERAGE PLAN
	ME-40-SR	PRELIMINARY UTILITY PLAN
LANDSCAPE	LS-10-SR	LANDSCAPE PLAN
	LS-20-SR	LANDSCAPE PLAN
	LS-30-SR	LANDSCAPE PLAN
	LS-40-SR	PARKING & SHADE CALCULATION
ELECTRICAL	ED-10-SR	LEGENDS, NOTES & SCHEDULE
	ED-20-SR	LEGENDS, NOTES & SCHEDULE
	ED-30-SR	PANEL SCHEDULES
	ED-40-SR	SITE DETAILS
ENVIRONMENTAL	EN-10-SR	ELECTRICAL SITE PLAN
	EN-20-SR	ELECTRICAL SITE PLAN
	EN-30-SR	ELECTRICAL SITE PLAN
	EN-40-SR	TITLE & COMPLIANCE SHEET

[illegible]

MAP-



APRIL 16, 2025

[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][illegible][illegible]

BI PROJECT No: 2024.02

PDR - BACKCHECK 3

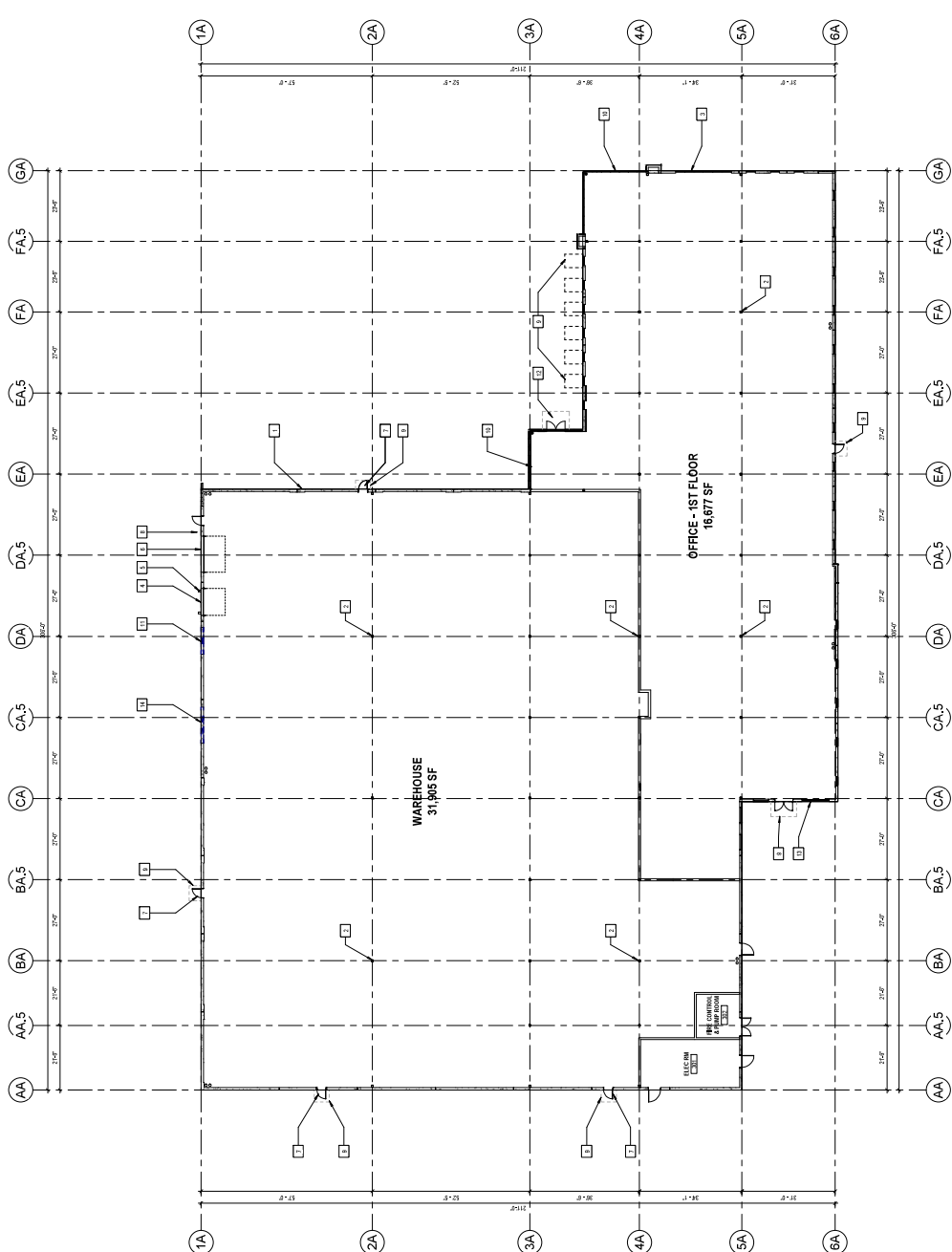
4/16/2025

GENERAL NOTES

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

SHEET NOTES

- [illegible]



1 OVERALL FLOOR PLAN - 1ST FLOOR

RAMONA OPPORTUNITY
LLCRAMONA OPPORTUNITY
INDUSTRIAL

RAMONA AVENUE
SACRAMENTO, CA 95826

ARCHITECT OF RECORD:

vegas builds
ARCHITECTURE / MANAGEMENT / EQUIPMENT / CONSTRUCTION

VEGAS BUILDS, INC.
12050 ALICOSTA BLVD, SUITE N
SAN RAMON, CA 94583
(925) 223-3188

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

LANDSCAPE ARCHITECT OF RECORD:
ROACH + CAMPBELL
947 ENTERPRISE DRIVE LOFT B
SACRAMENTO, CA 95825
916.81.0272, 42750

ELECTRICAL ENGINEER OF RECORD:
HOWE ELECTRIC
4682 E. OLIVE AVENUE
FRESNO, CA 93702

(559) 235-8892

NO.	DATE	ISSUE
-----	------	-------

BC1	11/27/2024	SPR (JPM) - BACKCHECK 1

[illegible]

1000000

DRAWING TITLE: OVERALL ELEVATION

WBI PROJECT No: 2024.02

OVERALL FLOOR
PLAN - 1ST FLOOR

SCALE: As indicated
A-101-SPR

OPDR - BACKCHECK 2

04/01/2025

ROOF SHEET NOTES

- 1. CONCRETE SLAB/DECK
- 2. METAL DECKING
- 3. 2"X4" TRUSS/RAFTER ROOFING
- 4. PROPOSED ROOF TOP MECHANICAL UNITS
- 5. PROPOSED EXHAUST FAN
- 6. 24" X 24" ROOF PATCH

RAMONA OPPORTUNITY
LLC

RAMONA OPPORTUNITY
INDUSTRIAL

RAMONA AVENUE
SACRAMENTO, CA 95828

ARCHITECT OF RECORD

vegas builds
ARCHITECTURAL & CONSTRUCTION

VEGAS BUILDING INC.
1389 SACRAMENTO BLVD. SUITE 100
SACRAMENTO, CA 95833
(916) 524-2138

ALL DIMENSIONS OF EXISTING
AND PROPOSED ROOFING ARE
AS SHOWN ON THE DRAWING. SEE SHEET
(10) FOR DETAILS.

PROPOSED ROOF TOP MECHANICAL UNITS

PROPOSED EXHAUST FAN

PROPOSED ROOF PATCH

PROPOSED ROOF TOP MECHANICAL UNITS

PROPOSED EXHAUST FAN

PROPOSED ROOF PATCH

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1389 SACRAMENTO BLVD. SUITE 100
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(916) 524-2138

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PROPOSED EXHAUST FAN

PROPOSED ROOF PATCH

PROPOSED ROOF TOP MECHANICAL UNITS

PROPOSED EXHAUST FAN

PROPOSED ROOF PATCH

PROPOSED ROOF TOP MECHANICAL UNITS

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PROPOSED EXHAUST FAN

PROPOSED ROOF PATCH

PROPOSED ROOF TOP MECHANICAL UNITS

PROPOSED EXHAUST FAN

PROPOSED ROOF PATCH

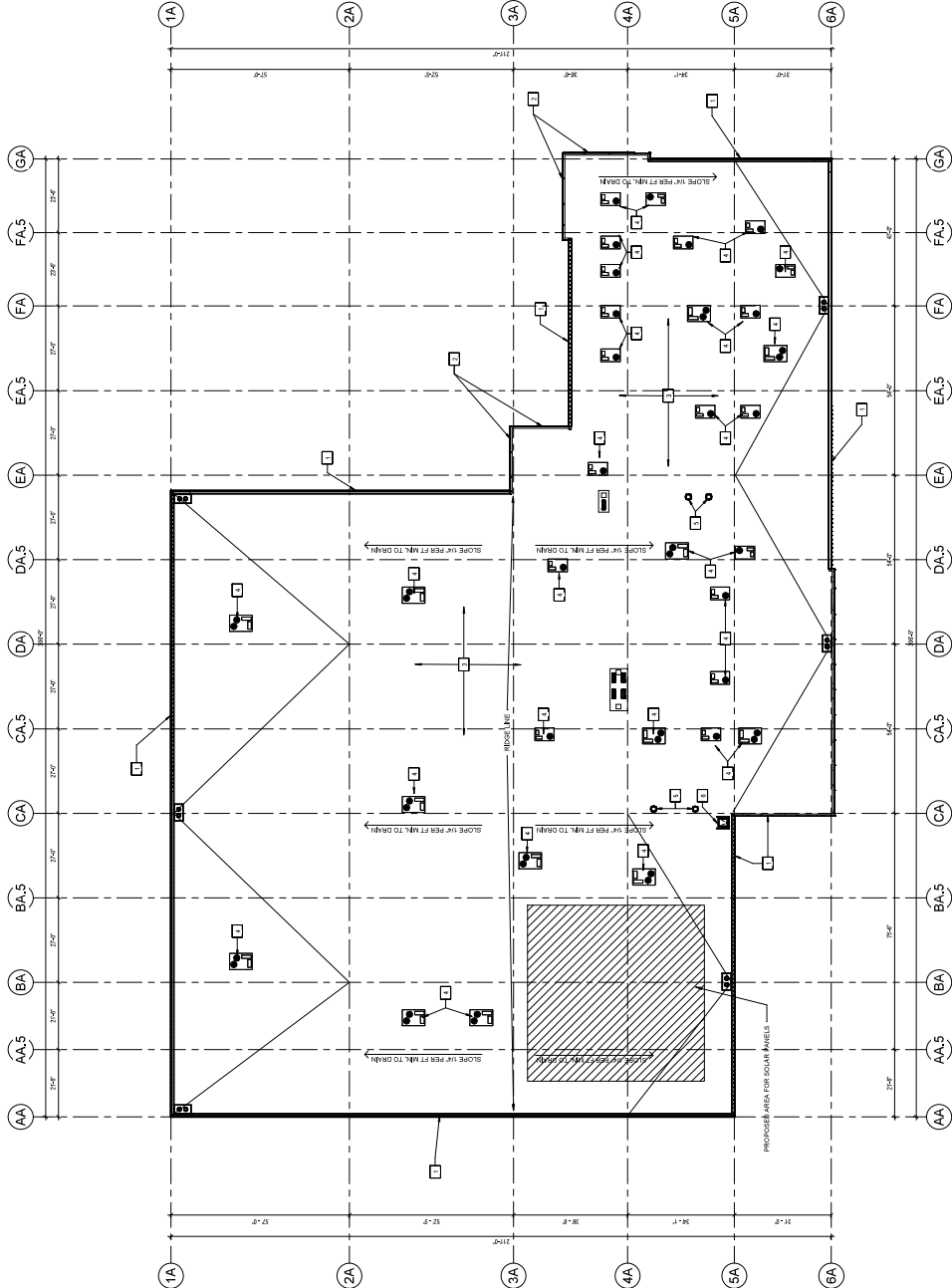
PROPOSED ROOF TOP MECHANICAL UNITS

PROPOSED EXHAUST FAN

PROPOSED ROOF PATCH

1 OVERALL ROOF PLAN

1/8" = 1'-0"



VEGAS BUILDING INC.

1389 SACRAMENTO BLVD. SUITE 100

SACRAMENTO, CA 95833

(916) 524-2138

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(10) FOR DETAILS.

PROPOSED ROOF TOP MECHANICAL UNITS

PROPOSED EXHAUST FAN

PROPOSED ROOF PATCH

PROPOSED ROOF TOP MECHANICAL UNITS

PROPOSED EXHAUST FAN

PROPOSED ROOF PATCH

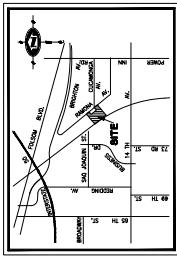
SCALE: As Indicated

A-104-SPR

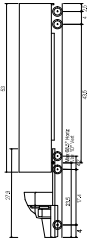
SPDR - BACKCHECK 2

04/01/2025

OVERALL ROOF
PLAN

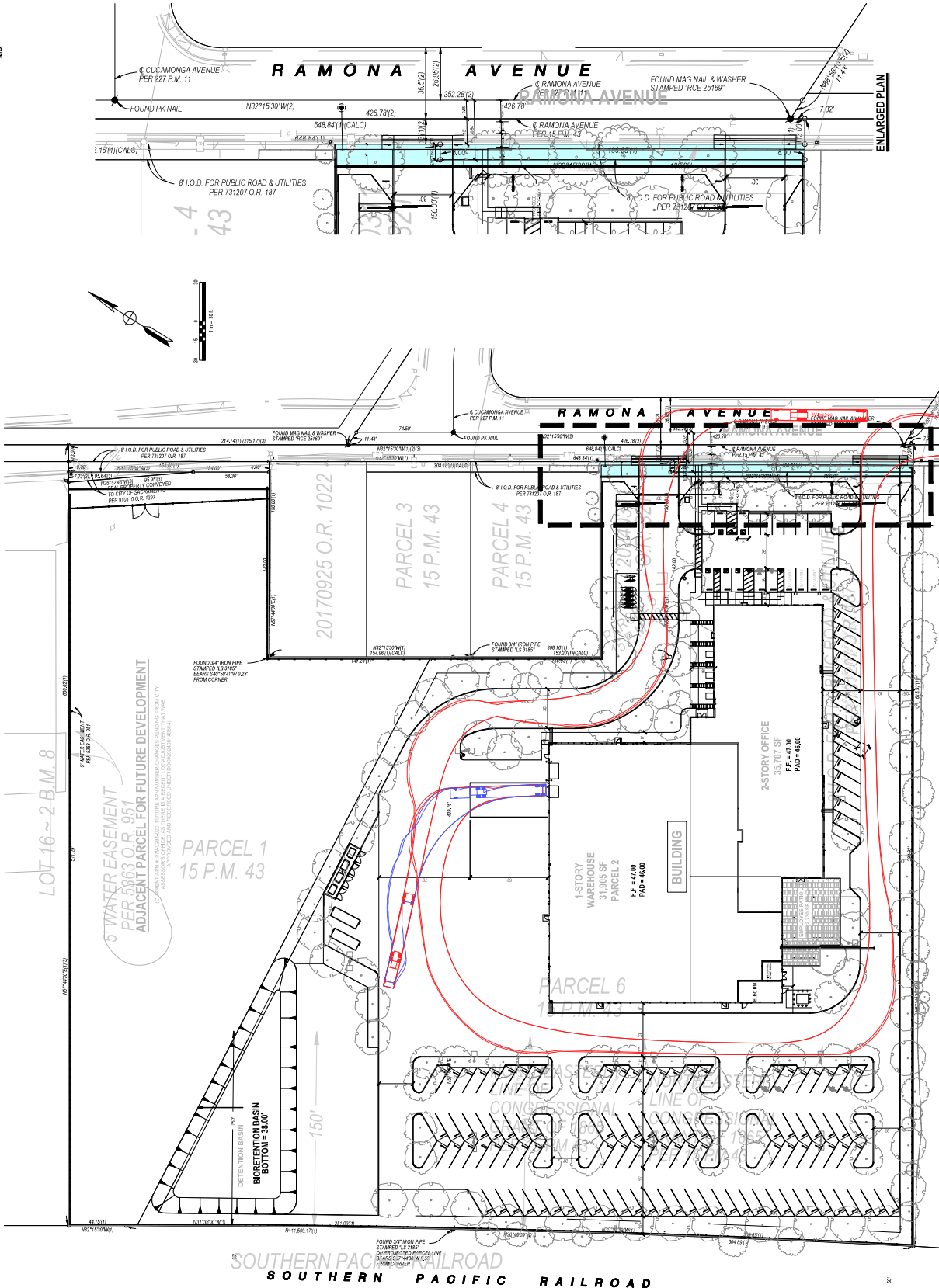


VICINITY MAP



WB-67 TRUCK PROFILE

WB-67 TRUCK PROFILE



SEE ENLARGED PLAN THIS SHEET



SOUTHERN PACIFIC RAILROAD

RAMONA OPPORTUNITY
LLC

RAMONA OPPORTUNITY
INDUSTRIAL

RAMONA AVENUE
ASBESTOS/LEAD SURVEY

ARCHITECT OF RECORD

vegas builds

VEGAS BUILDING CO. INC.
1380 ALACOSTA BLVD. SUITE N
LAS VEGAS, NV 89102
(702) 224-2188

CLIENT/OWNER OF RECORD
RAMONA OPPORTUNITY LLC
1380 ALACOSTA BLVD. SUITE N
LAS VEGAS, NV 89102
(702) 224-2188

ENGINEER OF RECORD
RAMONA OPPORTUNITY LLC
1380 ALACOSTA BLVD. SUITE N
LAS VEGAS, NV 89102
(702) 224-2188

ARCHITECT OF RECORD
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LAS VEGAS, NV 89102
(702) 224-2188

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 PARCEL IS NOT TO BE DEVELOPED. ANY FUTURE
DEVELOPMENT OF THIS PARCEL IS THE RESPONSIBILITY OF THE
APPLICANT AND IS NOT TO BE CONSIDERED.

PARCEL 1
16 P.M. 43

DETENTION BASIN
BIORETENTION BASIN
BOTTOM = 35.00'

SOUTHERN PACIFIC RAILROAD

RAMONA AVENUE
RAMONA AVENUE

1-STORY
WAREHOUSE
31,905 SF
PARCEL 2
F.F. = 46.20
PAD = 46.00

BUILDING

2-STORY OFFICE
35,707 SF
F.F. = 47.00
PAD = 46.00

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

C-3

SITE PLAN DESIGN REVIEW
PACKAGE
03/17/2025

SCALE 1" = 30'



TREE LEGEND

SAMPLE	CODE	EXTERNAL COMMENT	CODE	QTY
1	AGE OIL	AGE OIL	1	1
2	OLE EUR	OLE EUR	7	7
3	PPH43	PPH43	35	35
4	OLE EUR	OLE EUR	8	8
5	OLE EUR	OLE EUR	22	22
6	OLE EUR	OLE EUR	21	21
7	OLE EUR	OLE EUR	11	11

SHADING LEGEND (PER CITY OF SACRAMENTO DESIGN GUIDELINES)



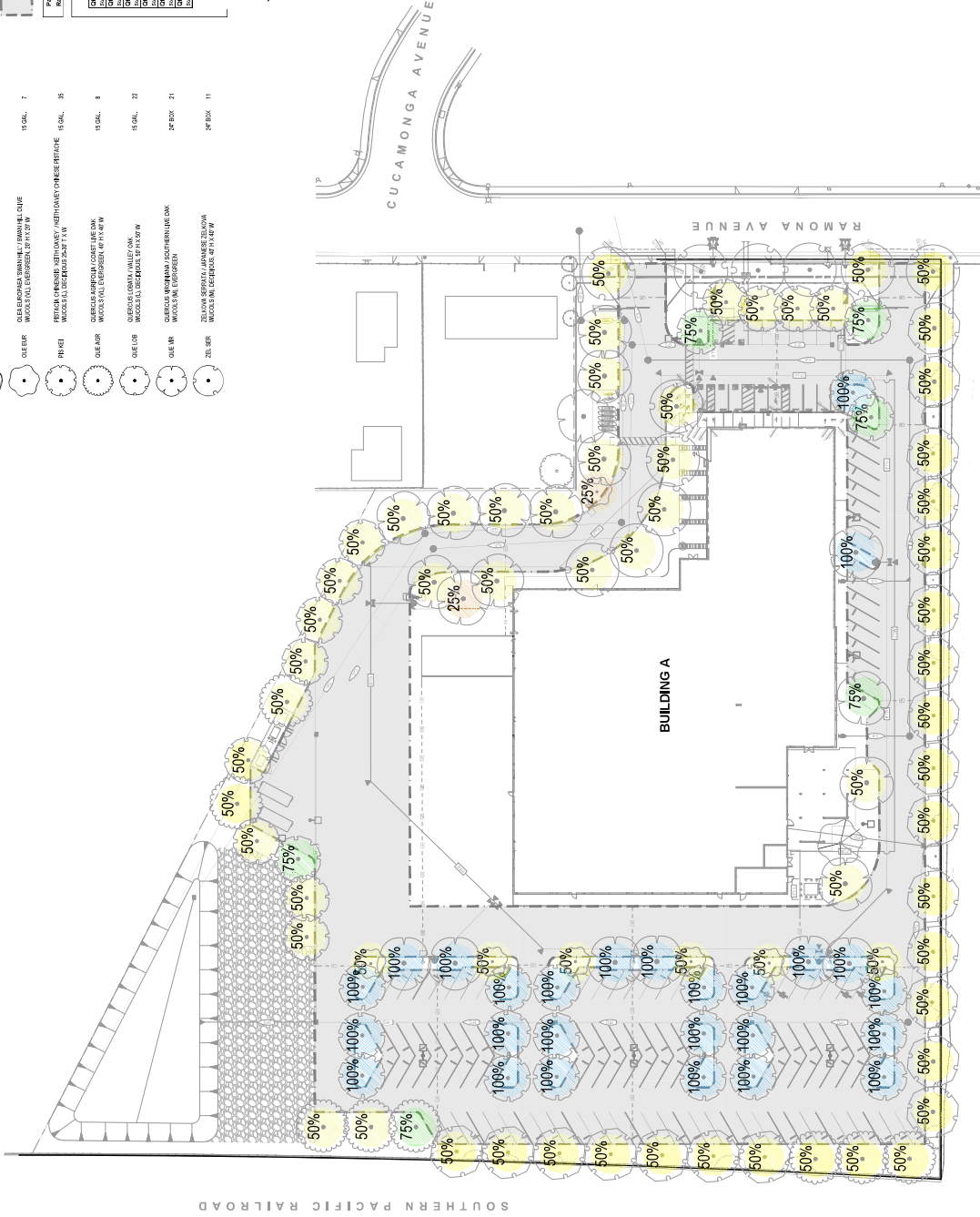
Project	25000
Project Name	25000
Project Address	25000
Project City	25000
Project State	25000
Project Zip	25000

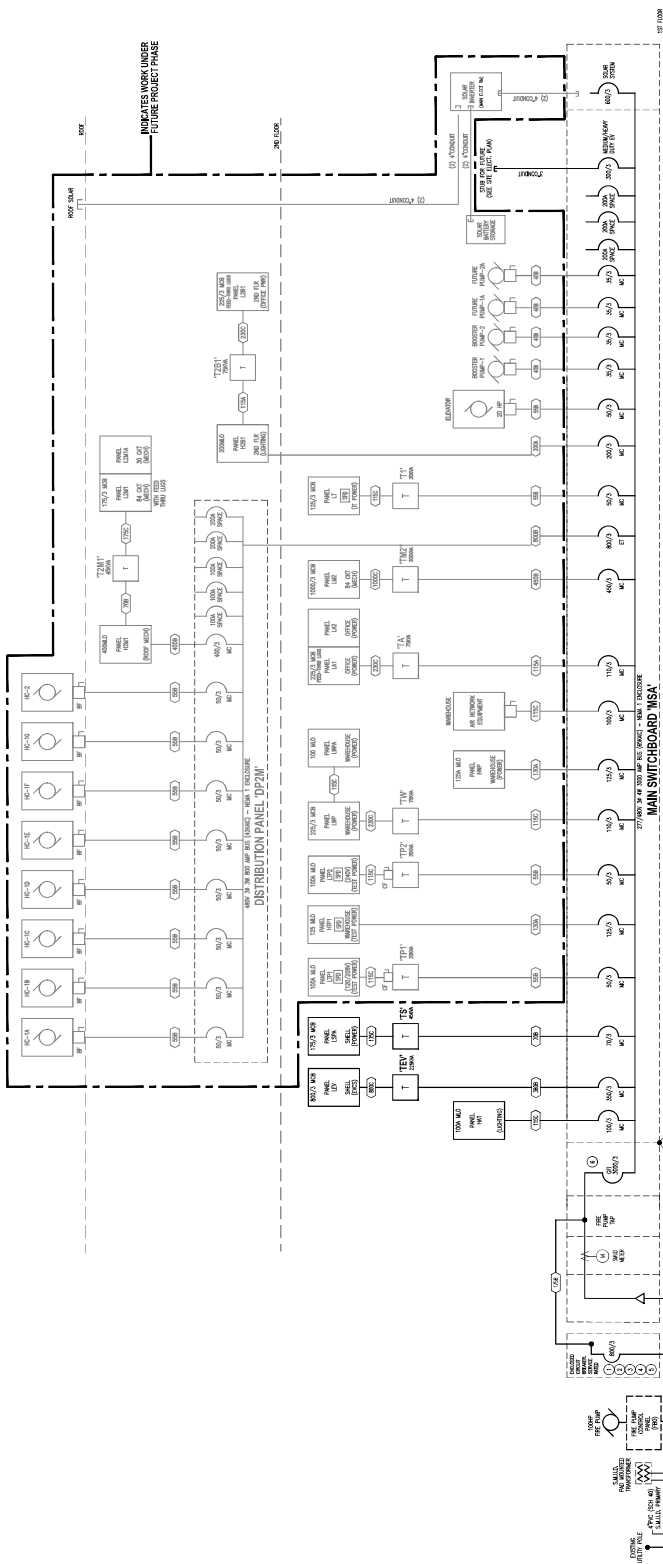
Tree Code	Tree Name	Tree Size	Tree Qty	Tree Value	Tree Cost
1	AGE OIL	1	1	1	1
2	OLE EUR	7	7	7	7
3	PPH43	35	35	35	35
4	OLE EUR	8	8	8	8
5	OLE EUR	22	22	22	22
6	OLE EUR	21	21	21	21
7	OLE EUR	11	11	11	11

