

RESOLUTION NO. 2022-0360

Adopted by the Sacramento City Council

November 15, 2022

Adopting the Findings of Fact and Conditions of Approval for the Costco Warehouse Natomas Project (P22-019)

BACKGROUND

- A. On October 13, 2022, the City Planning and Design Commission conducted a public hearing on and approved with conditions the Costco Warehouse Natomas Project (P22-019).
- B. On October 20, 2022, a timely appeal of the Planning and Design Commission's decision was filed.
- C. On November 15, 2022, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code and received and considered evidence concerning the Costco Warehouse Natomas Project (P22-019).

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

SECTION 1.

Based on the verbal and documentary evidence received at the hearing on the Project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

SECTION 2.

The City Council approves the Project entitlements based on the following Findings of Fact:

FINDINGS OF FACT

- B. **Conditional Use Permit** for a Retail Store over 60,000 square feet in size **is approved** based on the following Findings of Fact:
 - 1. The proposed use and its operating characteristics are consistent with the general plan in that the Regional Commercial Center designation which represents a significant opportunity for transformation and enhancement in the form of

employment-generating uses. This designation envisions major mixed-use activity centers that include a mix of employment, entertainment, and residential uses. The proposed use is predominately auto oriented, and its location is appropriate as it has convenient freeway access (Interstate 5) and bounded by two arterial roads (Arena Boulevard and East Commerce Way). Furthermore, there are other approved auto-oriented uses (e.g., gas station, drive-through restaurants) in the larger development. Additionally, the building has been sited to be adjacent to the freeway, away from residential uses to the south of the site and across East Commerce Way further to the east and buffered from the freeway with a generous amount of landscaping. Potential nuisances related to the operations, such as trash pickup and deliveries are located adjacent to the freeway as well. There is no applicable specific plan or transit village plan;

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 this use is allowed with a conditional use permit in the shopping center zone and the operating characteristics have been evaluated by staff through a traffic operational analysis and in relation to adjacent residential and commercial uses, in which the recommendations from those analyses were incorporated into the site design to minimize conflicts. The deviation requested for a solid wall is consistent with the purpose and intent of the Planning and Development Code in that the bottom 3 feet of the wall will be solid which provides privacy to ground floor units in terms of sound attenuation from passing cars and shielding of headlights of vehicles driving through the parking area;
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; and
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 project has been conditioned with a number of conditions that will ensure harmonious relationships with the adjacent community including truck idling restrictions, requirements to remove litter from the site, and posting information of emergency contacts in plain sight.

- C. **Site Plan and Design Review** for the construction of a 160,526-square-foot warehouse retail store with a deviation to wall design requirements in the Shopping Center zone (SC-PUD) within the Natomas Crossing Area 3 Planned Unit Development **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan designation of regional commercial center in that the proposed building is comparable in form to adjacent commercial development and provides connectivity from the existing neighborhoods into the shopping center, as well as the Class I multi-use trail immediately west of the site. There is no applicable specific plan or transit village plan;
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards in that loading areas are located away from residential areas and the designers the prominent location of the building along Interstate 5. The deviation requested for a solid wall is consistent with the purpose and intent of the Planning and Development Code in that the bottom 3 feet of the wall will be solid which provides privacy to ground floor units in terms of sound attenuation from passing cars and shielding of headlights of vehicles driving through the parking area;
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. The project has been analyzed by City departments and it is determined that all streets and public accessways and facilities, parking facilities, and utility structure are adequate to serve the proposed development and comply with all applicable design guidelines and design standards;
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the building is setback away from residential uses and is located in an area with a mix of commercial and residential uses;
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged as the proposed landscape plan exceeds the minimum 50% tree shading requirements for parking lots and will be required to comply with the California Energy Code;
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 as the project has been conditioned to provide those in the immediate area with contact information should problems arise; staff has evaluated the use to ensure traffic issues do not result from the operation of the retail store; and additional goods and services will be provided in the area.

D. 200-Year Flood Protection

1. 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 2022 Adequate Progress Annual Report* accepted by City Council Resolution No. 2022-0313 on October 11, 2022.

CONDITIONS OF APPROVAL

- B. Conditional Use Permit** for a Retail Store over 60,000 square feet in size is approved subject to the following Conditions of Approval:

PLANNING

- B1. Development shall comply with the Site Plan and Design Review conditions of approval.
- B2. No amplified sound is permitted outdoors.
- B3. The operator shall be responsible for the daily removal of all litter from the site.
- B4. The following "Good Neighbor" measures shall be implemented by the applicant and any operator:
 - a. Establish a process for neighbors to communicate directly with management staff should there be any problems or issues.
 - b. Provide signage at the building storefront that include a 24-hour emergency contact person and phone numbers on-site that is located in a clearly identified place and kept up to date.
- B5. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits. Any significant modification to the project may require additional planning entitlements.