Tree Code	Tree Name	Tree Size	Tree Qty	Tree Value	Tree Cost
1	AGE OIL	1	1	1	1
2	OLE EUR	7	7	7	7
3	PPH43	35	35	35	35
4	OLE EUR	8	8	8	8
5	OLE EUR	22	22	22	22
6	OLE EUR	21	21	21	21
7	OLE EUR	11	11	11	11

REPLACEMENT TREES

Tree Code	Tree Name	Tree Size	Tree Qty	Tree Value	Tree Cost
1	AGE OIL	1	1	1	1
2	OLE EUR	7	7	7	7
3	PPH43	35	35	35	35
4	OLE EUR	8	8	8	8
5	OLE EUR	22	22	22	22
6	OLE EUR	21	21	21	21
7	OLE EUR	11	11	11	11



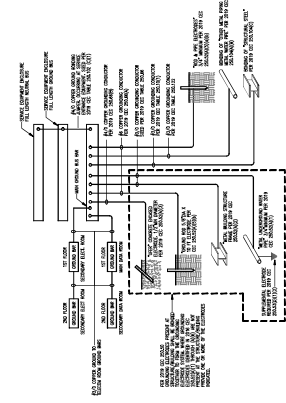


LOAD CALC'S "MSA"			DEMAND LOAD
LOADING	8750 X	1 WSP	
POWER	67852	3 WSP	1081 KVA
25% OF LARGEST MOTOR	67852	X 12 WSP	2002 KVA
TRANSFORMER TAP	67852	X 12 WSP	2325 KVA
TRANSFORMER TAP	67852	X 5 WSP	3368 KVA
SCAFFOLDING	200000	X 0.2 WSP	560 KVA
LIGHTS	25	X 0.84 WSP	2000 KVA
ELC'S	25	X 1 WSP	2000 KVA
BOILER	25	X 1 WSP	2000 KVA
STEAM RAMP AT 20HP	25	X 1 WSP	2000 KVA
COOLER RAMP AT 20HP	25	X 1 WSP	2000 KVA
FIRE PUMP (100HP)	25	X 1 WSP	2000 KVA
STEAM RAMP AT 100HP	25	X 1 WSP	2000 KVA
STEAM RAMP AT 100HP	25	X 1 WSP	2000 KVA
STEAM RAMP AT 100HP	25	X 1 WSP	2000 KVA
TOTAL AMPS	67852	50	2844 AMPS
BUILDING SF	67852	50	353 VAC/SP

TRANSFORMER SPECIFICATIONS									
TYPE	POWER	SECONDARY	WIND	W/O 4-WINDING	WINDING	°C	°C	INSULATOR CLASS	COOLING
1000	1000	100/200	6	6	6	110°C	110°C	200	W
300	300	100/200	6	6	6	110°C	110°C	200	W
150	150	100/200	6	6	6	110°C	110°C	200	W
75	75	100/200	6	6	6	110°C	110°C	200	W
37.5	37.5	100/200	6	6	6	110°C	110°C	200	W
18.75	18.75	100/200	6	6	6	110°C	110°C	200	W
9.375	9.375	100/200	6	6	6	110°C	110°C	200	W
4.6875	4.6875	100/200	6	6	6	110°C	110°C	200	W
2.34375	2.34375	100/200	6	6	6	110°C	110°C	200	W
1.171875	1.171875	100/200	6	6	6	110°C	110°C	200	W
0.5859375	0.5859375	100/200	6	6	6	110°C	110°C	200	W
0.29296875	0.29296875	100/200	6	6	6	110°C	110°C	200	W
0.146484375	0.146484375	100/200	6	6	6	110°C	110°C	200	W
0.0732421875	0.0732421875	100/200	6	6	6	110°C	110°C	200	W
0.03662109375	0.03662109375	100/200	6	6	6	110°C	110°C	200	W
0.018310546875	0.018310546875	100/200	6	6	6	110°C	110°C	200	W
0.0091552734375	0.0091552734375	100/200	6	6	6	110°C	110°C	200	W
0.00457763671875	0.00457763671875	100/200	6	6	6	110°C	110°C	200	W
0.002288818359375	0.002288818359375	100/200	6	6	6	110°C	110°C	200	W
0.0011444091796875	0.0011444091796875	100/200	6	6	6	110°C	110°C	200	W
0.00057220458984375	0.00057220458984375	100/200	6	6	6	110°C	110°C	200	W
0.000286102294921875	0.000286102294921875	100/200	6	6	6	110°C	110°C	200	W
0.0001430511474609375	0.0001430511474609375	100/200	6	6	6	110°C	110°C	200	W
0.00007152557373046875	0.00007152557373046875	100/200	6	6	6	110°C	110°C	200	W
0.000035762786865234375	0.000035762786865234375	100/200	6	6	6	110°C	110°C	200	W
0.0000178813934326171875	0.0000178813934326171875	100/200	6	6	6	110°C	110°C	200	W
0.0000089406967162890625	0.0000089406967162890625	100/200	6	6	6	110°C	110°C	200	W
0.00000447034835814453125	0.00000447034835814453125	100/200	6	6	6	110°C	110°C	200	W
0.000002235174179072265625	0.000002235174179072265625	100/200	6	6	6	110°C	110°C	200	W
0.0000011175870895361328125	0.0000011175870895361328125	100/200	6	6	6	110°C	110°C	200	W
0.00000055879354476806640625	0.00000055879354476806640625	100/200	6	6	6	110°C	110°C	200	W
0.000000279396772384033203125	0.000000279396772384033203125	100/200	6	6	6	110°C	110°C	200	W
0.0000001396983861920166015625	0.0000001396983861920166015625	100/200	6	6	6	110°C	110°C	200	W
0.000000069849193096008	0.000000069849193096008	100/200	6	6	6	110°C	110°C	200	W

1. INTERPOLATE OTHER DATA FOR OTHER SIZE.

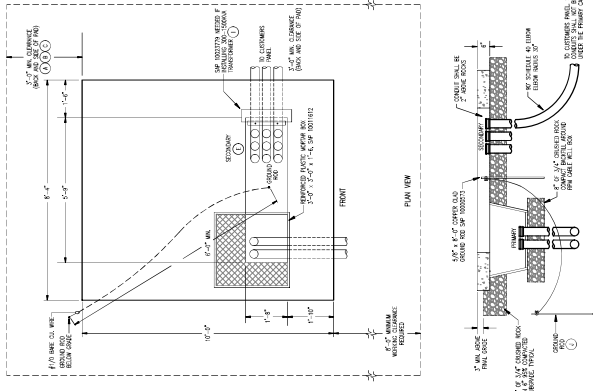
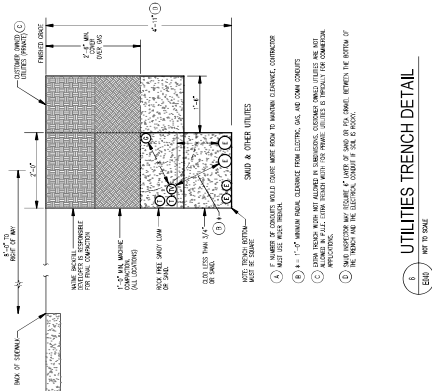
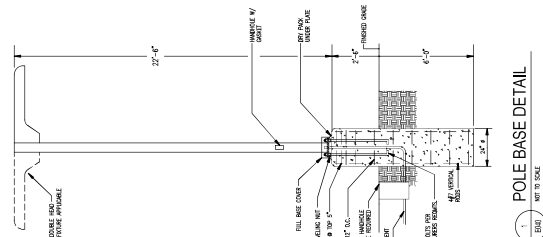
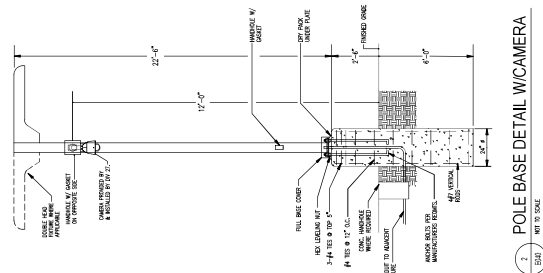
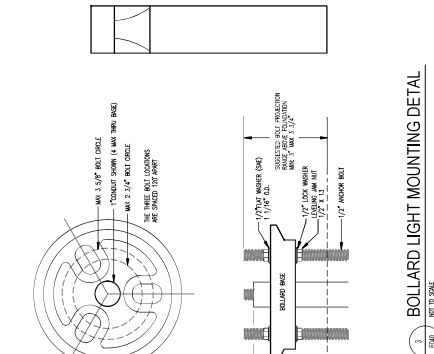
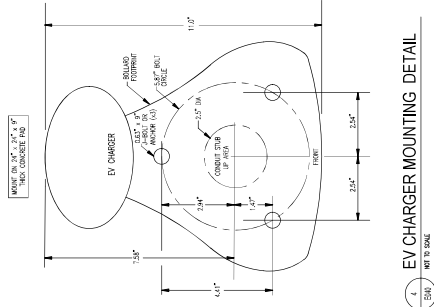
2. ALL TRANSFORMER SHALL BE IN COMPLIANCE WITH IEC 708.

[illegible]

SYMBOL	POSITION	DISPOSITION	DESCRIPTION
	EA	E1	ELECTRIC TRIP BREAKER
		M1	INSULATED CASE BREAKER
		MC	MOLDED CASE BREAKER
		TM	THERMAL MAGNETIC BREAKER
		AC	AIR CUTOFF SWITCH
		ES	ENERGY STORAGE MANNED SETTING
	EB	OF	GROUND-FAULT CURRENT INTERRUPTER
		LS	LOCK BREAKER
		LI	LOCK BREAKER
		SH	SHUNT TRIP
	C	-	100% RATED BREAKER
		-	ROCK SWITCH BREAKER

SINGLE LINE FEEDER SCHEDULE		CONDUCTORS	
	FEEDER		
100	3/4"	3/1250 & 2/2500	250
150	3/4"	2/2500 & 2/2500	300
200	3/4"	2/2500 & 2/2500	350
250	3/4"	2/2500 & 2/2500	400
300	3/4"	4/1250 & 2/2500	450
350	3/4"	4/1250 & 2/2500	500
400	3/4"	4/1250 & 2/2500	550
450	3/4"	2/2500 & 2/2500	600
500	3/4"	2/2500 & 2/2500	650
550	3/4"	2/2500 & 2/2500	700
600	1 1/4"	4/1250 & 2/2500	750
650	1 1/4"	4/1250 & 2/2500	800
700	1 1/4"	2/2500 & 2/2500	850
750	1"	2/2500 & 2/2500	900
800	1 1/4"	2/2500 & 2/2500	950
850	1 1/4"	2/2500 & 2/2500	1000
900	1 1/4"	2/2500 & 2/2500	1050
950	1 1/4"	2/2500 & 2/2500	1100
1000	1 1/4"	2/2500 & 2/2500	1150
1050	1 1/4"	2/2500 & 2/2500	1200
1100	1 1/4"	2/2500 & 2/2500	1250
1150	1 1/4"	2/2500 & 2/2500	1300
1200	1 1/4"	2/2500 & 2/2500	1350
1250	1 1/4"	2/2500 & 2/2500	1400
1300	1 1/4"	2/2500 & 2/2500	1450
1350	1 1/4"	2/2500 & 2/2500	1500
1400	1 1/4"	2/2500 & 2/2500	1550
1450	1 1/4"	2/2500 & 2/2500	1600
1500	1 1/4"	2/2500 & 2/2500	1650
1550	1 1/4"	2/2500 & 2/2500	1700
1600	1 1/4"	2/2500 & 2/2500	1750
1650	1 1/4"	2/2500 & 2/2500	1800
1700	1 1/4"	2/2500 & 2/2500	1850
1750	1 1/4"	2/2500 & 2/2500	1900
1800	1 1/4"	2/2500 & 2/2500	1950
1850	1 1/4"	2/2500 & 2/2500	2000
1900	1 1/4"	2/2500 & 2/2500	2050
1950	1 1/4"	2/2500 & 2/2500	2100
2000	1 1/4"	2/2500 & 2/2500	2150
2050	1 1/4"	2/2500 & 2/2500	2200
2100	1 1/4"	2/2500 & 2/2500	2250
2150	1 1/4"	2/2500 & 2/2500	2300
2200	1 1/4"	2/2500 & 2/2500	2350
2250	1 1/4"	2/2500 & 2/2500	2400
2300	1 1/4"	2/2500 & 2/2500	2450
2350	1 1/4"	2/2500 & 2/2500	2500
2400	1 1/4"	2/2500 & 2/2500	2550
2450	1 1/4"	2/2500 & 2/2500	2600
2500	1 1/4"	2/2500 & 2/2500	2650
2550	1 1/4"	2/2500 & 2/2500	2700
2600	1 1/4"	2/2500 & 2/2500	2750
2650	1 1/4"	2/2500 & 2/2500	2800
2700	1 1/4"	2/2500 & 2/2500	2850
2750	1 1/4"	2/2500 & 2/2500	2900
2800	1 1/4"	2/2500 & 2/2500	2950
2850	1 1/4"	2/2500 & 2/2500	3000
2900	1 1/4"	2/2500 & 2/2500	3050
2950	1 1/4"	2/2500 & 2/2500	3100
3000	1 1/4"	2/2500 & 2/2500	3150
3050	1 1/4"	2/2500 & 2/2500	3200
3100	1 1/4"	2/2500 & 2/2500	3250
3150	1 1/4"	2/2500 & 2/2500	3300
3200	1 1/4"	2/2500 & 2/2500	3350
3250	1 1/4"	2/2500 & 2/2500	3400
3300	1 1/4"	2/2500 & 2/2500	3450
3350	1 1/4"	2/2500 & 2/2500	3500
3400	1 1/4"	2/2500 & 2/2500	3550
3450	1 1/4"	2/2500 & 2/2500	36

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
2000	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100

[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

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

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

N/A

N/A

N/A

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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

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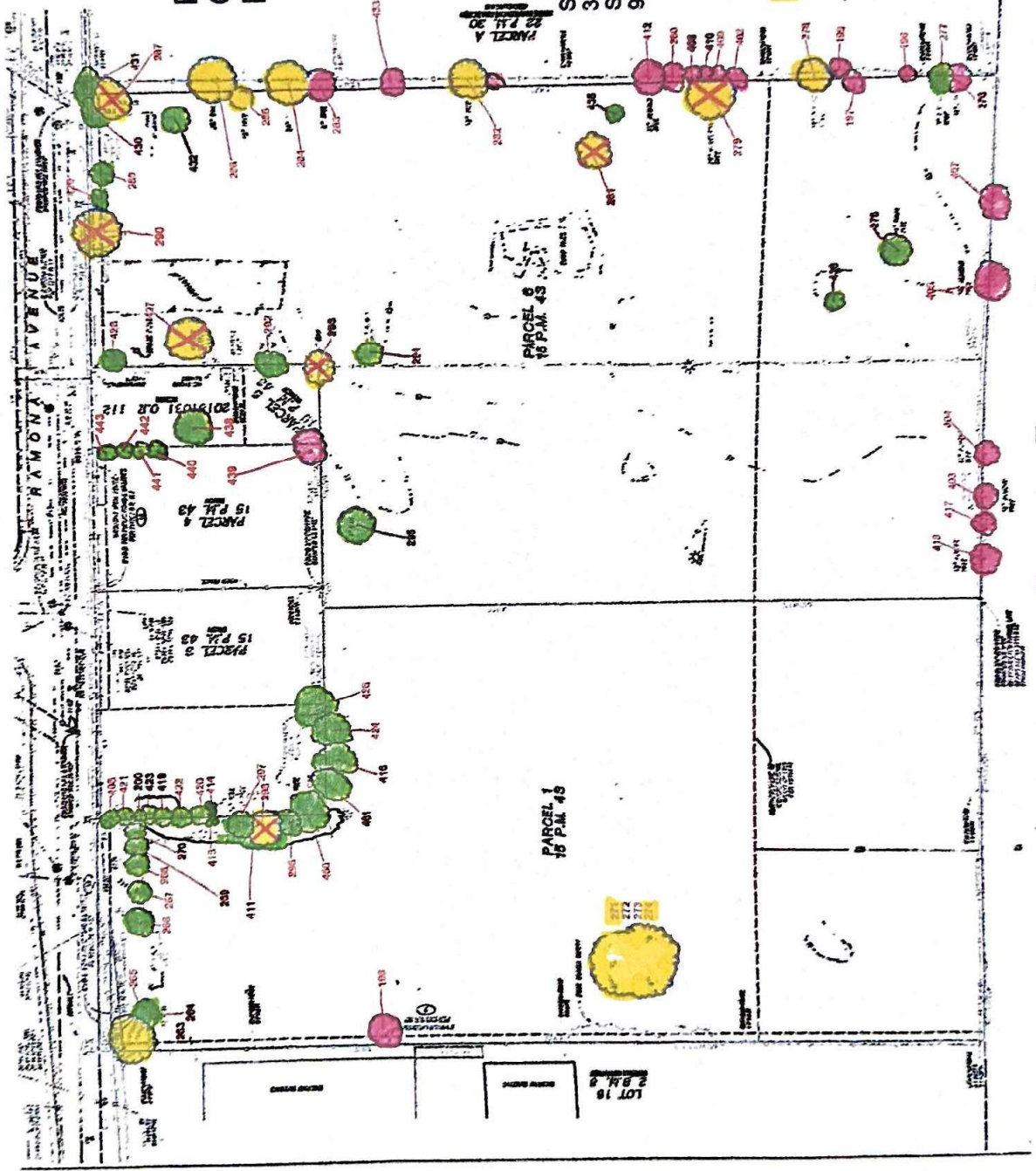
N/A

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



STC Tree Care Inc.
3309 Longview Drive
Sacramento, CA 95821
Office (916) 482-4STC (4782)
Fax (916) 484-7882
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

STC Tree Care Inc.
License # 1055887

STC Tree Care Inc.
3309 Longview Drive
Sacramento, CA 95821
Office (916) 482-4STC (4782)
Fax (916) 484-7882
info@stcstreecare.com

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:

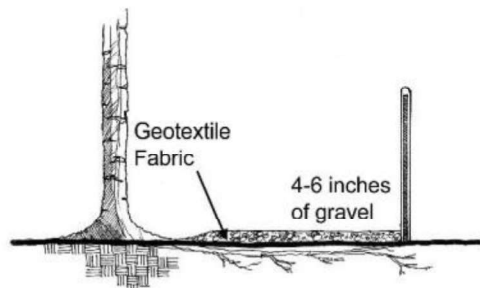
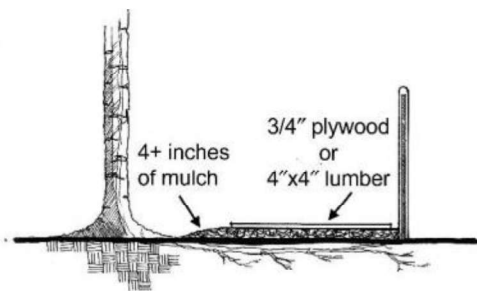
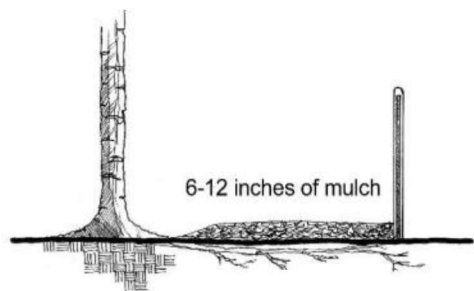
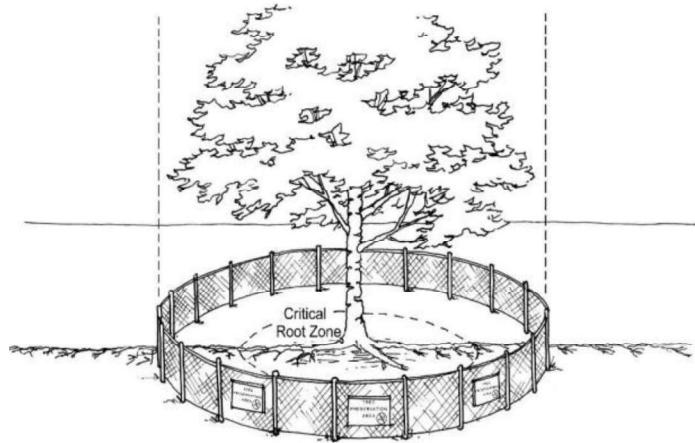
Tree Protection Zone

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.

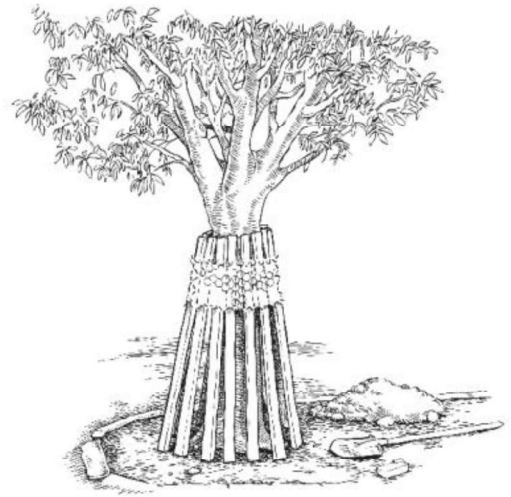
2. If construction activities inside the TPZ are unavoidable, one of the following measures must be enacted to avoid soil compaction and root damage

- 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: _____

Sam de Cury

Date: _____

9/6/2024

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommend the Zoning Administrator and Design Director approve, with conditions, a Conditional Use Permit Major Modification and Site Plan and Design Review, for the project known as **Z25-022, 6301 Elder Creek Road**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit Major Modification** to expand a previously approved Assembly—cultural, social, religious use for a 3,457 square foot new sanctuary building on a 1.59-acre parcel within the Single-Unit Dwelling (R-1) zone.
2. **Site Plan and Design Review** to review the construction of an approximately 3,457 square foot sanctuary building facility and associate site improvements with a deviation to waive the wall requirements in the Single-Unit Dwelling (R-1) zone.

PROJECT INFORMATION

Location: 6301 Elder Creek Road
Parcel Number: 038-0202-012-0000
Council District: 6
Applicant: Tuan Phan, Vietnamese Hope Baptist Church
6301 Elder Creek Road
Sacramento, CA 95819
Property Owner: Hoang Dang
6301 Elder Creek Road
Sacramento, CA 95824
Project Planner: Michael Crampton, Assistant Planner, (916) 808-8951
Hearing Date: Month Day, 2025

Land Use Information

General Plan Designation: Neighborhood (N)
Community Plan Area: Fruitridge/Broadway
Specific Plan: N/A
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: Traditional

Historic District:	N/A
Existing Land Use of Site:	Religious Facility (Church)
Zoning:	R-1 (Single-Unit Dwelling Zone)

Surrounding Zoning and Land Uses:

North:	R-1	Vacant
South:	R-1	Mobilehome Park
East:	R-1	Vacant
West:	R-1	Religious Facility

Site Characteristics:

Parcel Area:	±1.59-acres (“L” shaped)
Building Size (Existing):	2,800 square feet (Phase 1) and 2,880 square feet (portable)
Building Size (Proposed):	3,547 square feet (Phase 2)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Other Information

Previous Files:	P09-040, Z13-064, and Z17-003
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ATTACHMENTS

Attachment 1: Plans

PROJECT INFORMATION

BACKGROUND

The project site is located at the northeast corner of Elder Creek Road and 63rd Street and is currently developed with an approximate 2,800 square foot church and 2,880 square foot portable building. The applicant proposes to expand the Assembly—Cultural, Religious, Social use with the construction of a 3,457 square foot sanctuary facility. The project site received a Conditional Use Permit to establish an Assembly use under P09-040 and a special permit was obtained to temporarily expand the use with a portable building under Z13-064. Entitlements for a Conditional Use Permit Major Modification for a 3,457 square foot sanctuary facility were originally approved under Z17-003 but expired in 2022.

The applicant is again seeking an entitlement for a major modification of the Conditional Use Permit to expand the assembly use with the construction of a 3,4547 square foot sanctuary building. In addition, Site Plan and Design Review is required to review the proposed sanctuary building and associated site improvements in adherence to all applicable development standards and design guidelines. The applicant is requesting a deviation to the rear yard setback requirement, and waiver of a nonresidential wall.

PROPOSED PROJECT AND ANALYSIS

The proposed project requires the following entitlements:

Conditional Use Permit (CUP) Major Modification

The applicant seeks to modify the Conditional Use Permit for a religious assembly use to include the addition of a new sanctuary facility. This request requires a public hearing before the Zoning Administrator and Design Director.

Site Plan and Design Review

Site Plan and Design Review is required to evaluate the project against all applicable development standards of the R-1 zone and Sacramento City Code Title 17. The site is currently developed with a sanctuary building and a temporary portable building. The project is proposing the construction of a 3,457 square foot religious sanctuary building and associated site improvements. The site improvements include parking lot paving, landscaping, and fencing.

The property is an L-shaped parcel located at the corner of Elder Creek Road and 63rd Street. The front property line for corner lots is defined as the lot line abutting the narrowest street frontage—defining the property line abutting 63rd Street as the front lot line and Elder Creek Road as the street side setback. With the parcel's orientation defined, the project's setbacks—and other applicable development standards—are listed below in Table 1.

Table 1: Applicable Development Standards			
Standard	Required	Provided	Deviation
Height	Max. 35'	29'-6"	No
Front Setback	20'	237'-3"	No
Rear-Yard Setback	15'	10'-6"*	Yes
		9'-3"**	
Interior Setback***	5'	170'	No
Street-side Setback	12.5'	170'-1.5"	No
Lot Coverage	Greater of 40% or 2,500 square feet	18.5%	No
Floor Area Ratio	0-2.0	0.13	No

* Proposed rear-yard setback of proposed sanctuary building.

** Existing rear-yard setback of temporary portable building on site.

*** Pursuant to SCC 17.204.340(B) if the interior side yard of a lot is adjacent to an R-1 or R-1B-zoned lot or abuts a lot containing a detached single-unit dwelling, the required minimum interior side-yard setback is five feet. The properties to the North are zoned R-1, therefore a five-foot interior side yard setback is required.

There are two deviations proposed—deviations to rear-yard setback standards and deviations from residential wall requirements. Deviations are discussed further in the Rear-yard setback and Fencing section.

The proposed building complements the existing church with the proposal of single-story building with moderately sloped gable roof, tan stucco coat, and vinyl windows.

Pursuant to 2040 General Plan LUP-4.14 and SCC 17.608.030(B), the City shall not require new or existing developments to provide off-street vehicle parking spaces. The project proposes an addition of 23 parking spaces and the southern end of the parcel, adjacent to the proposed sanctuary building, bringing the total number of parking spaces to 52, inclusive of the 29 parking spaces in the northern portion of the site. Projects are not exempt however from minimum bicycle parking standards. A 7-bike bike rack by the new sanctuary building, increasing the total available bicycle parking spaces to 14 bikes.

Pursuant to SCC 17.612.040(B), trees shall be planted and maintained throughout the surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least 50% of the parking facility will be shaded. As shown on plan sheet L-1, five existing trees are proposed to be removed but will be replaced with the planting of 12 new trees. As a result, both the existing and proposed parking facilities will satisfy the 50% tree shading requirement.

Rear-yard setback

The new sanctuary building is proposing a rear-yard setback of 10'-6", where the minimum required rear-yard setback is 15 feet. A deviation to rear-yard setback was granted under Z13-064 when the existing 2,880 square feet portable building was approved with a proposed rear-yard setback of 9'-3". Planning supports the proposed deviation to rear setback requirements as the proposed structure encroaches less into the rear yard setback area than the existing structure on the site. The parcel adjacent to the project (6333 Elder Creek Road) contains a single-unit dwelling, located more than 30 feet from the adjoining property line, providing ample open space between the proposed sanctuary facility and the existing residence. Additionally, the adjacent parcel is also owned by the church.

The existing buildings on the site are oriented towards 63rd Street, aligning with the residences north of the project site (6323-6345 63rd Street), however the proposed sanctuary building will be oriented towards Elder Creek Road, aligning with the residences east of the project site (6333-6407 Elder Creek Road). With the building oriented towards Elder Creek Road, the rear lot line acts more like an interior side lot line. The proposed setback of 10'-6" is compliant with 5'-minimum setback normally applied to interior lot lines.

Fencing

Pursuant to Sacramento City Code 17.620.120, a non-residential parcel abutting a residential zone or use shall provide a minimum 6-foot-high solid wall of masonry, brick, or similar material along all property lines which abut a residential zone or use. There is existing residential development abutting the residential development adjacent to the project's western boundary, which the project will construct a 6-foot high CMU wall until the northern edge of the proposed development.

A deviation for the solid wall requirement is requested along the northern and eastern property lines. There are no residential developments on the northern and eastern property lines, but the adjoining parcels are zoned R-1 and therefore require a solid wall. A deviation to the solid wall requirement for the eastern property line is justifiable because the property to the east is

owned by the church. Regarding the northern property line, a deviation to the solid wall requirement is justifiable because the parcel to the north is large in size and will likely be subdivided into smaller parcels for the construction of new development. Assuming the new development will be residential, privacy fencing will likely be provided. Additionally, the new sanctuary building is approximately 170 feet from the northern property lines, creating a large separation from future development.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders.

The site was posted with project information at the time of application submittal. All property owners and occupants within 500 feet of the project site were mailed a public hearing notice. A hearing notice was also posted at the project site at least 10 days prior to the hearing. At the time of writing this report, staff did not receive any comments related to the proposed project.

Agency Comments: The proposed tentative map has been reviewed by the City of Sacramento's Utilities, Parks, Fire, and Police Departments, the Building Division, and the Department of Engineering Division of the City's Public Works department, as well as Sacramento Municipal Utility District (SMUD). Conditions of approval from the Department of Utilities, Public Works, Police, Fire, and SMUD are included within the project's draft conditions of approval within this report.

Environmental Determination: The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15303 (New Construction or Conversion of Small Structures). The project qualifies for this CEQA exemption because the project is in an urbanized setting and the building does not exceed 10,000 square feet in floor area. Furthermore, the site is in an area with a previously approved conditional use permit to operate a church and does not involve the use of hazardous substances. Lastly, the necessary public and private infrastructure is available to serve the project, and the site is not environmentally sensitive because it is in an existing urban area.

Findings of Fact – Conditional Use Permit

- 1) The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan in that:
 - a. The religious facility use was previously approved; and
 - b. The new sanctuary building will meet all development standards.
- 2) The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code in that:
 - a. The use has been in existence since 2011 in which it has continuously maintained a Special Permit to operate a religious facility at this site; and
 - b. Future expansion of the site was considered under the original Special Permit application.

- 3) The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities in that the site is currently served by existing public and private utilities and infrastructure in which it will be able to continue its operation.
- 4) The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the proposed expansion to the religious facility will not significantly impact the surrounding community.

Findings of Fact – 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.
- 2) The design, layout, and physical characteristics of the project are consistent with the purpose and intent of the applicable design guidelines and development standards. The deviation to waive the wall requirements is consistent with the purpose and intent of the Planning and Development Code in that it intends to provide separation between residential and nonresidential uses; however, there are no existing residential uses in the area, and therefore a wall is not needed.
- 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 in that the use will continue to have street access and public and private utility infrastructure.
- 4) The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood, in that the site is designed to provide visual separation through landscaping and setbacks from adjoining residential development and the design of the building is consistent with the surrounding area.
- 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 subdivision are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that:
 - a. The building incorporates a compatible architectural design with the existing buildings on the site; and
 - b. The building complies with the development standards of the Single-Unit Dwelling (R-1) zone.

Draft Conditions of Approval – Conditional Use Permit Major Modification

Fire

1. Upon submitting improvement plans for review, provide the required fire hydrants in accordance with CFC 507.5.1 as amended by the Sacramento City Code.

One additional on-site fire hydrant is required as the proposed building location exceeds 150' from existing fire hydrant located on a public road.

2. Upon submitting improvement plans for review, clarify the occupant load for the proposed Sanctuary Building. The planned sheets provided identify varying information regarding the size and occupant load calculations for the fire area of the proposed Sanctuary structure. Group A-3 Occupancies with a fire area that has an occupant load of 300 or more persons require that an automatic fire sprinkler system shall be installed. CFC 903.2.1.3
3. If the A-3 Occupancy fire area exceeds an occupant load of 300 or more persons, upon submitting improvement plans for review, identify that Fire Department Connections (FDCs) have been provided 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.
4. If the A-3 Occupancy fire area exceeds an occupant load of 300 or more persons, upon submitting improvement plans for review, identify that 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

Planning

5. Comply with all previous conditions of approval of the Special Permit (P09-040 and Z13-064).
6. Any modifications to the attached approved plans or operations may be subject to additional planning review.

Draft Conditions of Approval – Site Plan and Design Review

Fire

7. Upon submitting improvement plans for review, provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
8. Upon submitting improvement plans for review, provide appropriate Knox access for the site. CFC Section 506
9. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
10. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4

Planning

11. The portable building shall be removed from the site prior to issuance of Certificate of Occupancy for the sanctuary building.
12. Provide the following building materials on the apartment buildings as indicated per approved plans:
 - a. Minimum 30-year dimensional composition roofing
 - b. Vinyl/glass door/windows
 - c. 3-coat acrylic stucco sand finish
 - d. 3-coat acrylic stucco smooth finish
 - e. Wall scone
 - f. Frosted glass
13. Trash receptacles and irrigation controls shall be screened from street view.
14. 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.
15. Provide the required short-term and 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.
16. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.
17. 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.

18. 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.
19. 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.
20. The project shall comply with the fifty percent shading requirements for parking lots as prescribed by the Planning and Development Code.
21. The project shall provide the required short- and long-term bicycle parking spaces as prescribed by the Planning and Development Code.
22. The applicant shall obtain all necessary building permits and encroachment permits prior construction commencement.
23. Any signage shall comply with the City's Sign Code requirements and is subject to a separate review and approval process.
24. This approval is valid for three years from approval date, subject to SCC 17.828.160.

Police

Lighting

25. 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.
26. Light poles, if applicable, shall be no higher than 16'.
27. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
28. 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.

29. 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.
30. 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.
31. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping

32. 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.
33. 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

34. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.
35. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
36. Person with access to VASS storage shall be able to respond to any activation within two hours.
37. 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.
38. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.
39. 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.
40. VASS shall be capable of storing no less than 30 days' worth of activity.
41. VASS shall provide comprehensive coverage of:
 - a. areas of ingress and egress

- b. parking lot
- c. coverage of all exterior sides of the property(s)
- d. adjacent public rights of way
- e. main lobby entrance
- f. hallways
- g. elevators (if applicable)

- 42. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
- 43. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- 44. 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.
- 45. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).
- 46. Property management shall be responsible for the daily removal of all litter from the site.
- 47. 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.

During Construction

- 48. 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.
- 49. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
- 50. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Public Works

- 51. 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.

52. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

Note: This property has an approved driveway variance permit application to allow a gate to be located within 20-ft of the right-of-way line (DRV17-0011).

53. The gate shall remain open during operating hours of business.
54. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).
55. 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.

SMUD

56. SMUD has existing overhead 12kV facilities ON SOUTH ALONG ELDER CREEK RD AND WEST OF THE PROJECT SITE ALONG 63RD ST 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.
57. 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.
58. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area.

SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

59. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

60. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
61. 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.).
62. 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>.
63. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
64. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-foot adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

65. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be

20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

SacSewer

- 66. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.
- 67. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.
- 68. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the line on Elder Creek Road will not be allowed except at the manhole.
- 69. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.
- 70. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.
- 71. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Solid Waste

- 72. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.
- 73. The trash enclosure must have sufficient space to store bins for trash, recycling, and organics. Containers may be used with an increase in collection frequency as an alternative to bins. Service level minimums for recycling and organics can be found in Chapter 13.24.600. Trash and organics must be collected at least weekly. Recycling must be collected at least monthly.
- 74. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely.
- 75. This project may be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at

<http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition>. Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

DOU

76. Common landscaping areas greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.
77. 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 7,000 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.20 cfs/acre. 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.)
78. This project is in Drainage Basin G258 which is subject to the new Drainage Gravity Impact Fee per City Council Resolution 2023-0368.
79. 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.
80. 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.
81. 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 by means of a storm drain service tap. All on-site drainage systems shall be designed to the standard specified in the DOU onsite manual. (Note: A point of service manhole or similar drainage structure is required to be installed at the back of walk for any onsite drainage systems.)
82. 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.

83. 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.
84. 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 is proposing less than one-acre of new or modified impervious area, only certified full capture trash control devices and source 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.
85. A maintenance agreement may be required for full capture control devices. Contact DOU for a list of accepted proprietary devices considered for 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.

Urban Forestry

86. **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

87. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
 - a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - b. 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.
 - c. 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.
 - d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
88. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

- a. 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.
89. 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.
90. 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.
91. 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.
92. 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.
93. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
94. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
95. There shall be no soil compaction within the dripline of protected trees.
96. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
97. 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.
98. 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.

99. All trees shall be watered regularly according to the recommendation of the project arborist.

100. 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.

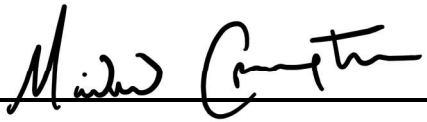
Advisory Notes

The following advisory notes are informational in nature and are not a requirement.

- ADV.1. Projects must be submitted prior to December 12, 2025 to be reviewed under the 2022 CBC, otherwise they will be subject to the 2025 CBC. See <https://www.cityofsacramento.gov/content/dam/portal/cdd/Images/CodeAdoptionTimeline2025.jpg> for more important dates regarding 2025 CBC adoption.
- ADV.2. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a. 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 \$700. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$0.20 per square foot for retail and commercial services projects (3,500 square foot phase 2 ancillary structure to existing religious facility). The applicant would likely receive credit for the demolition of the existing structures. 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.3. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.
- ADV.4. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.
- ADV.5. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans.

SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.

- ADV.6. ONGOING: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. Demolishing the building may require replacing the existing 4-inch lower lateral with a 6-inch lower lateral.
- ADV.7. ONGOING: Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.
- ADV.8. 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. (Note: Tap connections to the 30" transmission water main in Elder Creek Road are not permitted.)
- ADV.9. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the applicant's engineers in the design of the on-site domestic, irrigation and fire suppression systems.
- ADV.10. If this project disturbs more than one acre of land, the project will be 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.
- ADV.11. 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.12. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.
- ADV.13. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

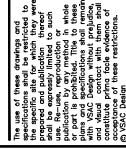
Respectfully Submitted: 
Michael Crampton
Assistant Planner

Reviewed By:  [Marcus Adams \(Oct 11, 2025 10:52:39 PDT\)](#)
Marcus Adams
Senior Planner

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

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map.

6301 ELDER CREEK Rd SACRAMENTO, CA



REVISIONS	By

HOPE BAPTIST CHURCH - PHASE 1
6301 ELDER CREEK RD
SACRAMENTO CA

Drawing

TITLE SHEET



Proj. No.	
Drawn	HDV
Date	6/16/25
Scale	

1

Sheet No. 1 of 25 Total Sheets

[illegible]

PROJECT INFORMATION

JURISDICTION:	CITY OF SACRAMENTO
ASSESSOR'S PARCEL NUMBER:	038-0202-012-0000
STREET ADDRESS:	6301 ELDER CREEK RD
OCCUPANCY TYPE:	A-3
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	NO
NUMBER OF STORIES:	1 STORY
ALLOWABLE AREA:	6,000 SF
TOTAL SITE AREA:	1.59 ACRES NET
BUILDING FOOTPRINT AREA:	EXISTING PHASE 1 BUILDING 2,800 SF
	EXISTING PORTABLE BUILDING 2,800 SF
	PROPOSED PHASE 2 BUILDING 3,500 SF

(SIC 2022 TABLE 50S)

BUILDING ANALYSIS:

EXIT ANALYSIS (SBC TABLE 1004.1.1):

ZONE	AREA	FACTOR	LOAD
SANCTUARY	960 SQ. FT.	7	137
CHANCEL	244 SQ. FT.	15	16
STORAGE	67 SQ. FT.	100	1
1,843 SQ. FT. TOTAL OCCUPANT LOAD			181

EXIT REQUIRED PER CBC: 2 FOR SANCTUARY
EXIT PROVIDED: 4

PLUMBING FIXTURE

OCCUPANT LOAD FOR PLUMBING FIXTURE REQUIREMENT (SBC TABLE A)
WORKSHOP PLACE PRINCIPLE ASSEMBLY AREAS (50 OCCUPANTS/SF) = 1843/50 = 61

PLUMBING FIXTURE REQUIRED (TABLE 4-1):

WATER CLOSURES:	1 REQUIRED / 2 PROVIDED
MALE: 1 PER 1-100	1 REQUIRED / 2 PROVIDED
FEMALE: 1 PER 1-50	1 REQUIRED / 3 PROVIDED
SINKS:	
MALE: 1 PER 200	1 REQUIRED / 1 PROVIDED
FEMALE: 1 PER 200	1 REQUIRED / 1 PROVIDED
URINALS:	
MALE: 1 PER 100	1 REQUIRED / 1 PROVIDED
DRINKING FOUNTAINS:	
1 PER 150	1 REQUIRED / 1 PROVIDED

PARKING

NO MAXIMUM/MINIMUM ON-SITE PARKING REQUIREMENT

PROVIDED:	30
REGULAS. COMPLAINT:	20
ACCESSIBLE:	4

TOTAL: 54 SPACES PROVIDED

OWNER:

VIETNAMESE HOPE BAPTIST CHURCH
 Contact: Pastor TUAN PHAM
 9484 MANDRAKE CL.
 EL CERRILLO, CA 94604-7444
 PHONE: 916.296.9408

ENGINEER:

VISCAC DESIGN
 Contact: HUAN VU, P.E.
 5415 JEFFREY AVE.
 SUITE 200, YUBA, CA 95966
 PHONE: 916.752-2022
 FAX: 916.313-0729

LANDSCAPE ARCHITECT:

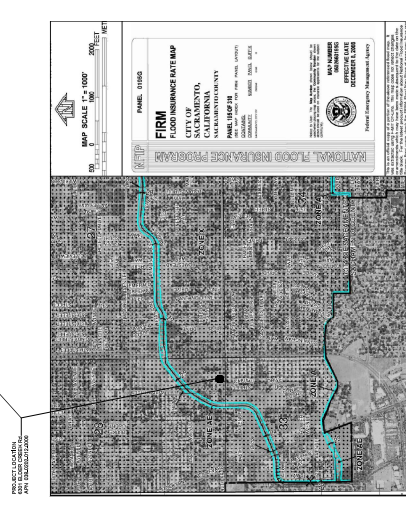
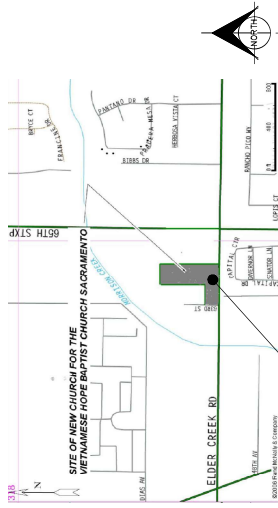
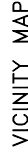
TSURUKAWA ASSOCIATES
 Contact: JEFF TSURUKAWA
 7711 ELENA MARIE DR.
 SACRAMENTO, CA 95831
 PHONE: 916.424-7330

BUILDING CODES

2022 CALIFORNIA BUILDING CODES	
2022 CALIFORNIA MECHANICAL CODES	
2022 CALIFORNIA PLUMBING CODES	
2022 CALIFORNIA ELECTRICAL CODES	
2022 CALIFORNIA ENERGY STANDARDS	
2022 CALIFORNIA GREEN BUILDING STANDARDS	
2022 CALIFORNIA FIRE CODES	

HEIGHT:

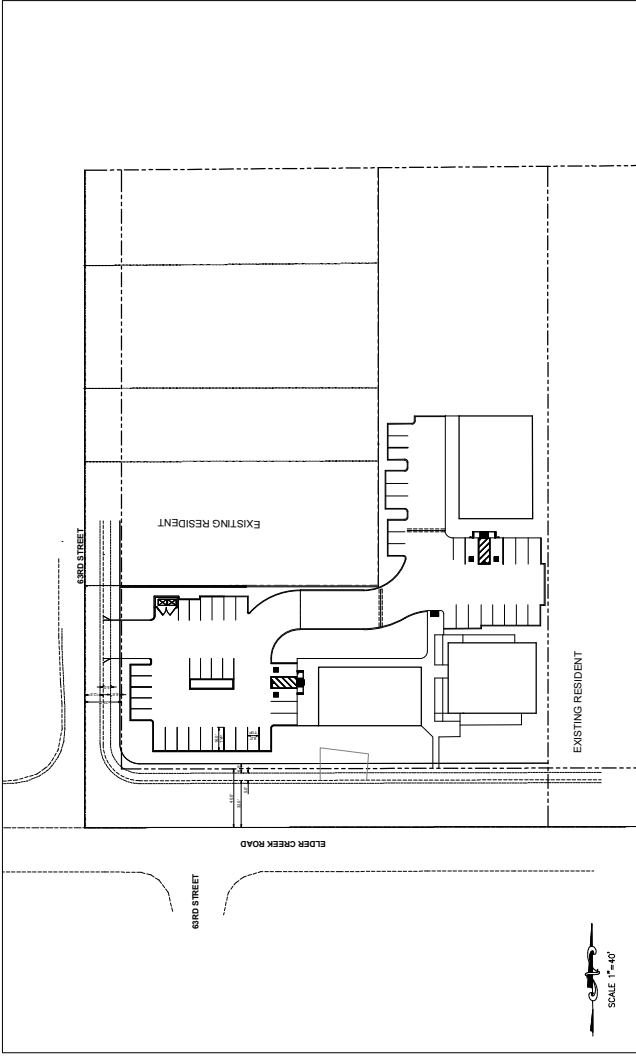
TOTAL SITE AREA: 24--0'±
 TOTAL SITES NET 1.59 ACRES NET
 BUILDING FLOOR AREA:
 EXISTING PHASE 1 BUILDING 2,800 SF
 EXISTING PORTABLE BUILDING 2,860 SF
 PROPOSED PHASE 2 BUILDING 3,547 SF



CITY OF SACRAMENTO, GENERAL NOTES

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS DATED JUNE 2007. THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND DEPTH OF EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (2422 ARDEN WAY, SUITE 105, SACRAMENTO, PHONE 264-2900) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BARRICADES, FLAGMEN, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR THE PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC. CONSTRUCTION OPERATIONS SHALL COMPLY WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE AND SEWER IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- IF UNUSUAL AMOUNTS OF BONE, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF THE AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHEOLOGIST AND A REPRESENTATIVE OF THE NATIVE AMERICAN HERITAGE COMMISSION SHALL BE CONSULTED TO DEVELOP AN APPROPRIATE ACTION PLAN. MEASURES TO REDUCE ANY ARCHEOLOGICAL IMPACT TO AVOID ANY SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
- COST TO REMOVE AND REPLACE EXISTING PAVEMENT OVER THE WATER, STORM AND SANITARY LINE TRENCHES SHALL BE INCLUDED IN THE PRICE BID FOR PIPE IN PLACE. REPLACEMENT SHALL BE 4" AC AND 12" AB, MINIMUM, OR INDICATED ON THE PLANS.
- PIPE AND MANHOLE DIMENSIONS ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL TAPS FIFTEEN (15) INCHES & SMALLER INTO SEWER & DRAIN MANHOLES SHALL BE CORE BORED WITH KOP-SEAL TAPS OR APPROVED EQUIVALENTS. ALL TAPS INTO EXISTING SEWER & DRAIN MANHOLES CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICES TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS MUST BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
- DRAIN PIPE MATERIAL SHALL BE REINFORCED CONCRETE PIPE C-76 CL III, NON-REINFORCED CONCRETE PIPE C-4 CL III, PVC SDR 35, OR AS SPECIFIED ON PLANS. IN ALL CASES, JOINTS FOR CONCRETE PIPE SHALL BE RUBBER GASKETED JOINTS.
- DRAIN INLET LEADS SHALL BE PVC C-900 CL 150, RCP C-76 CL III, OR NON-REINFORCED CONCRETE C-4 CL III.
- SANITARY SEWER PIPE MAINS SHALL BE CONSTRUCTED OF V.C.P.-A.B.S. OR P.V.C. UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED JULY, 1992 A.B.S. SECTION 25.
- A STORMWATER PERMIT MUST BE OBTAINED WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE OF ONE (1) OR MORE ACRES. THE STATE WATER RESOURCES CONTROL BOARD, DIVISION OF WATER QUALITY, STORMWATER PERMIT, P.O. BOX 1977, SACRAMENTO, CA 95812-1977, SHALL BE CONSULTED TO OBTAIN THE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
- IF WORK SHOWN ON THESE PLANS HAS NOT COMMENCED WITHIN TWO YEARS FROM THE DATE OF THE CITY'S ACCEPTANCE OF THE PLANS, A SUBSEQUENT PLAN REVIEW AT THE CITY'S DISCRETION AND THE DEVELOPER'S EXPENSE MAY BE NECESSARY.
- THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL MANUAL FOR GRADING, EROSION AND SEDIMENT CONTROL. CONTRACTOR SHALL HAVE ALL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1 AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

Precise Grading Plans For
VIETNAMESE HOPE BAPTIST CHURCH
6301 Elder Creek Road
City of Sacramento, California 95824



SHEET INDEX

- COVER SHEET
- GRADING PLAN
- UTILITY PLAN
- EROSION CONTROL PLAN

FEWA MAP
NO. 0602660195G



BENCH MARK NO. 316-ABA ELEV. 22.817 ± (NAD 29)	DESIGNED	COMPLETED
3/4" MAIN TRAFFIC LIGHT BASE 3/4" CORNER 47TH AVE. & STOCKTON BLVD.	DRAWN	
	PROJ. ENGR.	