- B6. Tire service and repair work shall be confined to the interior of the building per the approved plans. No outdoor storage of tires and other service repair equipment is permitted.
- B7. Any modifications to the hours of operation shall require additional planning review and may result in the need for additional planning entitlements.
- B8. A minimum of two “No Loitering” signs shall be prominently placed on the exterior of the building.
- B9. Applicant shall place signage for truck drivers at the loading dock limiting idling to a maximum of 5 minutes.

PUBLIC WORKS

- B10. The applicant shall participate in the North Natomas Financing Plan and shall execute any and all agreements and pay the required fees.
- B11. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
- B12. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-264).
- B13. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.
- B14. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards
- B15. The site plan shall conform to the parking standards set forth in City Code 17.608.040.
- B16. 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.

- B17. 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.

ADVISORIES:

- B18. Obtain any required operational permits from the Sacramento City Fire Prevention Division. Contact # 916-808-1300. (FIRE)

- C. **Site Plan and Design Review** for the construction of a 160,526-square-foot warehouse retail store with a deviation to wall design requirements in the Shopping Center zone (SC-PUD) within the Natomas Crossing Area 3 Planned Unit Development **is approved** subject to the following Conditions of Approval:

PLANNING & DESIGN REVIEW: Jose R. Quintanilla (916) 808-5879

- C1. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.
- C2. This approval is for the development of a 160,526-square-foot retail building per the attached exhibits and conditions of approval.
- C3. The building elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.
- C4. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.
- C5. All mechanical equipment shall be screened to prevent visibility from all street frontages.

- C6. Where site mechanical equipment and utility vaults are incorporated into the project site including, but not limited to generators, SMUD transformers, fire pump, etc., shall be reviewed and approved by Design Review staff prior to Building Permit submittal. Backflow prevention devices shall be placed at a location that will minimize street and pedestrian views. The applicant shall submit final site mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.
- C7. Pedestrian and bicycle crossings across drive aisles shall utilize alternative paving. Alternative paving may include a change in grade, texture, material, color, or finish of paved areas. Final design to be reviewed by Planning and Design Review staff.
- C8. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Obtrusive industrial wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
- C9. All signage is subject to a separate review and approval process.
- C10. The project shall comply with the 50% tree shading requirements for parking lots, prescribed in the Planning and Development Code section 17.612.040.
- C11. Provide a minimum of 34 short-term bicycle parking stalls and 14 long-term parking stalls. Location and number of short- and long-term bicycle parking shall be provided as indicated on the approved plans. All bicycle parking facilities shall comply with the City's [Bike Rack Design & Placement Design Standards](#).
- C12. Provide a minimum of 402 parking spaces which meet all requirements of City Code Chapter 17.608.
- C13. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

C14. Provide the following design elements as shown on the approved plans:

- a. Trellis structure.
- b. Split CMU columns.
- c. Steel trellises.
- d. Vertical metal panels.
- e. Horizontal ribbed metal panels.
- f. Smooth CMU columns.
- g. Concrete retaining walls.

C15. The project shall provide a minimum 6-foot wall at the southern property line consistent with city code section 17.620.120.A. Because of the proximity of the connection to the multi-use trail, the wall shall be designed with a combination of solid wall and tubular steel or similar material (i.e., 3 feet solid wall at the bottom and 3 feet tubular steel at the top). Final design to be reviewed by Planning and Design Review, and Police staff.

C16. Rooftop mechanical equipment shall be screened from view from adjacent streets and public area and concealed behind parapets or architecturally integrated screens.

C17. All gutters and downspouts shall be painted to match building color scheme.

C18. Trash enclosures shall meet all requirements of Sacramento City Code section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, and signs.

PUBLIC WORKS: Anis Ghobril (916) 808-5367

C19. The applicant shall participate in the North Natomas Financing Plan and shall execute any and all agreements and pay the required fees.

C20. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

C21. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-264).

C22. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

- C23. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards
- C24. The site plan shall conform to the parking standards set forth in City Code 17.608.040.
- C25. 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.
- C26. 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.