NO.	DESCRIPTION	APPD.	DATE	VERT.

SCALE: 1"=40'	HORIZ.	DATE

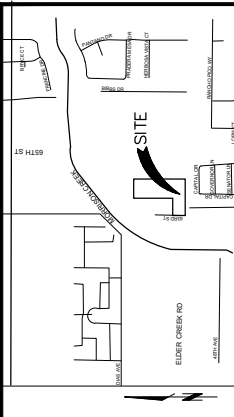
VSAC DESIGN
PO Box 10386
Sacramento, CA 95818
Tel: 916.441.3333
Fax: 916.441.0728



VIETNAMESE HOPE BAPTIST CHURCH
COVER SHEET
PHASE 2

DATE
SHEET C1
OF 4

JOB NO.



VICINITY MAP

NO SCALE

ABBREVIATIONS

OF	CURB FACE
EXIST	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
PL	PROPOSED
PROP	PROPOSED
R/W	RIGHT OF WAY
S =	SLOPE EQUALS
TD	TOP OF DRAIN
TO	TOP OF GRADE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
●	●	DRAIN MANHOLE
○	○	SEWER MANHOLE
□	□	CATCH BASIN
—	—	CLEAN OUT
—	—	SEWER LINE AND SIZE
—	—	DRAIN LINE AND SIZE
—	—	WATER METER
—	—	WATER VALVE
—	—	FIRE HYDRANT
—	—	DETECTOR CHECK VALVE
—	—	AIR RELEASE VALVE
—	—	BLOW-OFF
—	—	60% (UNDERGROUND)
—	—	60% (TILL OR DRAIN IV)
—	—	PROPERTY LINE
—	—	MONUMENT
—	—	STREET LIGHT
—	—	STREET SIGN
—	—	HANDICAP RAMP
—	—	FENCE
—	—	SPOT ELEVATION
—	—	CONTOUR LINE
—	—	TREE TO BE REMOVED
—	—	TREE TO REMAIN
—	—	SLOPE BANK
—	—	FLOW LINE
—	—	EDGE OF PAVEMENT
—	—	CURB & GUTTER
—	—	SIDEWALK
—	—	RIGHT OF WAY
—	—	CENTER LINE

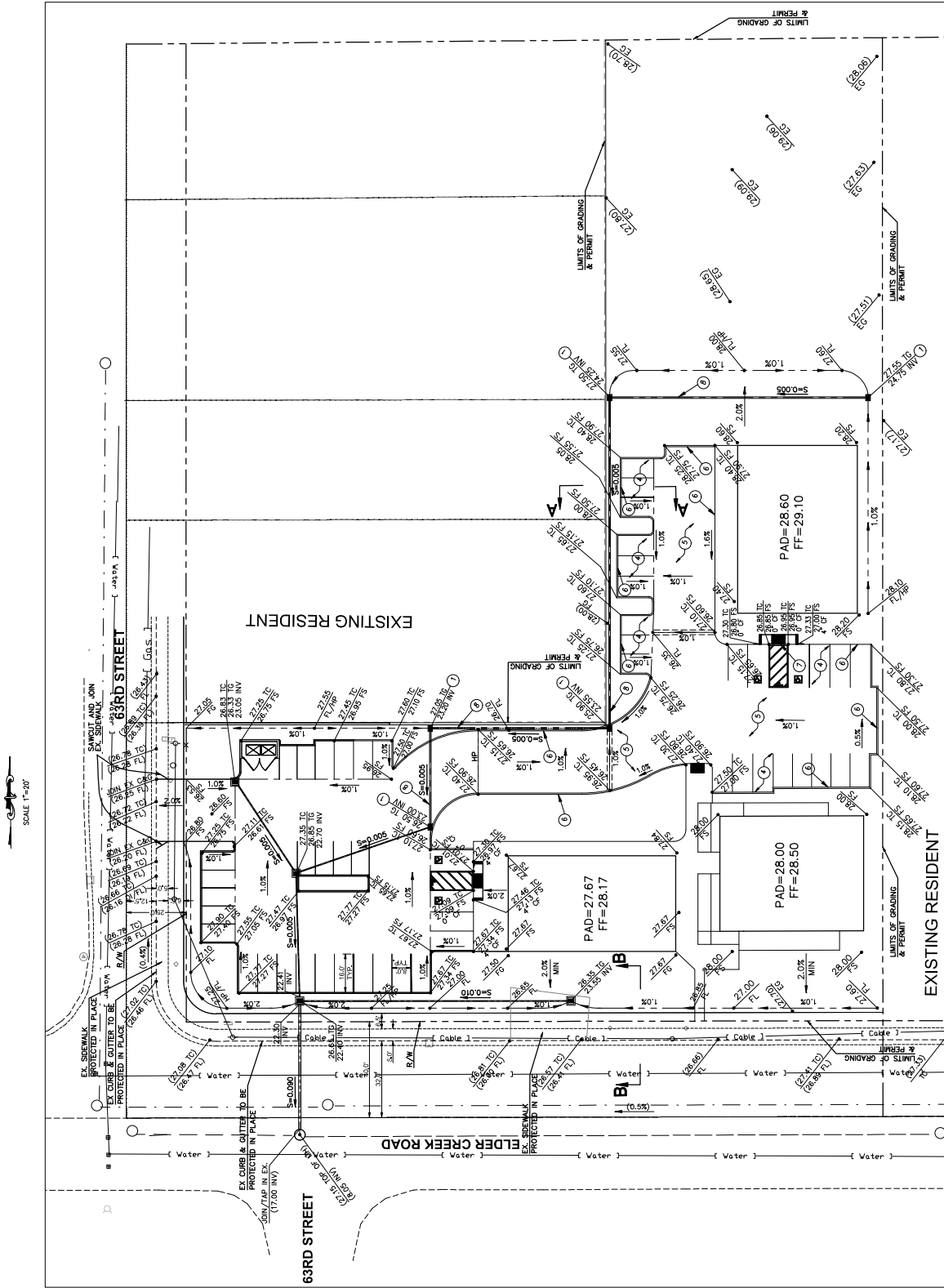
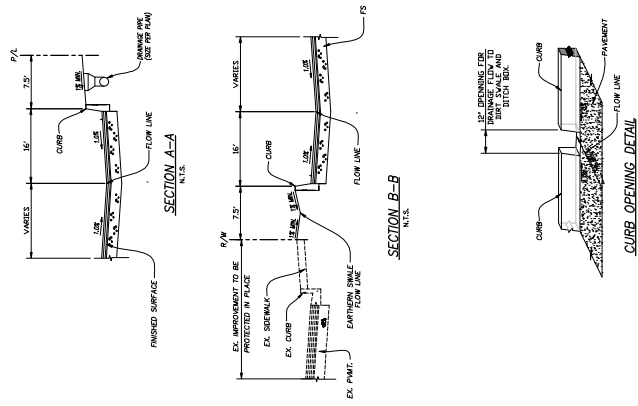
APN: 038-0202-012-0000

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES	PHONE

S I T E P L A N

SEE OFFSITE IMPROVEMENT PLANS



SCALE 1"=20'

CONSTRUCTION NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITY CONNECTIONS PRIOR TO CONSTRUCTION TO ENSURE 1" CLEARANCE.
2. EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED IN PLACE UNLESS NOTED ON THE PLAN.
3. REMOVE AND DISPOSE OF EXISTING PIPE AND REPLACE IN HAND AFTER CONSTRUCTION OF SEWER AND WATER FACILITIES.
4. SMOOTH, REMOVE, AND DISPOSE OF OFFSITE, REPLACE IN HAND AFTER CONSTRUCTION OF SEWER AND WATER FACILITIES.

NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITY CONNECTIONS PRIOR TO CONSTRUCTION TO ENSURE 1" CLEARANCE.
2. EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED IN PLACE UNLESS NOTED ON THE PLAN.
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4. SMOOTH, REMOVE, AND DISPOSE OF OFFSITE, REPLACE IN HAND AFTER CONSTRUCTION OF SEWER AND WATER FACILITIES.

WATER DATA TABLE

BEARING/DELTA	LENGTH	NORTHING	EASTING
10153.48			18553.60
N 89°20'31" W	218.40		
NORTH	78.58		

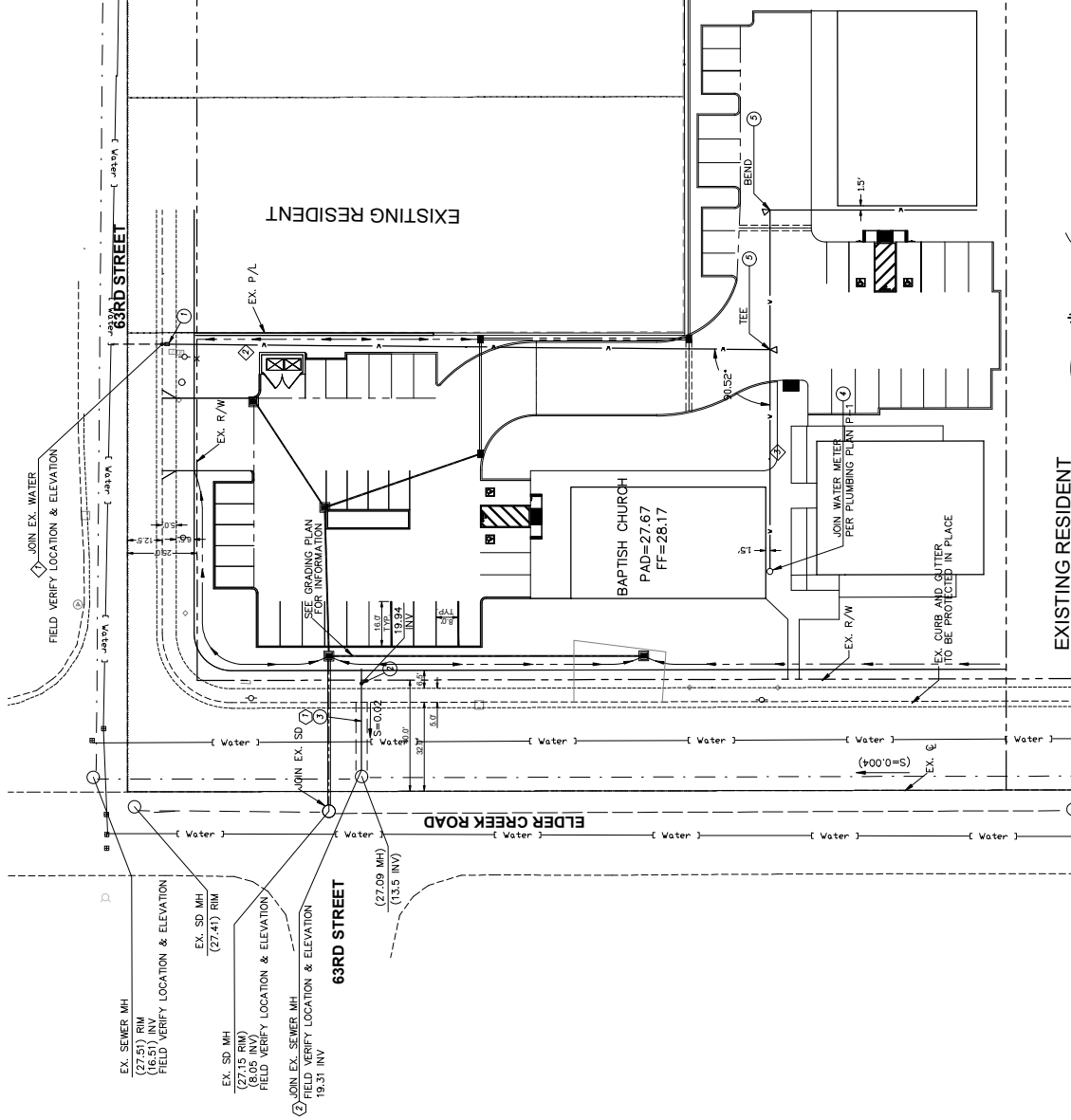
SEWER DATA TABLE

BEARING/DELTA	LENGTH	NORTHING	EASTING
10153.48			18553.60
N 89°20'31" W	218.40		
NORTH	78.58		

GENERAL WATER NOTES

1. ALL CONSTRUCTION AND MATERIALS ASSOCIATED WITH THIS PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS DATED JUNE 2007 AND TO ALL APPLICABLE ADDENDUMS AND STANDARD DRAWINGS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AT 888-8811 FOR A CONSTRUCTION INSPECTOR (PUBLIC WORKS INSPECTOR) AT LEAST 48 HRS PRIOR TO BEGINNING OF WORK WITHIN THE RIGHT-OF-WAY.
3. THE CITY OF SACRAMENTO STANDARD DRAWINGS HAVE BEEN MODIFIED. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AT 888-8811 FOR A CONSTRUCTION INSPECTOR (PUBLIC WORKS INSPECTOR) AT LEAST 48 HRS PRIOR TO BEGINNING OF WORK WITHIN THE RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AT 888-8811 FOR A CONSTRUCTION INSPECTOR (PUBLIC WORKS INSPECTOR) AT LEAST 48 HRS PRIOR TO BEGINNING OF WORK WITHIN THE RIGHT-OF-WAY.
5. THE DEPARTMENT OF UTILITIES WILL NOT INSTALL TAPS OR OTHERS UNLESS (A) ALL FEES AND INSPECTIONS ARE PAID AND (B) TAP WORK IS COMPLETED AND SCHEDULED FOR THE FOLLOWING INSPECTIONS.
6. AT THE TIME OF PAYMENT FOR FEES AT THE CUSTOMER SERVICE OFFICE, THE CONTRACTOR SHALL PROVIDE UTILITIES AND FIRE DEPARTMENT APPROVAL STAMPS.
7. THE CONTRACTOR SHALL SCHEDULE ALL WATER TAPS, METER INSTALLATIONS AND SHUT OFFS FOR SCHEDULING A TAP OR METER INSTALLATION AT LEAST 14 DAYS ADVANCE FOR SCHEDULING A TAP OR METER INSTALLATION.
8. WITHOUT EXCEPTION, CONTRACTOR SHALL NOT OPEN/CLOSE ANY VALVES ON EXISTING CITY WATER MAINS.
9. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED UP TO THE TAP GATE VALVE AND SERVICE CONNECTION SHALL BE INSTALLED UP TO THE TAP GATE VALVE. THE CITY WILL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF A PUBLIC FIRE HYDRANT. THE FIRE HYDRANT ASSEMBLY IS TO BE INSTALLED IN THE RIGHT-OF-WAY. THE CONTRACTOR SHALL PROVIDE THE TAP GATE VALVE AND A SERVICE CONNECTION TO THE TAP GATE VALVE. THE CONTRACTOR SHALL PROVIDE THE TAP GATE VALVE AND A SERVICE CONNECTION TO THE TAP GATE VALVE. THE CONTRACTOR SHALL PROVIDE THE TAP GATE VALVE AND A SERVICE CONNECTION TO THE TAP GATE VALVE.
10. METER INSTALLATION SHALL BE PROVIDED TO THE CONTRACTOR AFTER PAYMENT OF FEES. THE CONTRACTOR SHALL PROVIDE THE TAP GATE VALVE AND A SERVICE CONNECTION TO THE TAP GATE VALVE. THE CONTRACTOR SHALL PROVIDE THE TAP GATE VALVE AND A SERVICE CONNECTION TO THE TAP GATE VALVE.
11. BACKFLOW PREVENTER SHALL BE PROVIDED TO THE CONTRACTOR AFTER PAYMENT OF FEES. THE CONTRACTOR SHALL PROVIDE THE TAP GATE VALVE AND A SERVICE CONNECTION TO THE TAP GATE VALVE. THE CONTRACTOR SHALL PROVIDE THE TAP GATE VALVE AND A SERVICE CONNECTION TO THE TAP GATE VALVE.
12. IF CONSTRUCTION MATERIALS ARE NEEDED, THE CONTRACTOR MAY REQUEST FOR A TEMPORARY PUBLIC FIRE HYDRANT USE PERMIT. CALL 805-454-4444.

SEE OFFSITE IMPROVEMENT PLANS
FOR ALL WORK WITHIN CITY-RIGHT-OF-WAY



VSAC DESIGN
PO Box 198888
Sacramento, CA 95818
Tel: 916.433.0729



COMPILED
DESIGNED
DRAWN
PROJ. ENGR.

BENCH MARK
ELEV. 22.817 ft
(NAD 29)
RESERVATION
HILLI HILL TRAFFIC LIGHT BASE
SW CORNER 37TH AVE & STOCKTON BLVD.

SCALE: 1"=20'
HORIZ.
VERT.

APPD. DATE

DESCRIPTION

REVISIONS

NO.

VIETNAMESE HOPE BAPTIST CHURCH
UTILITY PLAN
PHASE 2

DATE
SHEET C3
OF 4

JOB NO.

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REVISIONS	By

HOPE BAPTIST CHURCH - PHASE 2
6301 ELDER CREEK RD
SACRAMENTO CA

1001

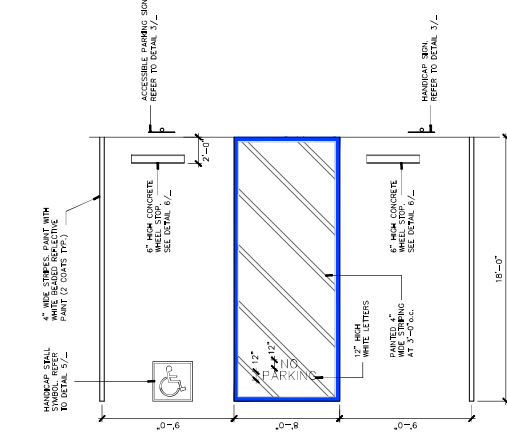
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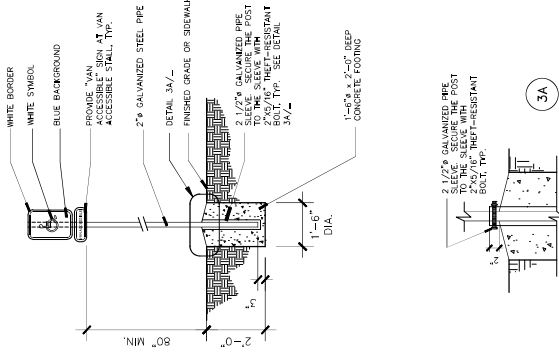
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Drawn	HDV
Date	
CAD file	

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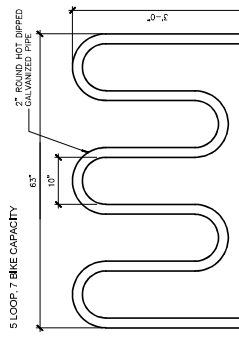
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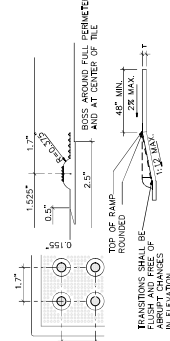
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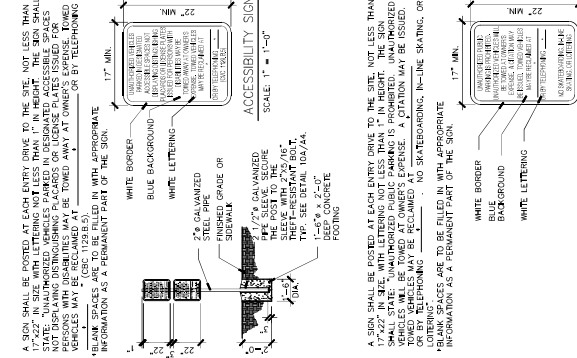
3 ACCESSIBILITY SIGN



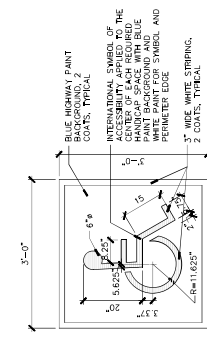
BIKE RACK (RIBBON)



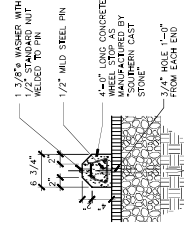
4 TRUNCATED DOMES



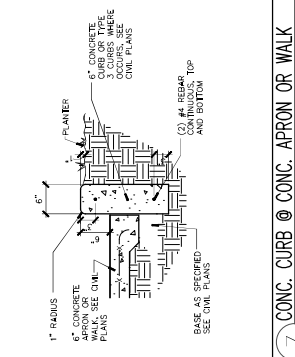
6 SITE ACCESSIBILITY SIGN



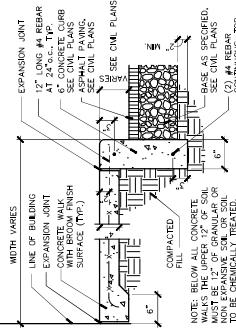
ACCESSIBILITY	STAIR	SYMBOL
		



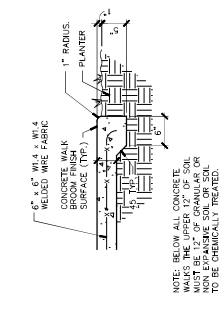
11 WHEEL STOP



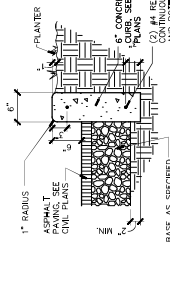
CONC. CURB @ CONC. APRON OR WALK



8 CURB AT SIDEWALK



SIDEWALK AT PLANTER



10 CURB AT PLANTER



REVISIONS	By

Project No.	CAD file
Drawn	
Date	
Scale	
Sheet	

A17.1

ALL DIMENSIONS ARE TO FACE OF GYP. BD. FINISH UNLESS OTHERWISE NOTED. "CLEAR" DENOTES FINISH TO FINISH DIMENSIONS. "HOLD" DENOTES CRITICAL FRAMING DIMENSIONS.

2x6 @ 16" OC STUD WALL W/ R-19 BAT INSULATION

2x4 @ 16" OC STUD WALL W/ 1/2" G.W.B. B.S.



1 TACTILE EXIT SIGNAGE
SIGNAGE VERBIAGE:
1A EXIT
1B EXIT ROUTE

AT SINGLE DOOR LOCATION, ATTACH SIGNAGE AT STRIKE SIDE OF DOOR, AT DOUBLE DOOR SITUATIONS MOUNT AT INGRESS SIDE OF RIGHT LEAF.



TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST PARALLEL CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS

CEILING	WOOD BASE	BASE
(C-1)	(B-1)	(B-2)
PAINTED GIPSUM BOARD SATIN FINISH	4", 3/8" SQUARE PORCELAIN TILE CORE BASE	
WALL	POUR	LOOR
(W-1)	(P-1)	(F-1)
PAINTED GYP. BD. - SATIN	POUR	POUR
		(F-2)
		4" x 8" HIGH PORCELAIN TILE

DOOR NAME	DOOR		FRAME	REMARKS
	SIZE	DOOR		
	HEIGHT	WIDTH	MATERIAL	
SANCTUARY #1	6'-0"	10'-6 1/2"	2x4F	SELF-CLOSING W/ WIND-RESISTANT HINGE HARDWARE
SANCTUARY #2	6'-0"	2'-0"	2x4F	STONEPOINT WINDOW
STORAGE / LOUIS CONTROL RM	5'-6"	2'-0"	1x6F	EXITING DOOR TO BE LOCKED OFF W/ DOOR BLOCKER & SEPARATE LOCK KEY
MIN. WOMEN	7'-0"	2'-0"	3x6 WOOD	SELF-CLOSING W/ LOCK & KEY & SEPARATE LOCK KEY

[illegible]



REVISIONS	By

HOPE BAPTIST CHURCH
PHASE 2
6301 ELDER CREEK RD
SACRAMENTO CA

Drawing

REFLECTED
CEILING PLAN



Proj. No.	CAD file
Drawn	
Date	
Scale	
Sheet	

A-1.2.2



PAINTED GYP. BO. - SATIN
HARDIE SOFFIT
CEILING ELEVATION A.F.F.

[illegible]



VSAC DESIGN
3000 BROADWAY, SUITE 100
SACRAMENTO, CA 95816
TEL: 916.752.0222
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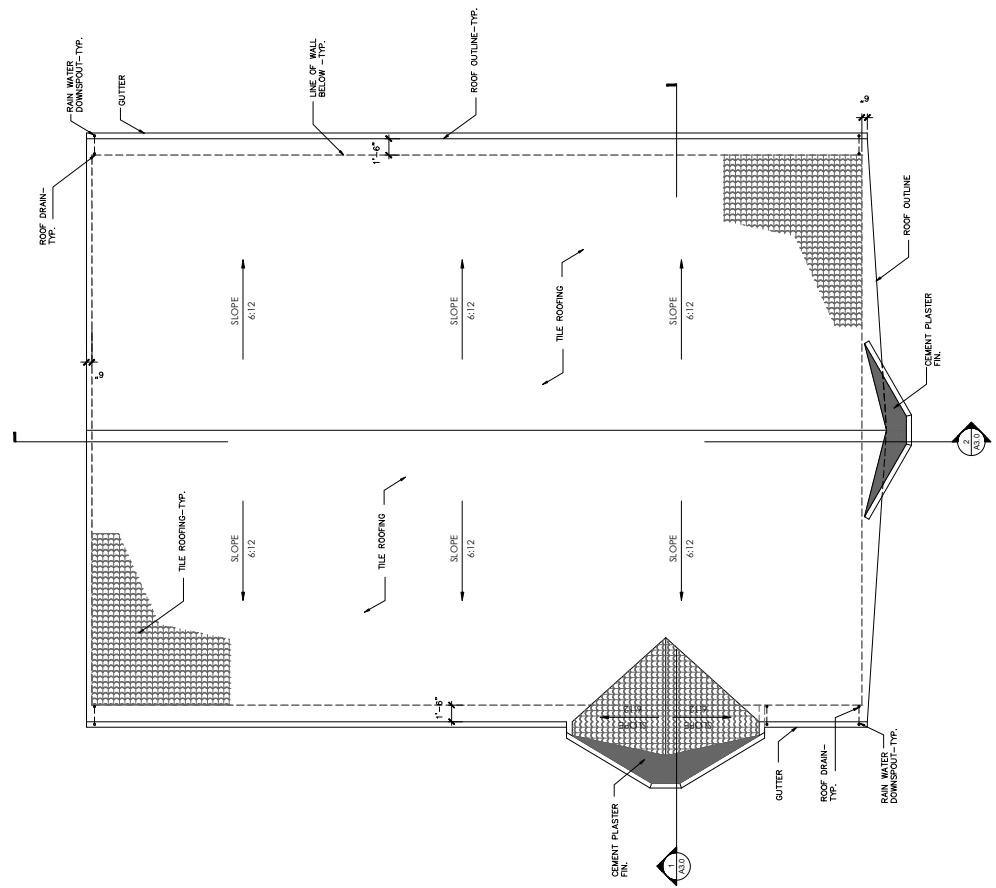
HOPE BAPTIST CHURCH
PHASE 2
6301 ELDER CREEK RD
SACRAMENTO CA

Drawing
ROOF PLAN



Proj. No.	
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Scale	
Sheet	

A-1.3



1 ROOF PLAN
SCALE: 3/16" = 1'-0"



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HOPE BAPTIST CHURCH
PHASE 2
6301 ELDER CREEK RD
SACRAMENTO CA

Drawing

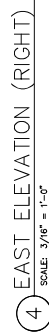
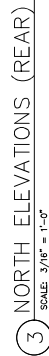
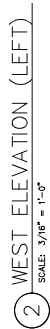
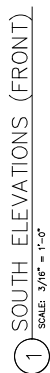
ELEVATIONS



Proj. No.	CAD file
Drawn	
Date	
Scale	
Sheet	

A2.0

1	COMPOSITION, SHRIMP OPEN CANNING, KARAGE COLOR: SAND CASTLE	5	FROSTED GLASS
2	VINYL/GLASS DOOR/WINDOW	6	METAL TUBE CROSS, PAINT & PRIME KELLY MOORE MORNING WHEAT RM 5250
3	3-COAT APRILIC STUCCO SAND FINISH KELLY MOORE PLY WHITE AMW44	7	1/4" REGLET
4	3-COAT APRILIC STUCCO SMOOTH FINISH KELLY MOORE MORNING WHEAT RM 5250	8	RAIN WATER DOWN SPOUT
5		9	WALL SCORE





VSAC DESIGN
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REVISIONS	BY

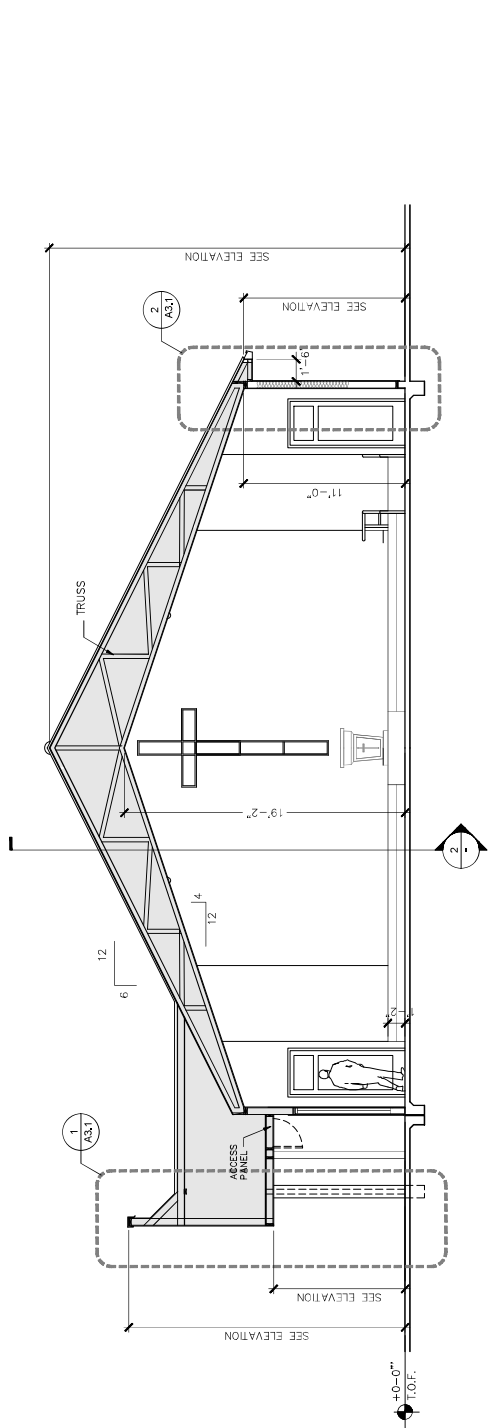
HOPE BAPTIST CHURCH
PHASE 2
6301 ELDER CREEK RD
SACRAMENTO CA

Drawing
BUILDING SECTIONS

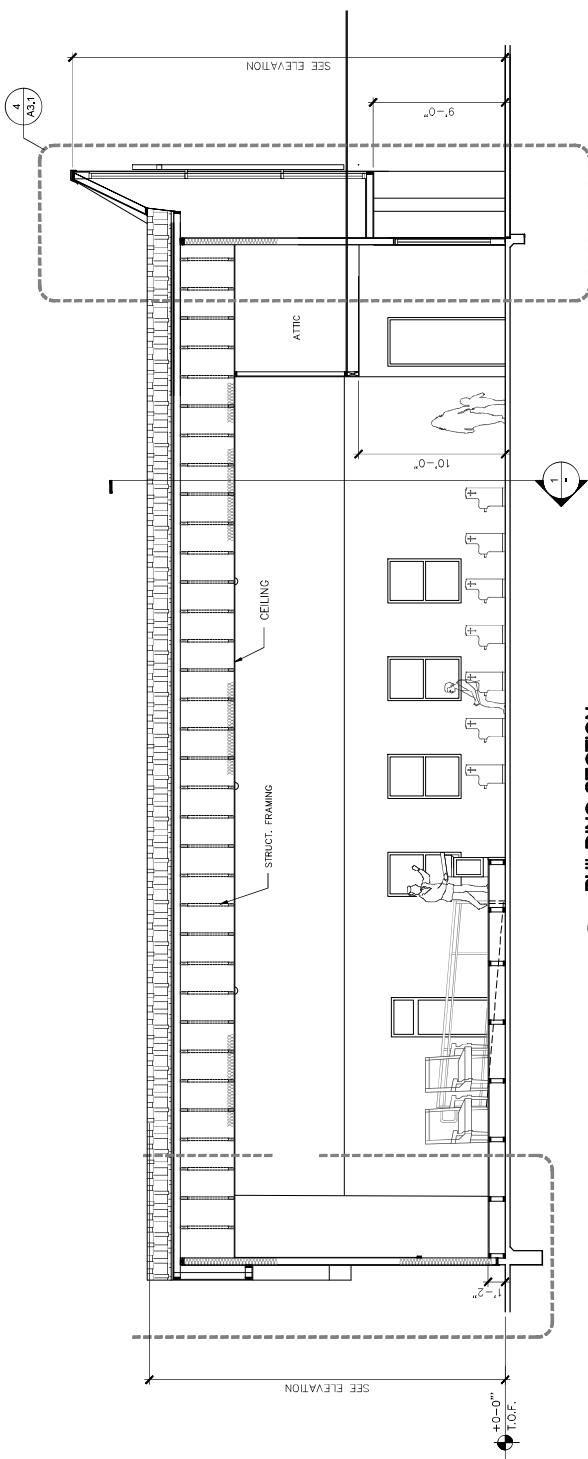


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1 BUILDING SECTION
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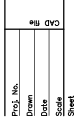
2 BUILDING SECTION
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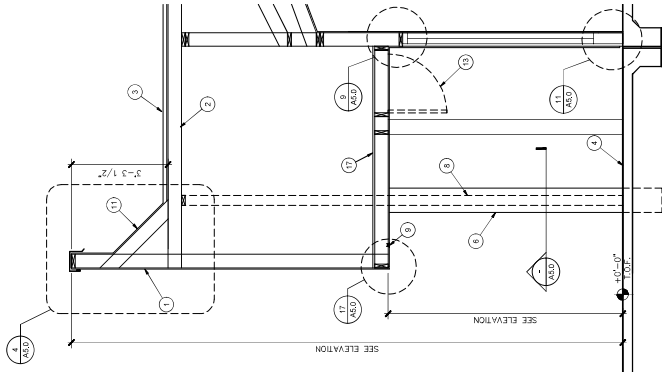
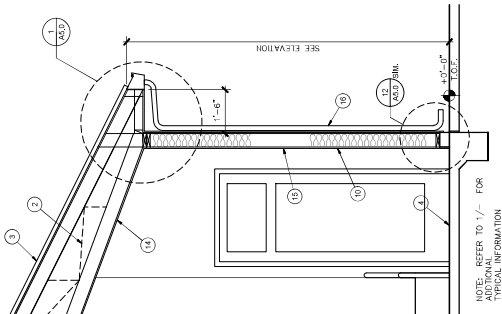
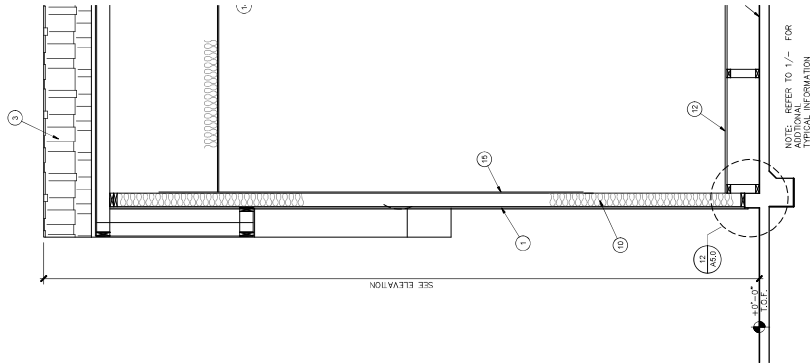
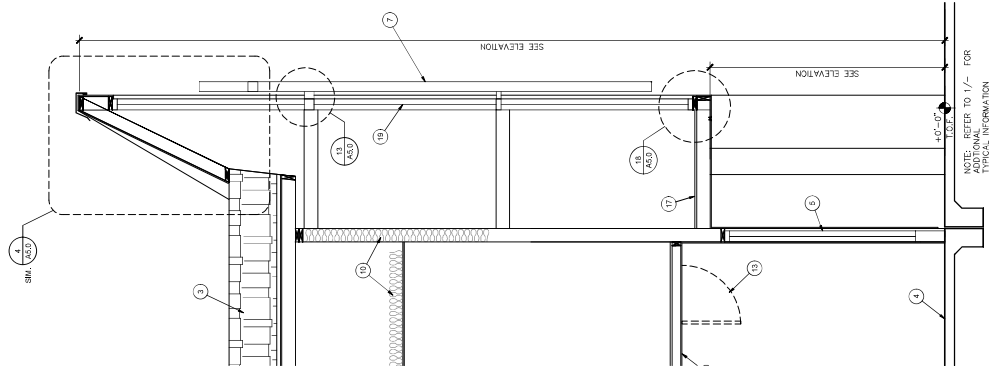
HOPE BAPTIST CHURCH
PHASE 2
6301 ELDER CREEK RD
SACRAMENTO CA

WALL SECTIONS



A-3.1

- | | |
|----|--|
| 1 | EXTERIOR PLASTER. |
| 2 | SEE STRUCTURAL DRAWINGS FOR FRAMING. |
| 3 | TITLE ROOFING. |
| 4 | FINISH FLOOR. |
| 5 | ALUMINUM DOOR/ WINDOW |
| 6 | METAL CLADDING COLUMN, COLOR XXXX |
| 7 | |
| 8 | DECORATIVE LIGHTING |
| 9 | VENT SOFFIT, SEE DETAIL |
| 10 | INSULATION. |
| 11 | GYP. BOARD OVER PLYWOOD |
| 12 | FLOOR FINISH OVER 3/4" PLYWOOD |
| 13 | ACCESS PANEL, SEE DETAIL |
| 14 | CEILING LINE |
| 15 | GYP. BOARD, TAPE, SEAL & PAINT. |
| 16 | RAIN WATER DOWNSPOUT CONNECT TO STORM DRAIN OR DAYLIGHT TO OUTSIDE |
| 17 | STRUCTURAL PLYWOOD |
| 18 | STRUCTURAL COLUMN |
| 19 | TEMPERED GLASS PANEL |
| 20 | WOOD SING |



4

WALL SECTION

WALL SECTION	SCALE	3
	1/2" = 1'-0"	

WALL SECTION

WALL SECTION

SCALE
1/2" = 1'-0"SCALE
1" = 1'00"

SCALE

$2^{\circ} = 1.0''$

SCALE
1" = 1'-0"

A GEOMETRICAL SYMBIOSIS



SCALE: 1/2" = 1'-0"

☐ TOILET SEAT COVER DISPENSER

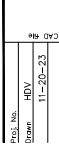
- C** TOILET TISSUE DISPENSER. DISPENSER SHALL BE LOCATED

THE HISTORY OF THE

- 40° TO 6 A.F.F.
ONE HOOK AT EACH END STALL & LOCKER RM



Drawing



Abstract

SPALF. MTS



LABORATORY SECTION



SCAF: NTS



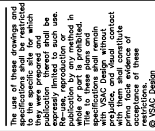
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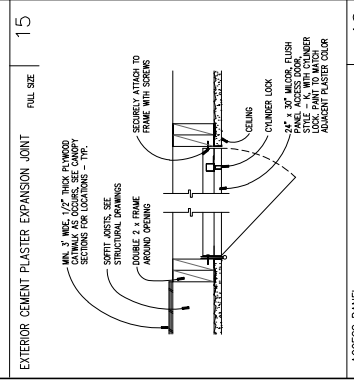
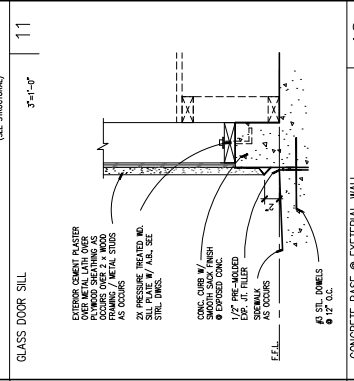
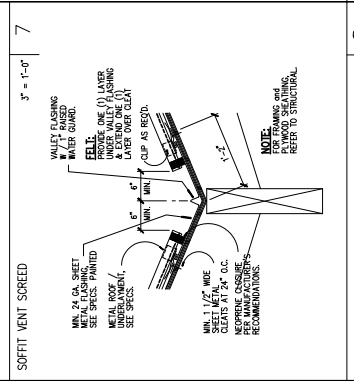
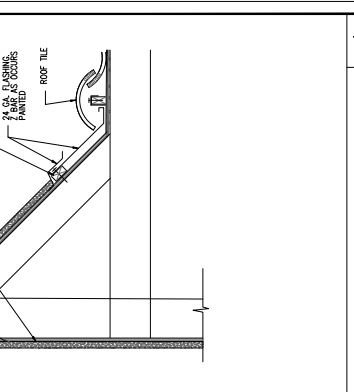
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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Conditional Use Permit; and the Preservation Director approve, with conditions, Site Plan and Design Review for the project known as **Z25-026 (C Street Self-Storage)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to establish a nonconforming use (mini-storage) within a structure listed as a landmark on the Sacramento Register of Historic and Cultural Resources on a 0.88-acre site within the Light Industrial (M-1-SPD) zone and the Central City Special Planning District (SPD).
2. **Site Plan and Design Review** for the adaptive reuse and alteration of a historic resource to convert the building into an approximately 47,280-square-foot mini-storage facility, including associated site improvements.

PROJECT INFORMATION

Location: 1201 and 1217 C Street
Parcel Number: 002-0081-002-0000, 002-0081-003-0000
Council District: 4
Applicant: SAC LLC (Abed Rashed)
44-03 56th Road
Maspeth, NY 11378
Property Owner: Same as Applicant
Project Planner: Henry Feuss, Associate Planner
Hearing Date: October 16, 2025

Land Use Information

General Plan: Employment Mixed Use (EMU)
Housing Element Site: No
Community Plan Area: Central City
Specific Plan: Central City
Zoning: Light Industrial (M-1-SPD)
Special Planning District: Central City
Planned Unit Development: N/A
Design Review Area: Central City Neighborhood
Parking District: Traditional

Open Space District:	Traditional
Historic Landmark:	Yes
Historic District:	N/A

Surrounding Land Use and Zoning

North:	M-1-SPD	Railroad ROW
South:	M-1-SPD	Light Industrial and Office
East:	M-1-SPD	Warehouse
West:	C-2-SPD, M-1-SPD	Residential and Warehouse

Site Characteristics

Existing Property Area:	38,350 square feet / ±0.88 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Vacant warehouse

Other Information

Concurrent Files:	N/A
Previous Files:	N/A

ATTACHMENTS

Attachment A: Project Plans

PROPOSED PROJECT AND ANALYSIS

SITE CONTEXT

The approximately 0.88-acre project site is located at 1201 and 1217 C Street (two parcels) within the Central City Special Planning District (SPD). The site is only accessible via Blues Alley and a city right of way due to the 12th Street underpass bordering the site to the west and the Union Pacific right of way to the north. Surrounding land uses include light industrial and warehouse uses to the south and east, railroad right of way to the north, and multi-unit residential and warehouse uses across 12th Street to the west. Additionally, the La Valentina Light Rail Station is located approximately 0.13 miles from the project site, and the track right of way runs directly adjacent to the project site along 12th Street. The site is served by existing public infrastructure including alleys, streets, sidewalks, and wet and dry utility connections in Blues Alley, and 12th Street.

1201-1217 C Street is an industrial warehouse that was originally constructed c.1910. Its architect, builder, and original occupants are unknown. The building's railroad-facing doors and proximity to the railroad right of way are character-defining features from a time when rail transport was the primary mode of regional distribution. While little is known about the building's early history, it is demonstrably an important structure for its ties to Sacramento's industrial past. The building is architecturally significant as a rare example of a rusticated concrete block structure with distinctive stepped parapets. The site consists of two connected buildings originally constructed in a similar style. The building to the east (1217) is a one-and-a-half-story structure that still retains original features, though some modifications to openings have been made. The two-story structure mostly located on the western parcel (1201) had been reconstructed in the 1990s after a major fire destroyed the structure. The rebuilt structure was primarily constructed of

poured concrete and concrete masonry units, with the Blues Alley elevation being faced in a rusticated veneer block similar to the original.

An office supply company occupied the structure prior to the 1990s fire. After being rebuilt, the site continued to serve warehouse uses but has remained vacant in recent years due to challenges marketing the site for commercial uses due to the building's lack of a traditional street connection. The building can only be accessed via Blues Alley from 13th Street and a City right of way that connects the alley to C Street to the south.

1201-1217 C Street is listed on the Sacramento Register of Historic and Cultural Resources (Sacramento Register) as a local Landmark. The site is not located within a historic district.

PROJECT DETAILS

The applicant is requesting entitlements to facilitate the rehabilitation and adaptive reuse of the landmark building at 1201-1217 C Street into a 47,280-square-foot mini-storage facility.

The proposed project would primarily consist of interior construction to build out the mini-storage facility. The project would largely reuse existing window and door openings facing Blues Alley to serve the mini-storage facility. The existing openings facing the railroad right of way would also be maintained from the exterior.

The site would be accessible via Blues Alley, and a loading/unloading area will be contained within the building through an existing garage door opening. Solid waste will be stored within the building adjacent to the loading area.

The project requires Zoning Administrator approval of a Conditional Use Permit (CUP) to establish a non-conforming use (mini-storage) within a landmark resource. The project also requires Preservation Director approval of Site Plan and Design Review for the adaptive reuse of the building and associated site improvements.

Conditional Use Permit

The applicant is requesting to establish a mini-storage use within the landmark building at 1201-1217 C Street, which is approximately 0.13 miles from the center of the La Valentina light rail station platform. Pursuant to Sacramento City Code (SCC) section 17.444.130.C, a mini-storage use is prohibited within the M-1-SPD zone and Central City SPD when within one-half mile from the center of a light rail station platform. However, pursuant to SCC section 17.232.130, a listed historic resource may be used for a prohibited use with the approval of a CUP if it is determined that the prohibited use provides a demonstrable benefit toward the preservation of the historic resource and the public benefits of the preservation of the listed resource as derived from the proposed prohibited use outweigh the public benefits that would result from the action that would be required to bring the prohibited use into conformance.

The CUP process is designed to evaluate a use's potential impact on a site and the surrounding area. The proposed mini-storage use would occupy the entire structure which has remained vacant for several years due to the limited access to the site. The approximately 47,280 square-foot mini-storage facility will be staffed during business hours and will be accessible by electronic keypad. It is noted that no direct access to the storage units is proposed from the exterior of the building. There will be very few, if any, exterior changes made to accommodate the mini storage use.

The Central City is the urban center of the larger metropolitan area that hosts major employers, tourists, and a continually growing number of residents. Some mini-storage land uses are not appropriate in urban areas due to their underutilization of land, limited activation of the pedestrian realm, and limited employment generation near public transit options. However, in this case, staff is supportive of the request to establish a mini-storage use within the landmark structure and finds it appropriate given the existing site constraints. Specifically, the proposed mini-storage is proposed for a structure that has been underutilized due to site constraints, which limits the functionality and usability of the space for residential and most commercial uses due to the lack of standard street access, limited fenestration, and the secluded nature of the site. As such, this unique site constraint, which is indicative of its industrial past, lends itself to a compatible commercial use, such as mini storage. This leads staff to believe a mini-storage use would uniquely compliment the industrial setting while allowing for a revenue generating use that supports the adaptive reuse of the landmark without having to make any exterior changes or alterations to the building. The mini-storage use would also have relatively little impact on the interior of the structure of the building and would likely be easily removable should an alternative use be sought in the future. Further, staff is supportive of the request given the use pays homage to the industrial history and nature of the structure, which operated as a distribution facility. The adaptive reuse of this vacant landmark into an occupied development seeks to similarly further the continued resurgence of the 12th Street Corridor and more broadly the Central City. This is supported by Central City Specific Plan Goal LU.1 which seeks a broad mix of uses that contribute to a vibrant and urban Central City.

Site Plan and Design Review

The purpose and intent of the Site Plan and Design Review entitlement is to ensure the project proposal complies with the relevant development standards established by the underlying zone, overlay, planned unit development (PUD), or SPD. In addition, the entitlement ensures the horizontal and vertical design of the development is compatible and complementary to surrounding development and consistent with applicable design guidelines (Central City Neighborhood Design Guidelines).