DEPARTMENT OF UTILITIES: Lorenzo Hernandez (916) 808-4939

- C27. 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: Tapping to the 18-inch City water transmission mains along and within Arena Boulevard is not allowed.)
- C28. A water supply test will be required for this project. Depending on the water supply test results, a project specific water study may be required for review and approval by the DOU. 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.
- C29. The applicant shall dedicate easement for water meters off of the private water main within the private drives to the satisfaction of the DOU. The easement shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Location of the water meters shall be to the satisfaction of the DOU.)
- C30. Common landscaping areas greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.

- C31. Public water and drainage mains will not be allowed within private drives and private open spaces.
- C32. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or Design and Procedures Manual, for review and approval by the DOU. The drainage study shall be consistent with the North Natomas Drainage Plans Sheds 5 and 6 prepared by Vail Engineering Corporation. 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. (Note: If the proposed development exceeds the impervious cover specified for the project area with the original drainage study, drainage mitigation and water quality treatment for the additional impervious area will be required. A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
- C33. The DOU Field Crews currently access and maintained the existing drainage channel from the maintenance road located along the western property line of the subject site between Arena Boulevard and San Juan Road. Any proposed improvements to the maintenance road and/or bike-trail shall be reviewed and accepted by the DOU.
- C34. The onsite water and storm drain systems shall be private systems operated and maintained by the property owner or other approved entity.
- C35. All on-site drainage systems shall be designed to the standards specified in the DOU onsite manual.
- C36. Prior to the initiation of any water or storm drainage services to the project, a business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water, and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- C37. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5-feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

- C38. 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.
- C39. 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.
- C40. 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.
- C41. 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 the control urban runoff pollution from the project site during construction.
- C42. 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 in an area served by an existing regional water quality control facility, therefore, only source control, Low Impact Development (LID) measures, and certified full capture trash control devices are required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures and Appendix H for full capture trash control devices.

- C43. A separate maintenance agreement may be required for both LID measures and full capture control devices. Contact DOU for a list of accepted measures considered for LID and proprietary devices considered full capture trash control. Construction drawings must include all proposed source controls, LID measures, and full capture control devices selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

FIRE DEPARTMENT: King Tunson (916) 808-1358

- C44. 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
- C45. 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
- C46. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.
- C47. Provide appropriate Knox access for site. California Fire Code Section 506
- C48. 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.
- C49. Provide standpipe hose valve at the intermediate landing levels of stairways as required by the Sacramento Fire Official.
- C50. 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 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.

Lighting:

- C51. 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.
- C52. Light poles, if applicable, shall be no higher than 25'.
- C53. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
- C54. 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.
- C55. 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.
- C56. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.
- C57. 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.
- C58. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

- C59. 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.

- C60. 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:

- C61. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.

- C62. Business shall be equipped with and maintain a security system with:

An alarm system with a valid UL Certificate in accordance with ANSI/UL Standard 681-2014 (Standard for Installation and Classification of Burglar and Holdup Alarm), Extent Number 4

Hold up Alarms:

- all points of sale
 - managers office
 - safe(s)
- C63. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
- C64. Manager with access to VASS storage shall be able to respond to any activation within two hours.
- C65. 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.
- C66. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.
- C67. 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.
- C68. VASS shall be capable of storing no less than 30 days' worth of activity.

C69. VASS shall provide comprehensive coverage of:

- areas of ingress and egress
- parking lot
- coverage of all four (4) exterior sides of the property
- adjacent public rights of way
- main entrance
- aisles
- all points of sale

C70. 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.

C71. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpsters shall for visual surveillance into the interior.

C72. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

C73. 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.

C74. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

C75. Property management shall be responsible for the daily removal of all litter from the site.

C76. Applicant shall install a law enforcement “Knox Box” for police access to the main entrance and at least one rear entrance.

During Construction:

C77. 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.

- C78. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
- C79. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

SOLID WASTE: Margaret Kashuba (916) 808-4806

- C80. The trash enclosures must have sufficient space to accommodate bins for trash, recycling, and organics. Smaller containers may be used with an increase in collection frequency. The project plans show two trash compactors and two bailers for plastic and cardboard recycling. Applicant must also arrange for mixed recycling service to collect other recyclable material generated such as paper, bottles, and cans. Additionally, organic waste (food waste, food-soiled paper, landscape trimmings) must be recycled
- C81. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
- C82. 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:
- a. Phone: (916) 808-0965
 - b. Email: C&D@cityofsacramento.org

SMUD: John Yu (916) 732-6321

- C83. SMUD has existing underground 12kV facilities along the eastern boundary 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.
- C84. 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.
- C85. 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.