Building Design and Improvements

The site consists of two connected buildings constructed in a similar style. The one-and-a-half-story building to the east (1217) is clad in rusticated concrete block, and is largely unaltered, though some openings appear to have been modified. The two-story structure mostly located on the western parcel (1201) had been reconstructed in the 1990s after a major fire destroyed the building. The rebuilt structure was primarily constructed of poured concrete and concrete masonry units, with the Blues Alley elevation being faced in a rusticated veneer block similar to the original.

The project proposes to retain existing exterior openings on all elevations, utilizing some for display windows, and others for operable doors to access loading areas and offices. Existing windows and doors will be retained. If replacement is found to be needed, new windows and doors shall be compatible with the structure, per the conditions of approval.

The project also proposes replacing the concrete block veneer on the Blues Alley façade of 1201 C Street (the reconstructed building) with a compatible veneer brick. The rusticated concrete block was installed on the reconstructed building in the 1990s but has since failed and begun to disconnect from the building necessitating its removal and replacement. To better delineate the

reconstructed building as a modern addition, a compatible veneer brick will be installed on this portion of the structure.

While the interior of the building has not historically been publicly accessible, meaning it is generally outside of the scope of review by the City's Preservation Office, it is important to note that the proposed use is compatible with the historic nature of the structure (industrial warehouse). The mini-storage use will require minimal changes to the historic structure, which is in alignment with the Secretary of the Interior's Standards for Rehabilitation. Further, should an alternative use for the site be sought in the future, mini storage use would likely be easily removable due to the limited need for utilities, finishes, and permanent wall assemblies for that use.

Table 1: Development Standards				
		Required	Project Site	
			Proposed	Deviation
Setbacks (ft)	Rear-Yard (north)	None	20.5*	no
	Street Side-Yard (12 th Street)	None	0*	no
	Front-Yard (Blues Alley)	None	0*	no
	Interior Side-Yard (east)	None	0*	no
Height (ft)		70 (max)	34*	no
FAR		0.15 – 6.0	1.23	n/a
Parking	Vehicle	0	0	no
	Bicycle – Long-Term	0	0	no
	Bicycle – Short-Term	0	0	no

*Existing condition.

Development Standards

The project proposes to maintain the existing building without altering the existing setback, height, or size of the structure.

The M-1-SPD zone and the Central City SPD establish prescriptive development standards applicable to the proposed housing development. Table 1 illustrates the project's compliance with these applicable development standards, including height maximums, density regulations, setback requirements, and generally applicable development standards. As outlined in Table 1, the project complies with all development standards of the M-1-SPD zone.

The Employment Mixed Use (EMU), the M-1-SPD zone, and Central City SPD establish a floor area ratio (FAR) minimum of 0.15 and a maximum of 6.0. The 47,280 square foot historic commercial building on the 38,350 square foot project site results in an FAR of 1.23, consistent with the EMU designation and M-1-SPD zone. Additionally, as shown in Table 1, the project is consistent with all development standards of the M-1-SPD zone.

The site is located within the Traditional parking district and is located within 0.5 miles of an existing light rail station (La Valentina station). No off-street vehicular parking is required, and no parking will be provided beyond the interior loading area. Mini-storage use does not require long- or short-term bicycle parking, and none will be provided.

There is no open space requirement for mini-storage use.

Secretary of the Interior's Standards for the Treatment of Historic Properties Compliance

The Secretary of the Interior's Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations (36 Code of Federal Regulations (CFR), Part 68) promulgating the Standards, "one set of standards...will apply to a property undergoing treatment, depending on the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." The associated Guidelines have been developed by the National Park Service to help apply the Standards to a specific type of historic resources. The purpose of the Standards and associated Guidelines is to provide guidance to those involved in a project involving a historic property before beginning work. The Guidelines are intended as an aid to assist in applying the Standards to all types of historic buildings. They are not meant to give case-specific advice or address exceptions to unusual conditions.

After review of the proposed project, and supplemental information provided by the applicant, staff has concluded the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SCC section 17.808.180.1.a).

1. *"The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."*

The historic use of the site was industrial in nature, serving as an industrial warehouse/distribution center beginning c.1910. The proposed project would adaptively reuse the building as a mini-storage facility. The use of the building for commercial land uses and the proposed alterations to the building do not remove distinctive materials, features, or spaces. Additionally, no new construction is proposed to alter the existing building footprint and size to accommodate the proposed uses allowing for the retention of its form, massing, scale, and general design as well as its spatial relationship to the neighborhood. As such, the proposed project is generally consistent with Rehabilitation Standard 1.

2. *"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."*

The building retains integrity of location, design, feeling, association, and integrity of materials and workmanship. The following character-defining features will be retained throughout the project.

- Rusticated concrete block facing
- The regular rectilinear form with trussed roofs;
- Fenestration pattern including transom windows, and metal casement windows;
- Loading dock openings on north and south elevations;
- Stepped parapets
- Concrete lintels

As proposed, the elements of significance that characterize 1201-1217 C Street would be retained. Further, the continuation of commercial uses in the space would allow for the existing spaces and features to remain. The project has been conditioned to ensure any work to the historic features would preserve original features and materials to the extent feasible and

repair any damaged or missing features in-kind. As such, the proposed project is consistent with Rehabilitation Standard 2.

3. *“Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.”*

No changes will be made that create a false sense of historical development, such as adding conjectural features or elements from other historic properties. The failed rusticated stone veneer on the rebuilt portion will be replaced with a compatible veneer brick to compatibly delineate the new structure. The proposed project is consistent with Rehabilitation Standard 3.

4. *“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”*

All features of the building will remain with the exception of the failed rusticated stone veneer on the rebuilt structure, which does not appear to be a feature that has gained significance in its own right, and has existed for less than 35 years. As proposed, the project maintains and retains this character-defining fenestration pattern. Therefore, the proposed project is consistent with Rehabilitation Standard 4.

5. *“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”*

The project has been conditioned to ensure any work to the historic features on the building would preserve original features and materials to the extent feasible and repair any damaged or missing features in-kind. Therefore, the proposed project is consistent with Rehabilitation Standard 5.

6. *“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”*

As discussed under Standard 2, the high-quality character-defining features of the historic building will be retained and restored. Original material will be repaired rather than replaced wherever feasible, and where infeasible matching material will be used in accordance with Rehabilitation Standard 6. Therefore, the proposed project is consistent with Rehabilitation Standard 6.

7. *“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest mean possible. Treatments that cause damage to historic materials will not be used.”*

The project is conditioned require a pre-construction meeting between the applicant, the applicant’s contractor, and preservation staff to review the conditions and the methods of any necessary treatments, as well as schedule an in-progress inspection with preservation staff to ensure treatments do not cause damage to historic materials. As such, the proposed project is consistent with Rehabilitation Standard 7.

8. *“Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”*

This Rehabilitation Standard focuses on known archaeological resources and their protection. No known archaeological resources are located at the project site; thus, this Rehabilitation Standard is not applicable. The project also includes little to no ground disturbance, and the site was not identified as a sensitive area during the project routing process. Standard best management measures and compliance with state and federal laws would address accidental discovery concerns

9. *“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”*

There will be no exterior additional or major new construction beyond the installation of the new veneer brick on the rebuilt portion of the structure. The installation of the new material shall be conditioned to not adversely affect the historic features of the original structure should they need to intersect. As such, the proposed project is generally consistent with Rehabilitation Standard 9.

10. *“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

This Rehabilitation Standard focuses on new additions; thus, this Rehabilitation Standard is not applicable. No new additions are proposed to the landmark building, and the original massing, scale, and general design are maintained.

The analysis above underscores that the project as currently proposed is consistent with the Rehabilitation Standards. As described by the federal regulations (36 CFR Part 68), staff has considered the property’s significance, existing physical condition, the existing documentation for the property to conclude that the project is consistent with the Standards and concluded the project would not result in the substantial adverse change to the essential physical features necessary to convey the historic significance of the building. Therefore, staff recommends approval of the project based on the findings of fact and conditions of approval provided in the sections below.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

The site was posted with project information at the time of submittal. Additionally, this project was routed to The River District (PBID), Alkali and Mansion Flats Historic Neighborhood Association, and Preservation Sacramento. All property owner and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a public hearing notice on October 6, 2025, and a notice was posted at the project site. At the time of writing the staff report, staff has received no comments on the item and there is no known opposition.

ENVIRONMENTAL CONSIDERATIONS

The proposed development is a “project” as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval.

The project is determined to be exempt from the provisions of the CEQA pursuant to CEQA Guidelines section number 15301 (Class 1 – Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The existing building is listed on the Sacramento Register as a local Landmark and is therefore considered a historical resource pursuant to CEQA. As identified in the analysis above, the project follows the Secretary of the Interior's Standards for the Treatment of Historic Properties. Pursuant to CEQA Guidelines section 15064.5(b)(3), projects that follow these guidelines shall be considered to be mitigated to a level of less than a significant impact on the historical resource.

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 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).

FINDINGS OF FACT

Environmental

1. The Zoning Administrator and Preservation Director finds:
 - a. Pursuant to CEQA Guidelines section 15064.5(b)(3), the project will not result in a substantial adverse change in the significance of a historical resource because the design complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - b. That the project is exempt from the CEQA pursuant to Public Resources Code (PRC) CEQA Guidelines section 15301 (Class 1 – Existing Facilities).

Conditional Use Permit

2. The proposed use and its operating characteristics are consistent with the Employment Mixed (EMU) Use General Plan designation. The proposed use and its operating characteristics are also supported by Central City Specific Plan Goal LU.1 which seeks a broad mix of uses that contribute to a vibrant and urban Central City by establishing a use that is complimentary to the surrounding neighborhood that also assists with facilitating the adaptive reuse and preservation of a landmark building; and
3. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the M-1-SPD zone, and of all other provisions of the code, specifically the purpose and intent of the M-1-SPD zone and Central City SPD, and nonconforming use regulations; and
4. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities; and
5. The proposed use and its operating characteristics 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
6. The proposed use provides a demonstrable benefit toward the preservation of the listed historic resource; and
7. The public benefits of the preservation of the listed historic resource as derived from the proposed nonconforming use outweigh the public benefits that would result from the action that would be required for the use to be brought into, or remain in, conformance.

Site Plan & Design Review

8. Site Plan and Design Review for the adaptive reuse and alteration to a landmark listed in the Sacramento Register of Historic and Cultural Resources and associated site improvements is approved because project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the goals and policies of the City of Sacramento Planning and Development Code. Specifically, the proposed development is consistent with: the General Plan, including General Plan Goal HCR 2.1 (Identification and Preservation) for the identification and preservation of existing historic and cultural resources to enrich our sense of place and our understanding of the city's prehistory and history, SCC Title 17 development standards, and the purpose and intent of the Central City Neighborhood Design Guidelines and would maintain the integrity and significance of the historic landmark. The essential physical features that remain and characterize the building at 1201-1217 C Street would be retained as part of the proposed project, and the project has been conditioned to ensure any work to the historic features on the landmark would preserve original features and materials to the extent feasible and repair any damaged or missing features in-kind. Further, the proposed development is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project meets all applicable development standards for the M-1-SPD zone.

200-Year Flood Protection

9. 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).

CONDITIONS OF APPROVAL

Conditional Use Permit

- A1. The approval authorizes the establishment of an approximately 47,280-square-foot mini-storage use. Any changes to the location, size, or type of use shall require further Planning Division review and may require additional approvals.
- A2. No open or outdoor storage areas are authorized as part of this approval. Open and outdoor areas will require additional review by the Planning Division.
- A3. No retail business shall be permitted to operate within any of the storage units.
- A4. The site and storage facility shall be inspected and maintained to be free and clear of litter.
- A5. The following "Good Neighbor" measures shall be implemented by the applicant and any operator:
 - a. Establish a process for residential and commercial tenants as well as neighbors to communicate directly with the management staff of the storage facility should there be any problems or issues.
 - b. Provide signage at the building storefront that includes a 24-hour emergency contact person and phone numbers on-site that is located in a clearly identified place and kept up to date.
- A6. Any modification to the attached plans shall be subject to review and approval by Planning Staff prior to the issuance of building permits.
- B2. This approval is valid for three years and is subject to SCC section 17.808.400.

Site Plan and Design Review

Planning

- B3. The project approval allows for the adaptive reuse of 1201-1217 C Street into approximately 47,280 square feet of mini-storage as shown on the final approved plans.

- B4. The proposed project shall be constructed per the final approved plans and/or exhibits and these conditions of approval.
- B5. Landscaping improvements including planters, trees, shrubs, and groundcover shall be constructed as indicated on the final approved plans.
- B6. A pre-construction meeting shall be scheduled between the applicant, the applicant's contractor, and preservation staff to review the conditions and the methods of treatment. There shall also be an in-progress inspection conducted by preservation staff, scheduled once demolition activity is complete.
- B7. Match in-kind means to match: design, dimensions, placement, materials and finishes.
- B8. Exterior building modifications shall be constructed as shown on the final approved plans. Any additional exterior building modifications shall require additional review and approval by Preservation Staff.
 - a. Product sample for veneer brick shall be supplied to preservation staff for review and approval during preconstruction meeting prior to procurement.
 - b. Window and door openings on veneer brick section shall be capped with decorative lintels mimicking 1217 C Street. Detail shall be submitted to preservation staff for review and approval prior to installation.
- B9. The existing character-defining elements of the historic landmark shall be retained and protected, including
 - a. The regular rectilinear form with truss roofs;
 - b. Rusticated concrete block facing;
 - c. The regular rectilinear form with trussed roofs;
 - d. Fenestration patterns, including transom windows, and metal casement windows;
 - e. Loading dock openings on north and south elevations;
 - f. Stepped parapets; and
 - g. Concrete lintels.

All repairs to existing character defining materials and elements shall meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. Specific repair and cleaning techniques shall be subject to review and approval by Preservation Staff during construction.
- B10. If existing windows or doors need to be replaced, the applicant shall utilize metal sash windows with true divided lites subject to review and approval by Preservation Staff. If windows are replaced, the existing fenestration pattern and opening shall be maintained.

- a. Applicant shall submit product literature for windows and provide contractor qualifications for review and approval by Preservation Staff prior to procurement.
- b. Applicant shall submit product literature for doors and provide contractor qualifications for review and approval by Preservation Staff prior to procurement.
- B11. If during construction activities any rails or other related railroad infrastructure is discovered/unearthed, the applicant shall stop work and consult with Preservation Staff prior to moving forward.
- B12. Applicant shall submit product literature for exterior awning and provide contractor qualifications for review and approval by Preservation Staff prior to procurement.
- B13. Applicant shall submit product literature for new exterior lights and provide contractor qualifications for review and approval by Preservation Staff prior to procurement.
- B14. Any new mechanical equipment shall be screened from public view behind parapet wall, landscaping, or other screening mechanism approved by Planning Staff.
- B15. Planning in-progress inspections (93) shall be called for prior to the following Building Inspections: (81) Frame Across/Board. An (89) Planning Final shall be called for prior to (29) Building Final.
- B16. The applicant shall prepare a construction management plan prior to issuance of building permit for review and approval by the building division that addresses potential encroachment into the public right of way, street closures, and potential effects on city street trees.
- B17. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans approved by Preservation Staff shall be subject to review and approval prior to any changes.
- B18. A signage application shall be submitted for the mini-storage use for review and approval by Planning Staff prior to operation.
- B19. Any modification to the project shall be subject to the review and approval of Preservation Staff (and may require additional entitlements).
- B20. The applicant shall obtain all necessary building permits prior to commencing construction.
- B21. This approval is valid for three years and is subject to SCC section 17.808.400.

Fire

- B22. Any modifications to the facility must be made under permit by way of plan review for compliance with the Fire and Building Codes.
- B23. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division. Contact # 916-808-1300.

- B24. Obtain any required operational permits from the Sacramento City Fire Prevention Division. Contact # 916-808-1300.
- B25. Provide documentation to verify that any fire and life safety systems such as fire suppression and fire alarm systems have been serviced, maintained and certified in accordance with the required maintenance schedules as may be applicable (quarterly, annual and 5-year service).

Public Works

- B26. 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.
- B27. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's western property line to 13th Street) per City standards to the satisfaction of the Department of Public Works.
- B28. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

SMUD

- B29. SMUD has existing overhead 21kV facilities and low voltage/secondary facilities along the north and west side of the property (north and west sides of R and 2nd Streets respectively) 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.
- B30. SMUD has existing underground 21kV facilities along the south side of the property that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.
- B31. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a

condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

- B32. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B33. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B34. The Applicant shall not place any building foundations within five-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.).
- B35. 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>.
- B36. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B37. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- B38. The shown transformer location and space on the provided plans will have to be validated by SMUD to ensure it meets all spacing and design criteria per the requested service size. Please contact SMUD Line Design for additional information.

SacSewer

- B39. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Utilities (DOU)

- B40. This project is served by the Combined Sewer System (CSS). However, based on the project's description, the applicant will not be required to pay the combined sewer system impact fee.
- B41. City records indicate the existing domestic water service may not have a backflow preventer. The applicant shall install a reduced pressure principal backflow device (per City standards) as part of their building permit or submit evidence of an existing device that meets City requirements. The applicant may contact the Department of Utilities Development Services staff at DOUDevelopmentReview@cityofsacramento.org or 916-808-7890 for assistance in permitting requirements related to the installation of a backflow device. The applicant shall provide the building permit number that includes the installation of an approved backflow device to the DOU entitlement engineer prior to condition signoff.

Police

- B42. 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 0.95 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.
- B43. Light poles, if applicable, shall be no higher than 16 feet.
- B44. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
- B45. 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.
- B46. 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.
- B47. 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.
- B48. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- B49. 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.
- B50. 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.

- B51. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of six feet in height.
- B52. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
- B53. Manager with access to VASS storage shall be able to respond to any activation within two hours.
- B54. 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.
- B55. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.
- B56. 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.
- B57. VASS shall be capable of storing no less than 30 days' worth of activity.
- B58. VASS shall provide comprehensive coverage of:
 - a. areas of ingress and egress
 - b. parking lot
 - c. coverage of all exterior sides of the property
 - d. adjacent public rights of way
 - e. main lobby entrance
 - f. hallways
 - g. elevators
- B59. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
- B60. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- B61. 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.
- B62. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).
- B63. Property management shall be responsible for the daily removal of all litter from the site.

- B64. 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.
- B65. During Construction:
- a. 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.
 - b. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
 - c. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Solid Waste

- B66. Project must meet the requirements outlined in City Code Chapter 13.24, and 17.616.
- B67. The property shall have sufficient space to store bins or containers for trash, recycling, and organics. Minimum service levels for recycling and organics can be found in Chapter 13.24.600. Trash and organics must be serviced at least weekly and recycling must be serviced at least monthly.
- B68. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
- B69. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City’s web site at <http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition>. Please contact the Solid Waste C&D team if you have any questions:
 Phone: (916) 808-0965
 Email: C&D@cityofsacramento.org

Advisory Notes

- ADV.B1. **Building.** Since the plans are currently in the concept/design stage, please note that the advisory comments below do not constitute a complete building review. Future comments may be generated once this project has progressed to the point that it can be submitted to the building department for permit issuance.
- a. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).
 - b. The plans are required to demonstrate compliance with CBC 11B regarding accessibility.
- ADV.B2. **SacSewer.** The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system.

SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

- ADV.B3. **Utilities.** 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.B4. **Police.** City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.
- ADV.B5. **Solid Waste.** If the property is allowed access to the City-owned driveway, solid waste collection vehicles may use the driveway to provide service. In this event, the property shall ensure sufficient clearance for the vehicles by trimming the trees bordering the western side of the City-owned driveway.
- ADV.B6. **Solid Waste.** If the property is not granted access to the City-owned driveway, waste containers shall be placed for service by 13th Street and the B Street C Street Alley.
- ADV.B7. **SMAQMD.** 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 answer asbestos related questions, either by emailing asbestos@airquality.org, or calling 279-207-1122.
- ADV.B8. **SMAQMD.** All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit Sac Metro Air District's website to [find a list of the most common rules that apply at the construction phase of projects](#).

Respectfully Submitted:



Henry Feuss
Associate Planner

Recommendation Approved:



Karlo Felix
Senior Planner

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

EXHIBIT
OF
1201 AND 1217 C STREET

BECING LOTS 2 AND 3, AND A PORTION OF LOT 1, IN BLOCK BOUNDED BY
12TH AND 13TH, 'B' AND 'C' STREETS, IN THE CITY OF SACRAMENTO,
ACCORDING TO THE OFFICIAL PLAT THEREOF, AND A PORTION OF THE ALLEY
VACATED BY BOOK 920501, PAGE 0743 OFFICIAL RECORDS
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
SEPTEMBER, 2024 SCALE: 1" = 30'

PREPARED FOR

ABED ABUSHI

BY

UNDER THE SAN SERVICES

3040 Susan Ct., West Sacramento, California

SCALE: 1" = 30'

SEPTEMBER 2024



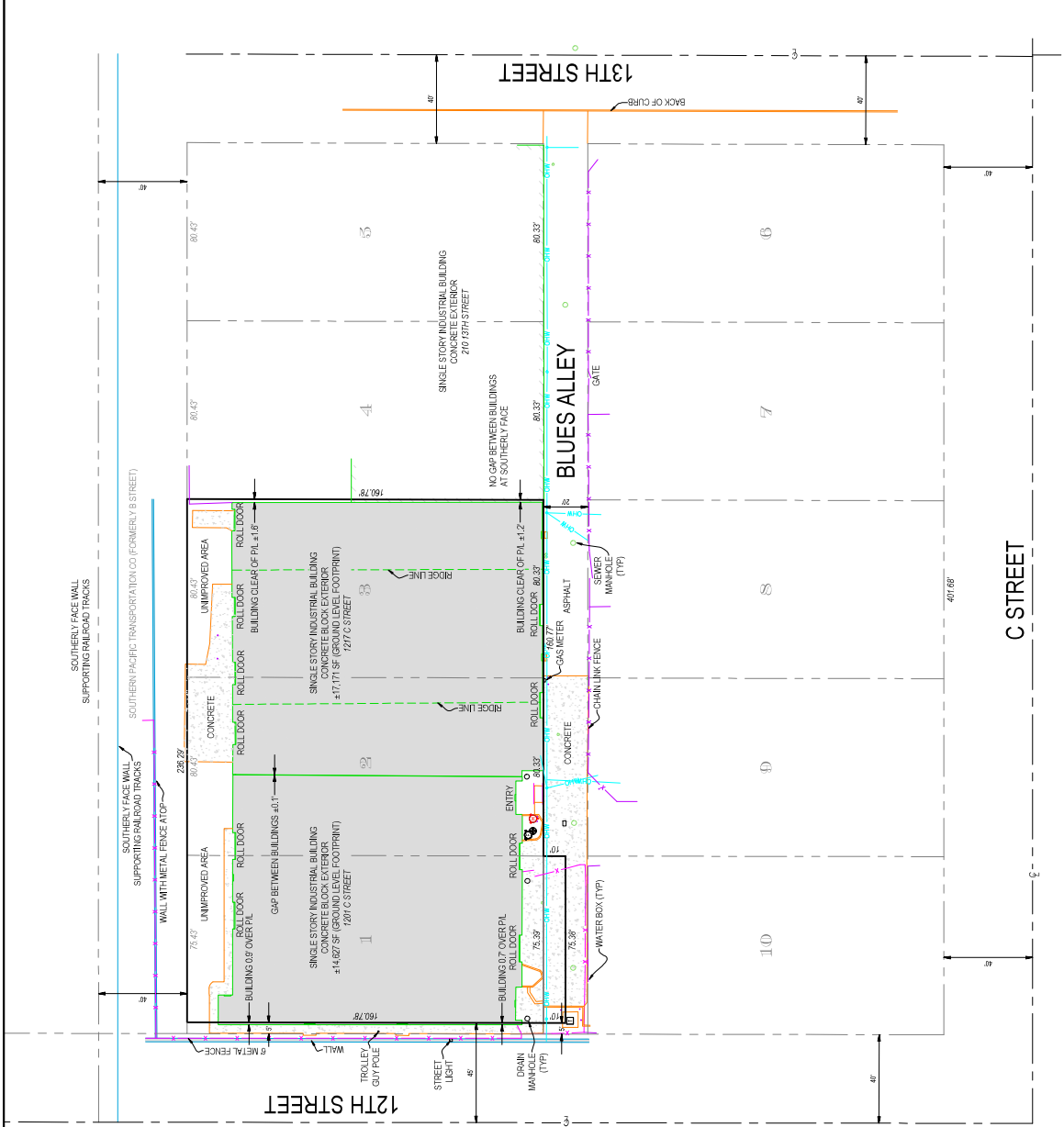
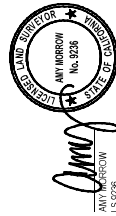
LINE TYPES

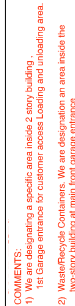
- PROPERTY LINE
- ADJACENT LOT LINE
- BUILDING LINE
- OVERHEAD WIRES

LEGEND

- DIMENSION POINT - NOTHING FOUND OR SET
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PRESSURE INDICATOR VALVE
- PA PROPERTY LINE
- TRANSFORMER

THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE BY ME IN
SEPTEMBER 2024





PROJECT TITLE

1201 C Street Buildings

PROJECT ADDRESS

1201 - 1217 C Street Sacramento, CA 95814

PROJECT DIAGRAM

Door and Mini Rollup Schedule		
Width	Height	Count
2'-6"	8'-8"	2
3'-0"	7'-10"	8
3'-4"	7'-0"	27
7'-4"	7'-0"	7
8'-0"	8'-0"	2
8'-0"	8'-0"	65
12'-0"	10'-0"	2
BUILDING 2		
2'-10"	5'-11"	1
3'-0"	7'-10"	2
3'-7"	8'-0"	1
8'-0"	8'-0"	2
8'-4"	7'-0"	57
12'-0"	10'-0"	1
BUILDING 3		
2'-6"	8'-11"	1
3'-4"	7'-10"	1
3'-4"	8'-0"	5
8'-0"	8'-0"	2
8'-4"	7'-0"	52
12'-0"	10'-0"	1

EXISTING OR NEW DOOR TAG

EXISTING OR NEW WINDOW TAG

8' 0" COLUMN

BRIDGE PANEL DOOR

ROLLUP DOOR

WINDOW

EXISTING MASONRY

EXISTING WOODS / EXISTING METAL WALL

NEW MASONRY

WALL

WOOD / METAL STUD WALL

DRAWING TITLE

BUILDING FIRST FLOOR PLAN

SHEET NO.

A100

REV.

DATE

DETAIL

01

13.02.2023

Project Set

02

14.02.2023

Project Set

03

27.02.2023

Project Set

04

LINE SCALE

0 4'-0" 8'-0" 16'-0"

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

NOTES

1) We are designating a specific area inside 2 story building, 1st Garage entrance for customer access Loading and unloading area.

2) Waste/Recycle Containers. We are designating an area inside the two-story building at main front garage entrance

SCALE

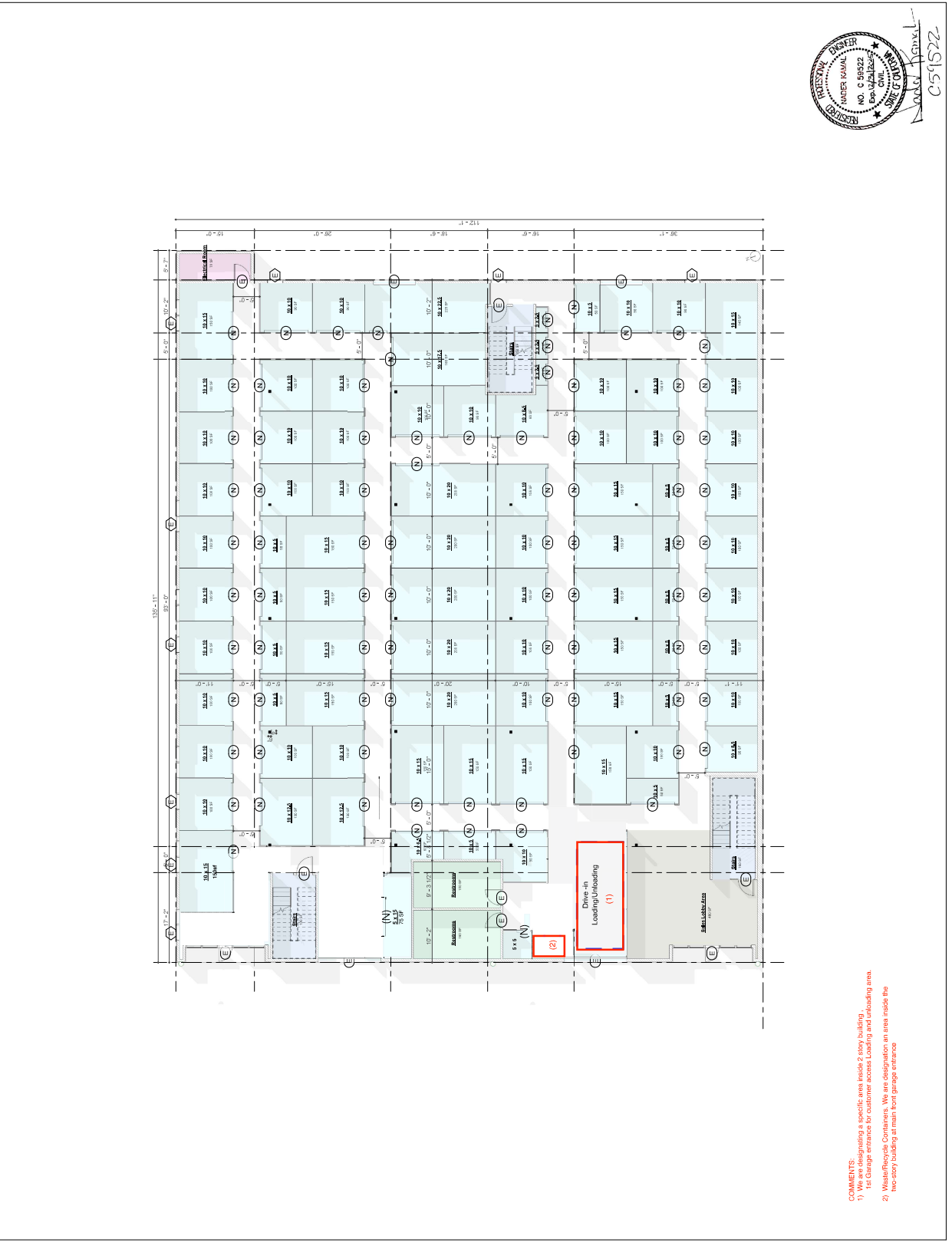
1/8" = 1'-0"

SHEET SIZE

A1

DATE

27.02.2023



REGISTERED

DRIVER

NO. C 59522

Exp. 12/31/24

CIVIL

DR. J. J. GUY

054522

COMMENTS:
 1) We are designating a specific area inside 2 story building, 1st Garage entrance for customer access Loading and unloading area.
 2) Waste/Recycle Containers. We are designating an area inside the two-story building at main front garage entrance

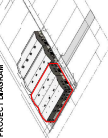
PROJECT TITLE

1201 C Street Buildings

PROJECT ADDRESS

1201 - 1217 C Street Sacramento,
CA 95814

PROJECT DIAGRAM



Door and Mini Rollup Schedule		
Width	Height	Count
BUILDINGS 1		
2'-6"	8'-8"	2
3'-0"	7'-10"	8
3'-4"	7'-0"	27
7'-4"	7'-0"	7
8'-0"	8'-0"	2
8'-0"	8'-0"	265
12'-0"	10'-0"	2
BUILDING 2		
2'-10"	5'-11"	1
3'-0"	7'-10"	2
3'-7"	8'-0"	1
8'-0"	8'-0"	2
8'-4"	7'-0"	57
12'-0"	10'-0"	1
BUILDINGS 3		
2'-6"	8'-11"	1
3'-0"	7'-10"	1
3'-4"	7'-0"	5
8'-0"	8'-0"	2
8'-4"	7'-0"	52
12'-0"	10'-0"	1

EXISTING OR NEW
DOOR / RAS

EXISTING OR NEW
WINDOW / RAS

EXISTING OR NEW
6" X 6" COLUMN

EXISTING OR NEW
SINGLE PANEL
DOOR

EXISTING OR NEW
ROLLUP DOOR

WINDOW

EXISTING MASONRY
WALL

EXISTING WOODS /
SHEATHING WALL

NEW MASONRY
WALL

WOOD / METAL
STUD WALL

DRAWING TITLE

BUILDING 1 SECOND FLOOR PLAN

SHEET NO.

A104

REV.

DATE

DETAIL

01

13.02.2025

Project Set

02

14.02.2025

Project Set

03

27.02.2025

Project Set

04

LINE SCALE

0'-0" 4'-0" 8'-0" 16'-0"

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

NOTES

All critical dimensions must be checked on
the prior to commencement of any work.

SCALE

1/8" = 1'-0"

SHEET SIZE

A1

DATE

27.02.2025



REGISTERED ENGINEER

WALTER RAMAL

NO. C 59322

Exp. 12/31/2026

SEAL

DATE

27.02.2025

051522

PROJECT TITLE

1201 C Street Buildings

PROJECT ADDRESS

1201 - 1217 C Street, Sacramento, CA 95814

PROJECT DIAGRAM

Door and Mini Rollup Schedule			
Width	Height	Count	
BUILDINGS			
2'-6"	8'-8"	2	
3'-0"	7'-10"	8	
3'-4"	7'-0"	27	
7'-4"	7'-0"	7	
8'-0"	8'-0"	2	
12'-0"	10'-0"	65	
BUILDING 2			
2'-10"	5'-11"	1	
3'-0"	7'-10"	2	
3'-4"	7'-0"	1	
8'-0"	8'-0"	2	
8'-4"	7'-0"	57	
BUILDINGS			
2'-6"	8'-8"	1	
3'-0"	7'-10"	1	
3'-4"	7'-0"	5	
8'-0"	8'-0"	2	
8'-4"	7'-0"	52	
12'-0"	10'-0"	1	

EXISTING OR NEW DOOR TAG

EXISTING OR NEW WINDOW TAG

8'-0" COLUMN

MINI ROLLUP DOOR

ROLLUP DOOR

WINDOW

EXISTING MASONRY WALL

EXISTING WOOD / METAL STUD WALL

NEW MASONRY WALL

WOOD / METAL STUD WALL

EXISTING OR NEW DOOR TAG

EXISTING OR NEW WINDOW TAG

8'-0" COLUMN

MINI ROLLUP DOOR

ROLLUP DOOR

WINDOW

EXISTING MASONRY WALL

EXISTING WOOD / METAL STUD WALL

NEW MASONRY WALL

WOOD / METAL STUD WALL

DRAWING TITLE

BUILDING 2 FIRST FLOOR PLAN

SHEET NO.

A100

REV.

DATE

DETAIL

01

11.02.2023

Project Set

02

14.02.2023

Project Set

03

27.02.2023

Project Set

04

LINE SCALE

0'-0" 4'-0" 8'-0" 16'-0"

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

NOTES

All critical dimensions must be checked on site prior to commencement of any work.

SCALE

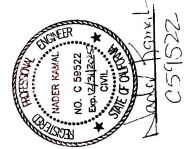
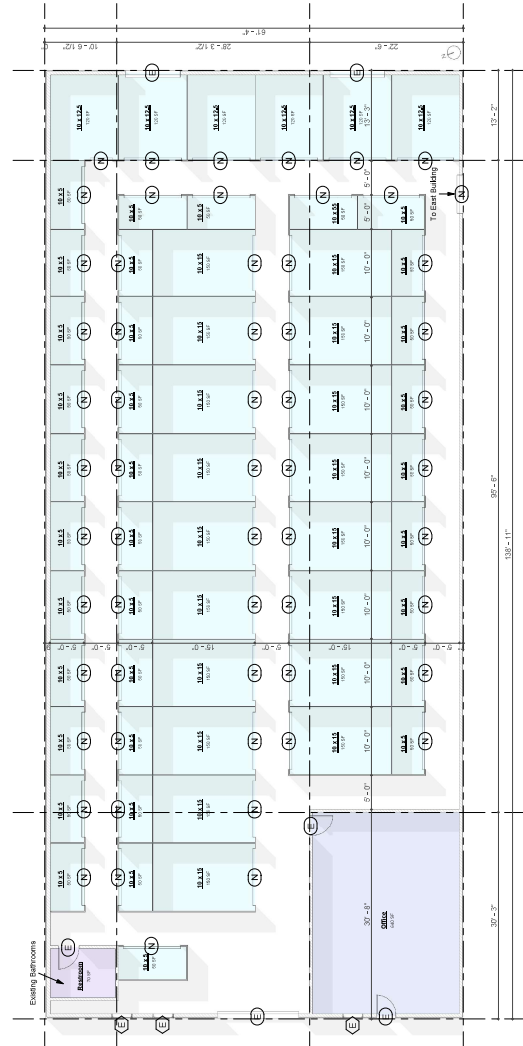
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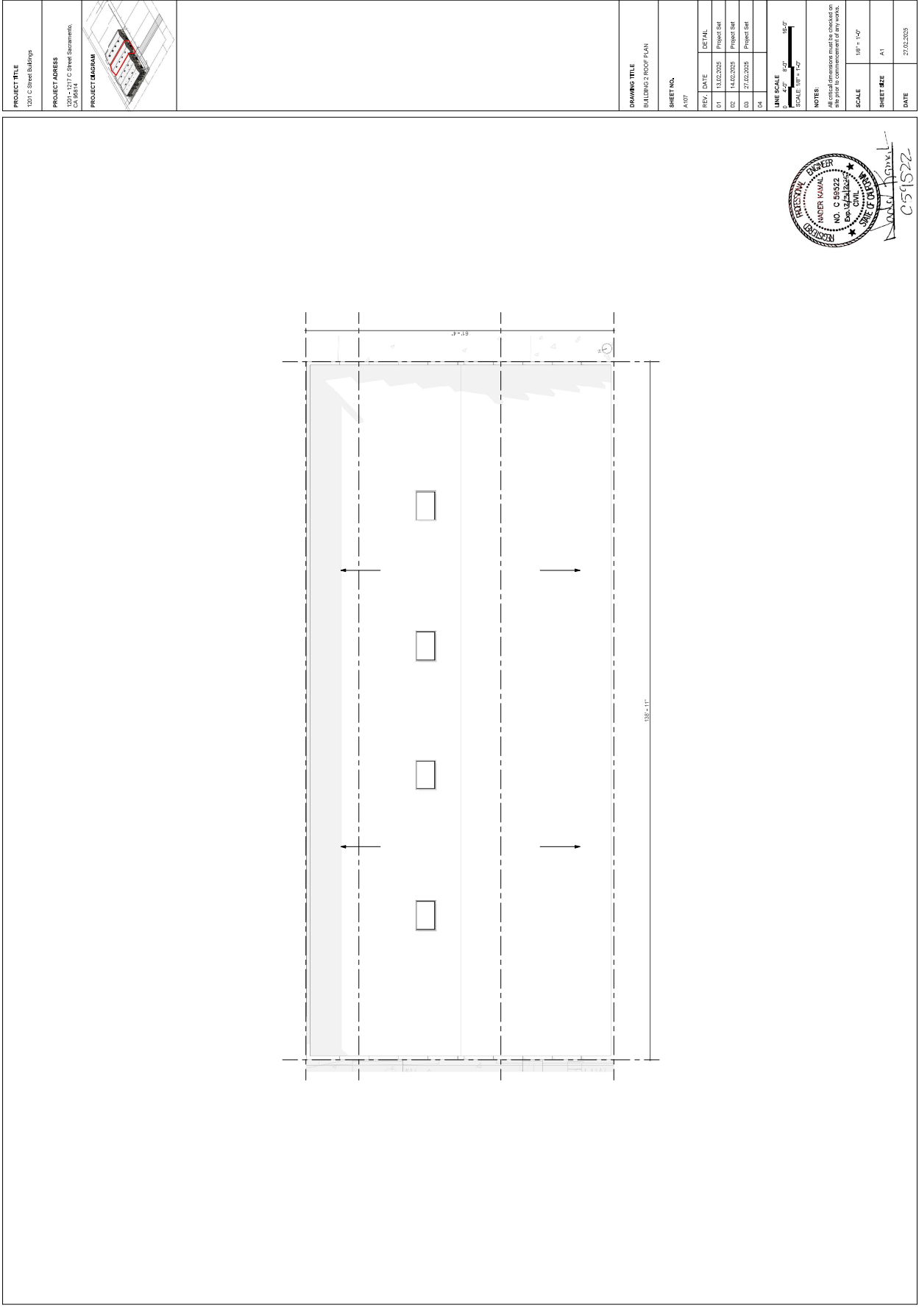
SHEET SIZE

A1

DATE

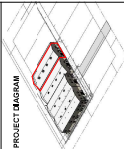
27.02.2023





PROJECT TITLE
1201 C Street Buildings

PROJECT ADDRESS
1201 - 1217 C Street Sacramento,
CA 95814

PROJECT DIAGRAM


Door and Mini Rollup Schedule		
Width	Height	Count
BUILDINGS		
2'-6"	8'-8"	2
3'-0"	7'-10"	8
3'-4"	7'-0"	27
7'-4"	7'-0"	7
8'-0"	8'-0"	2
8'-0"	8'-0"	65
12'-0"	10'-0"	2
BUILDING 2		
2'-10"	5'-11"	1
3'-0"	7'-10"	2
3'-7"	8'-0"	1
8'-0"	8'-0"	2
8'-4"	7'-0"	57
12'-0"	10'-0"	1
BUILDINGS		
2'-6"	8'-11"	1
3'-0"	7'-10"	1
3'-4"	7'-0"	5
8'-0"	8'-0"	2
8'-4"	7'-0"	52
12'-0"	10'-0"	1

EXISTING OR NEW
DOOR TAG

EXISTING OR NEW
WINDOW TAG

8' x 8' COLUMN

FLUSH PANEL
DOOR

FLUSH PANEL
DOOR

ROLLUP DOOR

WINDOW

EXISTING MASONRY
WALL

EXISTING WOOD /
METAL WALL

NEW MASONRY
WALL

NEW WOOD / METAL
STUD WALL

DRAWING TITLE
BUILDING 3 FIRST FLOOR PLAN

SHEET NO.
A108

REV.	DATE	DETAIL
01	13.02.2023	Project Set
02	14.02.2023	Project Set
03	27.02.2023	Project Set
04		

LINE SCALE

0 4'-0" 8'-0" 16'-0"

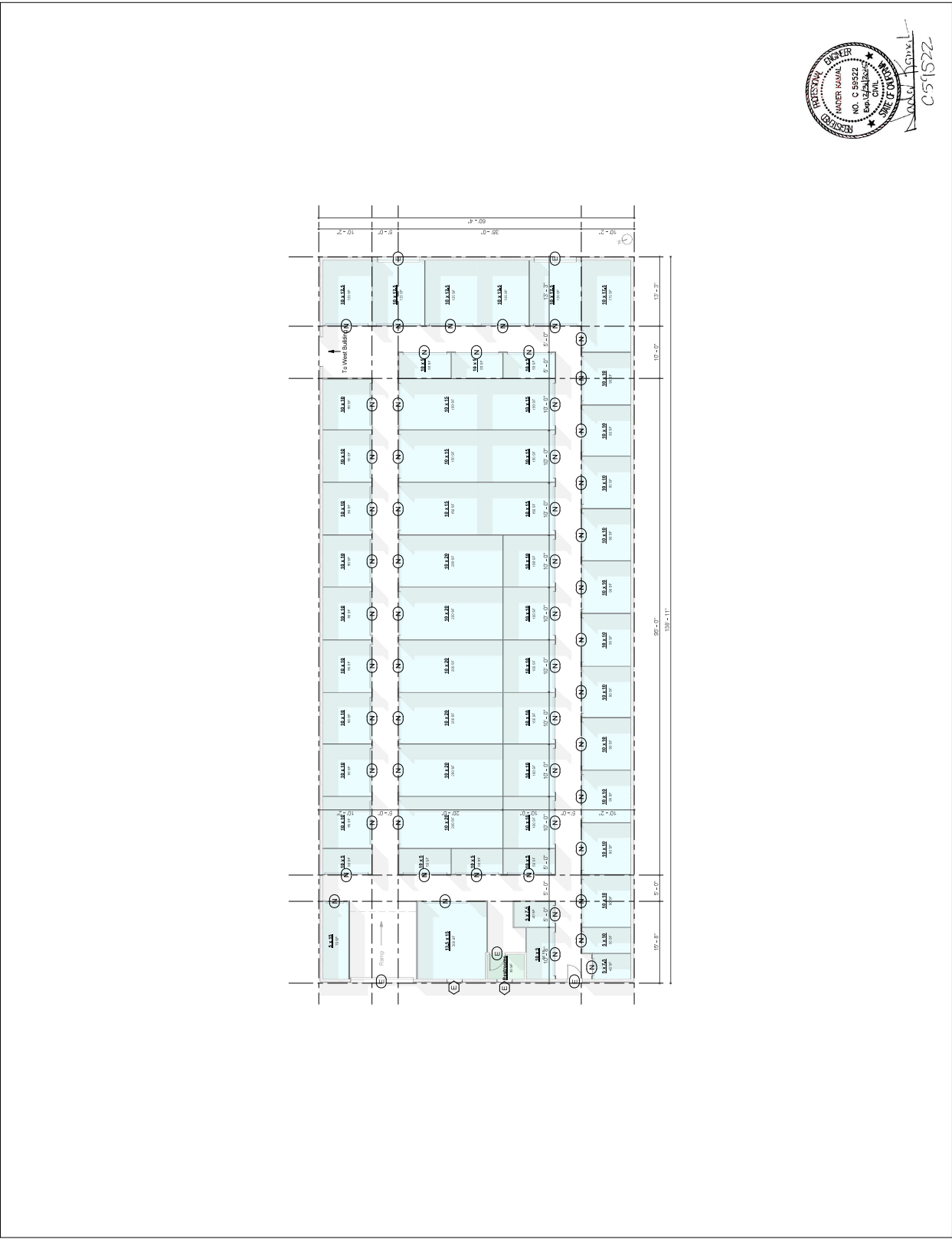
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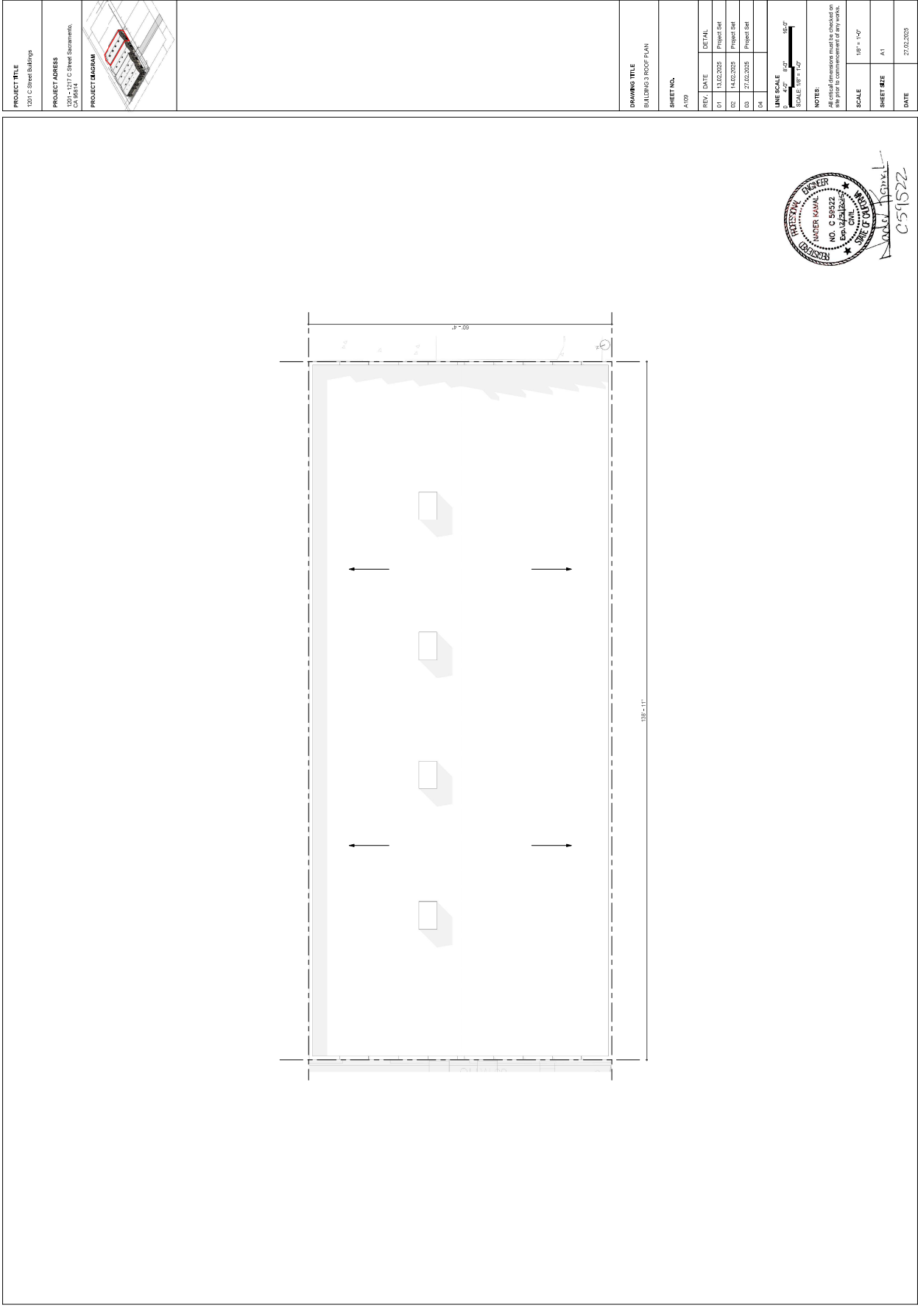
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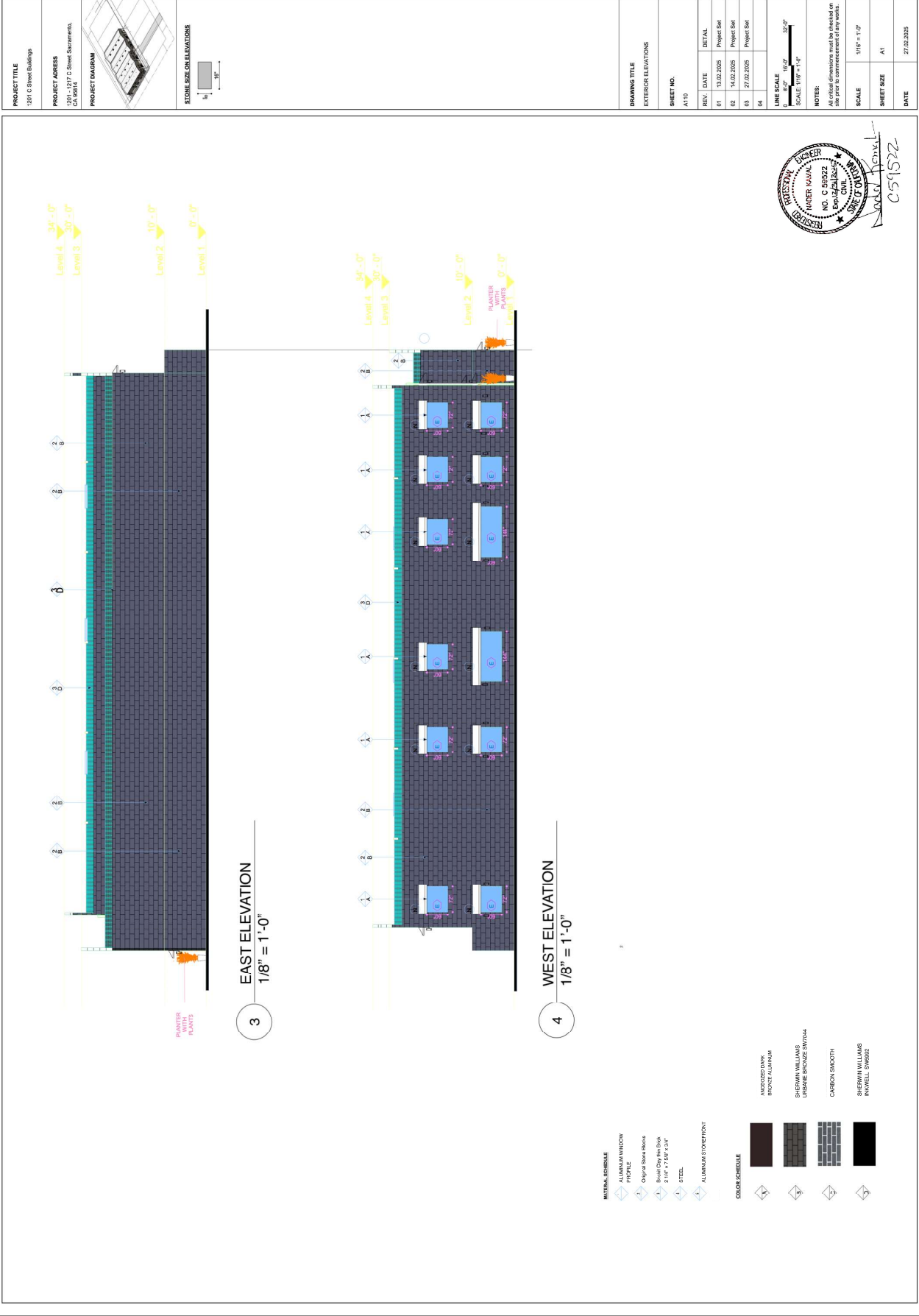
All critical dimensions must be checked on
site prior to commencement of any work.

SCALE	SHEET SIZE
1/8" = 1'-0"	A1

DATE
27.02.2023







DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Conditional Use Permit, for the project known as **Z25-052**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to enlarge a nonconforming cannabis dispensary use, to be located behind an existing 2,466-square-foot building, on 0.15 acres in the General Commercial Zone, and within the Alhambra Corridor Special Planning District (C-2-SPD).

PROJECT INFORMATION

Location:	3015 H Street
Parcel Number:	003-0212-018-0000
Council District:	4 (Phil Pluckebaum))
Applicant:	Kimberly Cargile, A.T.A.C.H.S. Inc. PO Box 162607, Sacramento, CA 95816
Property Owner:	William W. Hobbs 3110 H Street, Sacramento, CA 95816
Project Planner:	Robert W. Williams, Associate Planner

Land Use Information

2040 General Plan:	Residential Mixed Use
Community Plan Area:	Central City
Specific Plan:	n/a
Zoning:	General Commercial (C-2-SPD)
Special Planning District:	Alhambra Corridor
Planned Unit Development:	n/a
Design Review Area:	Alhambra Corridor SPD
Parking District:	Urban
Historic Landmark:	n/a
Historic District:	n/a

Surrounding Land Use and Zoning

North:	RO-SPD	Residential
South:	RO-SPD, C-2-SPD	Day Care and Retail Commercial
East:	C-2-SPD	Parking Lot & Offices
West:	RO-SPD	Offices

Site Characteristics

Existing Property Area:	6,400 square feet / ±0.15 acres
Property Dimensions:	±40'W x ±160'L
Existing Building Info:	±2,466 SF – Two-Story – Built 1908
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Storefront Cannabis Dispensary

Other Information

Concurrent Files:	n/a
Previous Files:	P11-047, Z17-244, DR17-317, Z19-147, Z23-046, Z25-006.

ATTACHMENTS: Project Plans**Background**

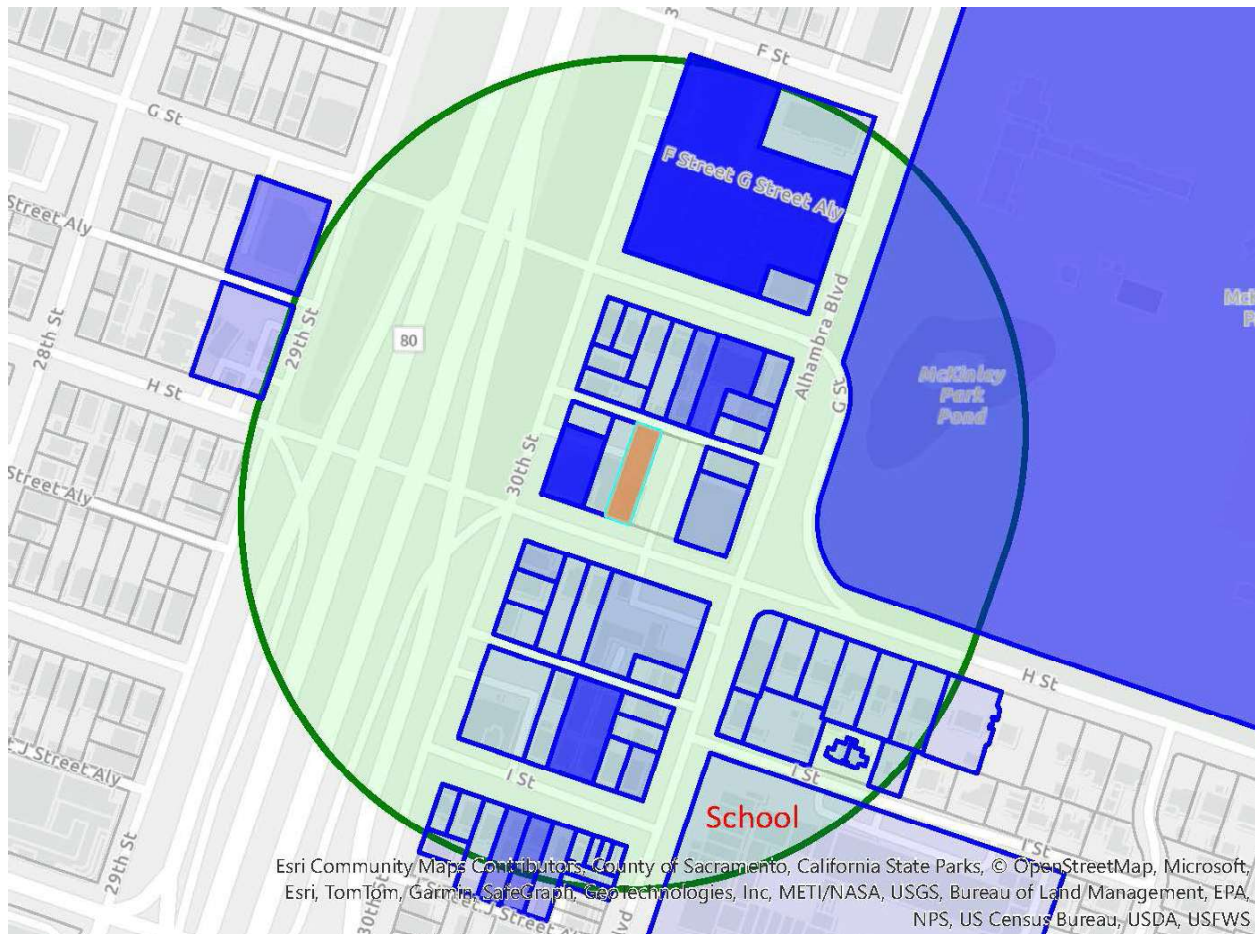
The subject site is on the north side of H Street, in the Central City, between the Business 80 / Capital City Freeway (CA-51) to the west and McKinley Park to the east. The property is a 6,400-square-foot lot developed with a 2,466 square-foot building that was originally constructed as a home in 1908. The building has previously been used as an office. There are three off-street parking spaces behind the building, accessed from Government Alley on the rear of the property.

The project site contains an existing storefront cannabis dispensary. This dispensary

was one of 34 medical cannabis dispensaries that were registered with the City prior to City Code changes formalizing the legality of cannabis dispensaries. These cannabis uses were often allowed to remain at their existing locations with the approval of a Conditional Use Permit (CUP), even if they did not conform to proposed development standards for cannabis at the time of approval.

City Code section 17.228.920.E.2 prohibits cannabis dispensaries to be located within 600 feet of a school. Pursuant to City Code section 17.108.200 ("S" definitions) "School, K-12" means any building, portion of building, or group of buildings designed, constructed, and used for public or private education or instruction for any or all grades from kindergarten through grade 12. Miwok Middle School (formerly Sutter) is located approximately 400 feet (parcel to parcel) to the south-southwest at 3150 I Street. The standards set forth by 17.228.920.E.2. cannot be waived; however, this cannabis dispensary was approved for non-medical use at their existing location and was later rendered nonconforming.

Figure #1: 600 Foot Radius Map.



The prior entitlements for this cannabis use are detailed below:

- P11-047: On March 13, 2014, the Planning and Design Commission (PDC) recommended approval for a rezone of this property from the Residential Office Zone (RO-SPD) to the General Commercial Zone (C-2-SPD), and recommended approval with conditions of a Conditional Use Permit (CUP) to operate a Medical Marijuana Dispensary within the existing building. On August 12, 2014, the Sacramento City Council approved the rezone and the CUP.
- Z17-244: On December 28, 2017, the Zoning Administrator approved a minor modification to the prior CUP to allow the dispensing of cannabis for adult-use.
- DR17-317: On February 1, 2018, the Design Director approved, with conditions, Site Plan and Design Review (SPDR) with deviations to expand and upgrade the existing onsite parking. This project was not constructed, and the entitlement has expired.
- Z19-147: On February 20, 2020, the Zoning Administrator approved a CUP minor modification to modify a condition related to parking education for customers, and to remove two conditions that placed restrictions on business sales from the original conditions of approval required by P11-047.
- Z23-046: July 28, 2023, the Zoning Administrator approved a minor modification to the prior CUP to rescind their Neighborhood Responsibility Agreement (NRA) and establish a Good Neighbor Agreement (GNA).
- Z25-006: On June 04, 2025, the Zoning Administrator approved a minor modification to the prior CUP to revise a condition related to hours of operation.

Proposed Project and Analysis

Conditional Use Permit to expand a nonconforming nonresidential use.

Per City Code section 17.108.150 (N" definitions) "Nonconforming use" means any use, whether of a building, structure, or lot, that does not conform to the land use regulations of this title for the zone in which the use is located, either on the effective date of this title or as a result of subsequent amendments to this title, but that did conform to the applicable land use regulations in existence at the time the use was established.

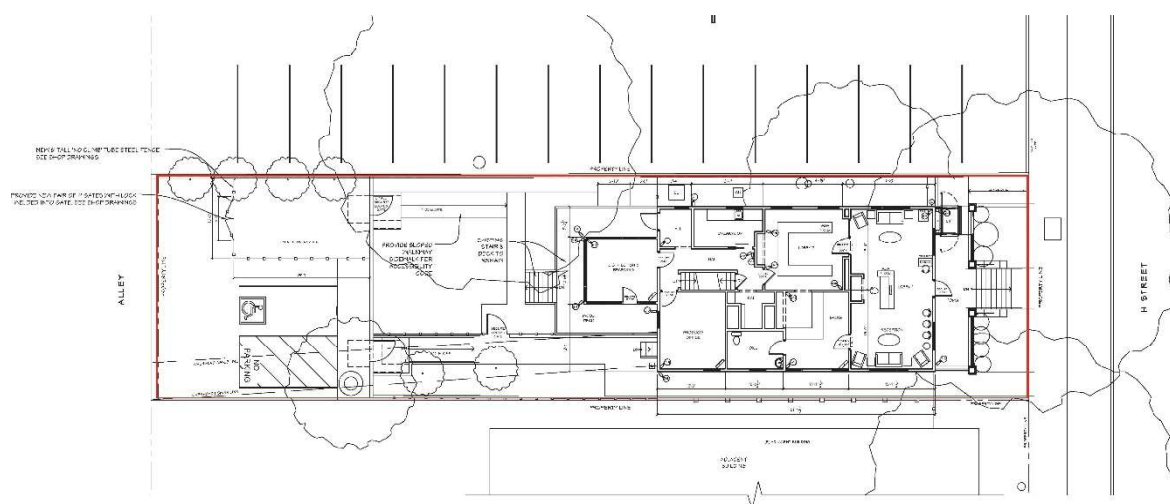
This site is atypical because the nonconformance of the cannabis use was created with the approval of a CUP by the PDC. Existing legal nonconforming uses are typically established without a CUP, before being made nonconforming by a change of either the zoning designation of the property or a change of the City Code. However, pursuant to City Code section 17.232.030 *Change of ordinance or policy that results in a nonconforming use*, a lawful use existing or substantially under construction at the time the title was adopted or amended may be continued although the use does not conform with the current use regulations of the zone in which it is located.

Additionally, per City Code section 17.232.050, a nonconforming nonresidential use may continue in use, but a conditional use permit approved by the zoning administrator is required to enlarge the nonconforming nonresidential use to occupy a greater portion

of the building or lot on which it is located, or to relocate the nonconforming nonresidential use to another location on the same lot.

The applicant is proposing to add a cannabis delivery service to the existing storefront services and therefore expand the nonconforming nonresidential use. This requires a secure area for delivery vehicles. There is not a garage within the existing building, so the applicant is proposing to provide a fenced area in the existing parking lot that leads from an existing secured rear yard area behind the building, accessed from Government Alley. Security requirements from the Police Department will require that fences shall be a minimum of 6 feet high, constructed of decorative tubular steel, no climb type.

Figure #2: Proposed Site Plan with delivery only fencing.



Neighborhood Context

The subject property is in the General Commercial Zone, and within the Alhambra Corridor Special Planning District (C-2-SPD). This is a mixed-use area. There are offices adjacent on the west side and a parking lot with offices adjacent on the east side. There are residential properties to the north behind the site and across the alley. McKinley Park is approximately 285 feet east across Alhambra Boulevard. There is a childcare center to the south at 3008 & 3014 H Street.

Parking Concerns

While the proposed enclosure will eliminate parking spaces behind the building, recent changes to City Code have eliminated minimum vehicle parking requirements Citywide. This site is near transit and on street parking is available.

Security Concerns

The Police Department will provide their specific security conditions within the Business Operations Permit, which is updated annually.

Cannabis Business Operating Permit

Any cannabis-related business, in addition to obtaining all required land use approvals under the Planning and Development Code (Title 17), must also obtain a business permit from the City pursuant to Sacramento City Code Title 5, Chapter 5.150. Among other things, the business permit regulates the business and requires a final security plan, lighting plan, odor control plan, community relations plan, business plan and information on employees and owners for each business permitted by the City. The cannabis-related business is also required to obtain applicable permits from the State of California.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Class 1, Section Number 15301, Existing Facilities.

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.

Community/Neighborhood Contact

On July 24, 2025, the project was routed by email to community groups, including the East Sacramento Community Association, Marshall-New Era Neighborhood Association, the East Sac Give Back, the East Sacramento Chamber of Commerce, and East Sacramento Preservation (ESP). On July 31, 2025, an early notice of the proposed project was mailed to these groups and to all property owners and addresses within a 500-foot radius of the subject site.

Staff received one comment of opposition who thought that the proposal might be for a drive-up service to deliver to people waiting in their vehicles, which is not allowed.

On October 02, 2025, a notice of public hearing for the proposed project was mailed to the same groups and radius. At the time of this report, staff has not received any additional comments about the project.

Director Hearing

The public hearing is scheduled for October 16, 2025. Staff recommends that the Zoning Administrator approve the project per the proposed findings of fact and with the draft conditions listed below.

Staff finds the proposed enlargement cannabis production facility to be an appropriate use for this location as the operations will have a minimal impact on the adjacent commercially zoned neighborhood.

Findings of Fact – Conditional Use Permit – Nonconforming Use Enlargement

1. The proposed use and its operating characteristics are consistent with the 2040 General Plan designation, Residential Mixed Use. This designation is intended to foster vibrant, walkable areas with a high-intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit. The RMU designation applies principally in the Central City and the corridors.
2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code, in that the site is zoned General Commercial Zone, and within the Alhambra Corridor Special Planning District (C-2-SPD). The purpose of the C-2 Zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging. The sale of cannabis is an allowed use in the C-2 zone subject to obtaining a CUP.
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and is adequately served by public and private services and utilities, in that the site will have vehicular access from Government Alley. The site will have internal loading areas. Furthermore, the site will be served by the necessary public and private utilities to ensure proper operation of the use.
4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance. The proposed cannabis production use will not create a nuisance because the buildings have a fenced loading area for the transfer of cannabis products. Additionally, the distribution and delivery of cannabis will be provided for by smaller vehicles, rather than large trucks, which are less noticeable in their impacts to surrounding uses.

Findings of Fact – 200-Year Flood Protection

1. 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).

Draft Conditions of Approval – CUP

Planning

1. The project shall conform to the approved site plan as shown on the attached exhibits. Any changes will require additional review.
2. The approved cannabis use shall comply with all applicable requirements of Sacramento City Code Chapter 5.510, including, but not limited to, the security plan requirements of Section 5.150.110.
3. Fences shall be a minimum of 6 feet high, constructed of decorative tubular steel, no climb type.
4. Only one non-illuminated sign is permitted for the use. If a sign is proposed in the future the maximum size permitted is six square feet in area. The sign may be attached or detached. If the sign is detached it shall be a monument sign. A sign permit from the Building Division is required.
5. The site shall be inspected and maintained daily to be clear of litter. A maintenance plan must be implemented to control litter and debris.
6. Landscaping shall be maintained per Crime Prevention Through Environmental Design (CPTED) principles. Landscaping shall be provided in compliance with City Code requirements for the M-2S zone.
7. The cannabis operator permit holder(s) and/or property owner shall provide regular landscape maintenance for the site. The cannabis business permit holder or property owner shall provide a plan that demonstrates meeting this requirement.
8. All cannabis related activities, including but not limited to cannabis loading, shall be performed indoors. No outdoor storage is allowed.
9. No unpermitted cannabis events on the premises hosted by the property owner, tenants, subtenants or guests.
10. Storage containers are not allowed on the property.
11. All dumpsters shall be locked. Refuse containers for cannabis products shall be stored within the building.
12. Outdoor areas shall not be used for any other commercial use unrelated to cannabis production operations.

13. All cannabis project facilities shall be connected to Sacramento Municipal Utility District (SMUD) or Pacific Gas and Electric (PG&E) facilities for the supply of all electrical power. Generators shall be used only for emergency electrical service for the duration of any power outage.
14. Trees on the cannabis project site shall be trimmed to avoid interference with security cameras operated as part of the project.
15. No storage of motor vehicles and boats and trailers is allowed on the property, except as registered to onsite cannabis business operations. No tire storage is allowed.
16. Mechanical Equipment: All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. 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.
17. Electrical Service Equipment: 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. 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.
18. Any modification to the project proposed in the future shall be subject to review and approval by Planning staff and may require additional entitlement(s).

Advisory Notes

- AV1. *PLANNING*: "Pursuant to Sacramento Planning and Development Code § 17.808.400.A.1.a.ii, the use or development project authorized by this permit must be "established" — as specified in Sacramento Planning and Development Code § 17.808.400.A.1.b or c, as applicable — no later than October 16, 2028, or this permit shall expire and be void."
- AV2. *PLANNING*: The approval of this project does not authorize any previous unpermitted work. Any existing unpermitted exterior building or site work is subject to SPDR approval.

Respectfully Submitted: 

Robert W. Williams
Associate Planner

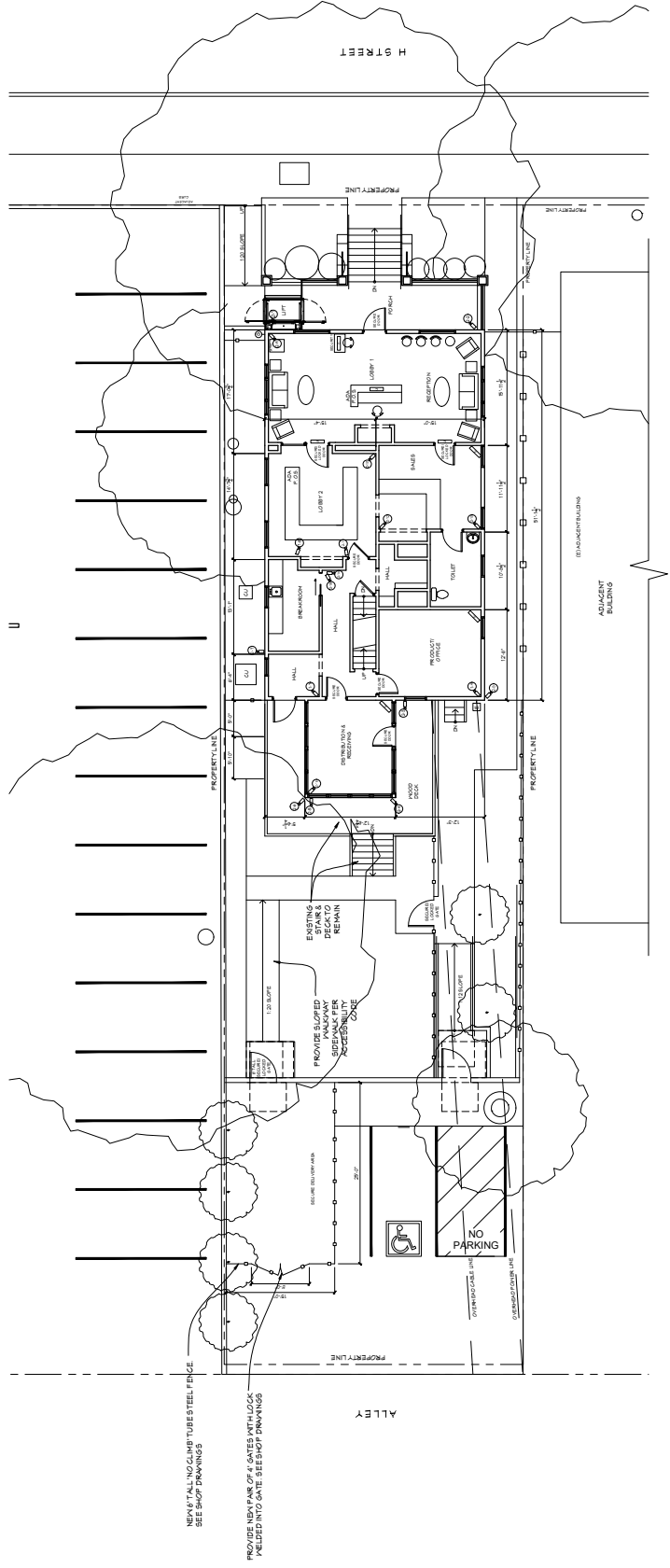
Approved: 
Thomas Vogt (Oct 9, 2025 16:55:49 PDT)

Thomas Vogt
Senior Planner

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

A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either **three years** from the effective date of approval of the discretionary permit; **or the time specified by the decision-maker**, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

REVISIONS	BY



DATE	03/18/25
SCALE	AS NOTED
DRAWN	
JOB	
SHEET	A1.1
SHEETS	OF

SITE PLAN
SCALE: 1/8" = 1'-0" (OR 1/16" = 1'-0" ON 11X17)