- C86. 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.
- C87. 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.
- C88. 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.).
- C89. 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>.
- C90. 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.
- C91. The Applicant shall 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.

SACRAMENTO AREA SEWER DISTRICT (SASD): Yadira Lewis (916) 876-6278

- C92. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
- C93. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD'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 or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.

- C94. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements are required to service this parcel. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SASD will only provide maintenance in public rights-of-way and SASD dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.
- C95. Prior to RECORDATION OF THE FINAL MAP/ APPROVAL OF IMPROVEMENT PLANS: Permanent structures, walls, signs and footings will not be permitted within the existing SASD easement area unless express written permission is obtained from SASD.
- C96. Prior to the APPROVAL OF IMPROVEMENT PLANS: All manholes not within public right of way must be accessible with an all-weather access roads.
- C97. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
- C98. 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 sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

REGIONAL SANITATION (REGIONAL SAN): Robb Armstrong (916) 876-6104

- C99. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San 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.

ADVISORIES:

- C100. This project shall comply with all applicable non-residential electric vehicle capable spaces (EVCS) and electric vehicle capable spaces with electric vehicle service equipment (EVSE) requirements in the 2022 California Green Building Standards Code 5.106.5.3 et seq. (CalGreen).

- C101. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements. (DOU)
- C102. The proposed project is located in the Special Flood Hazard Area (SFHA), designated as A99 zone Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA does not require elevating or flood proofing in A99 zone. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in A99 zone requires a Hold Harmless Agreement regarding risk of flooding on property. (DOU)
- C103. Water meters shall be located at the point of service, which is back of curb for separated sidewalks or back of walk for connected sidewalks. (DOU)
- C104. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems. (POLICE)
- C105. 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 due for this project is estimated at \$88,289. The Park Development Impact Fee due for this project is based on the Remainder Zone rate of \$0.55 per square foot for retail 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. (PARKS)
- C106. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616. (SOLID WASTE)
- C107. 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
- C108. ONGOING: SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. The project work may require replacing the existing 4-inch lower lateral with a larger diameter lower lateral. (SASD)

- C109. ONGOING: Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)
- C110. ONGOING: Construction of a grease trap may be required. The applicant must verify with the applicable jurisdiction's building department. (SASD)
- C111. ADVISORY: All onsite sewer plans and offsite sewer plans must be submitted separately to SASD for review and approval. (SASD)
- C112. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence. (REGIONAL SAN)
- C113. This project is within the Natomas Crossing Regional Retail & Medical Complex project area, which is within the Natomas Crossing Area #3 PUD. Therefore, it is subject to the Natomas Crossing Regional Retail & Medical Complex operational Air Quality Mitigation Plan (AQMP) that resulted from the PUD environmental review process. The full AQMP contains details on the operational mitigation measures listed in the [Natomas Crossing Environmental Impact Report](#). (SMAQMD)
- C114. 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](#). Because this project is located within the Natomas Crossing Regional Retail & Medical Complex area, it is subject to mitigation measures for construction-related air quality impacts in the [Mitigation Monitoring Program in the Natomas Crossing Environmental Impact Report](#), which includes measures from Sac Metro Air District's [Basic Construction Emission Control Practices](#) and measures to ensure construction equipment efficiency and further control construction emissions and fugitive dust. (SMAQMD)

TABLE OF CONTENTS:

Exhibit A – Project Plans

Exhibit B – Project Narrative


Adopted by the City of Sacramento City Council on November 15, 2022, by the following vote:

Ayes: Members Ashby, Guerra, Harris, Loloe, Schenirer, Valenzuela, and Vang

Noes: None

Abstain: None

Absent: Member Jennings and Mayor Steinberg

Attest:  11/22/2022

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

ENTITLEMENT SITE PLAN

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: SWC OF ARENA BLVD &
E COMMERCE WAY
NATOMAS, CA

SITE DATA:

TOTAL SITE AREA: 19.31 ACRES (841,356 SF)
INCLUDES:
FUTURE PAD: 1.73 ACRES (75,416 SF)
COSTCO SITE AREA: 17.58 ACRES (765,940 SF)

JURISDICTION: CITY OF SACRAMENTO
ZONING: SHOPPING CENTER

SETBACKS:	REQUIRED	ACTUAL	
FRONT:	TBD	FRONT:	TBD
SIDE:	TBD	SIDE:	TBD
REAR:	TBD	REAR:	TBD

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,526 SF

INCLUDES:

NET SALES FLOOR	150,774 SF
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	5,102 SF
BUILDING ENVELOPE	2,191 SF

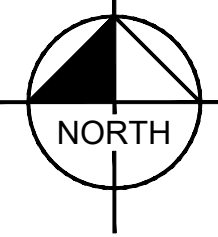
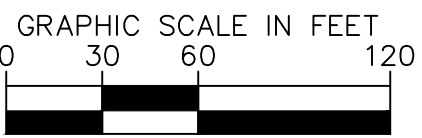
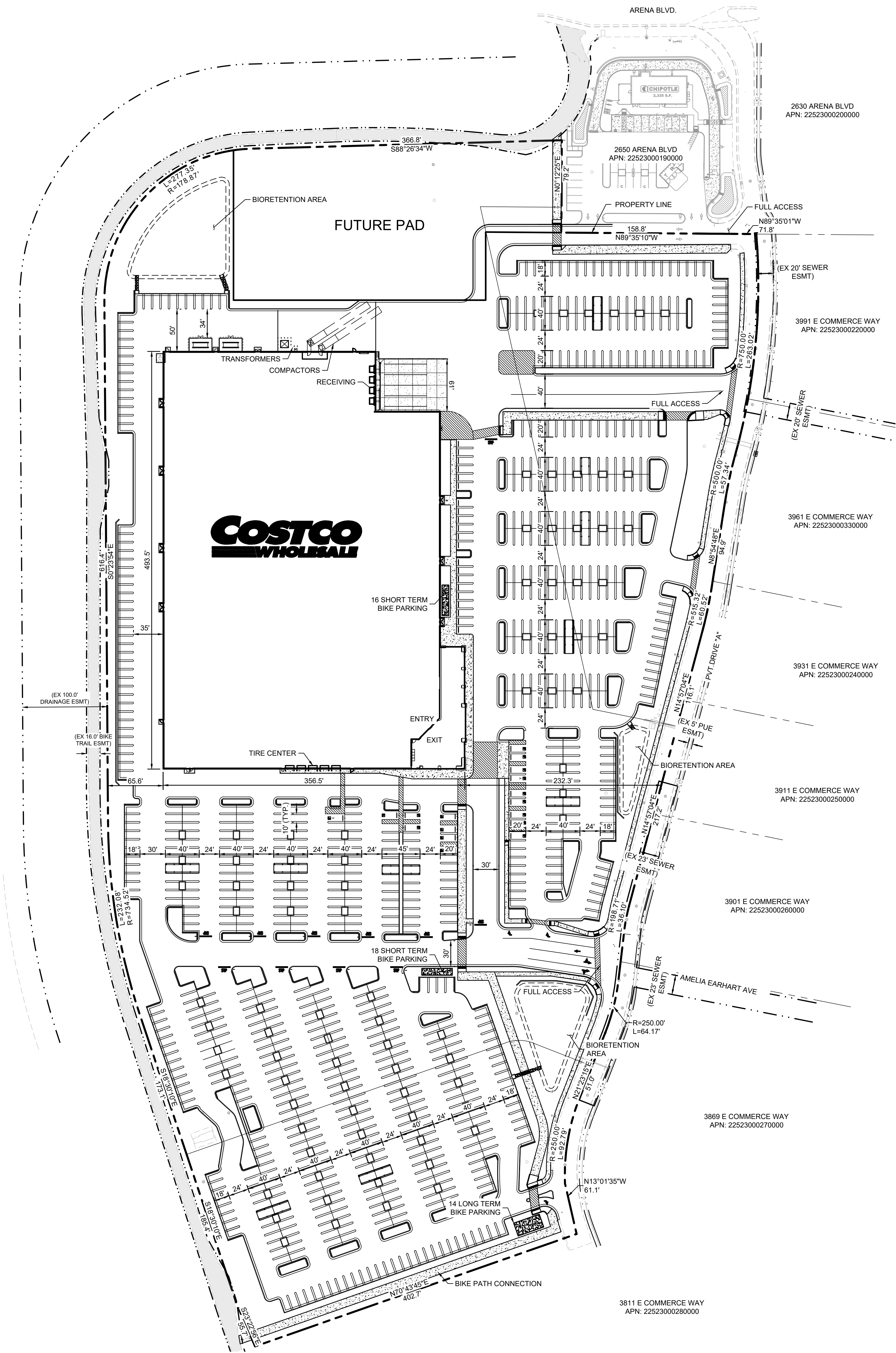
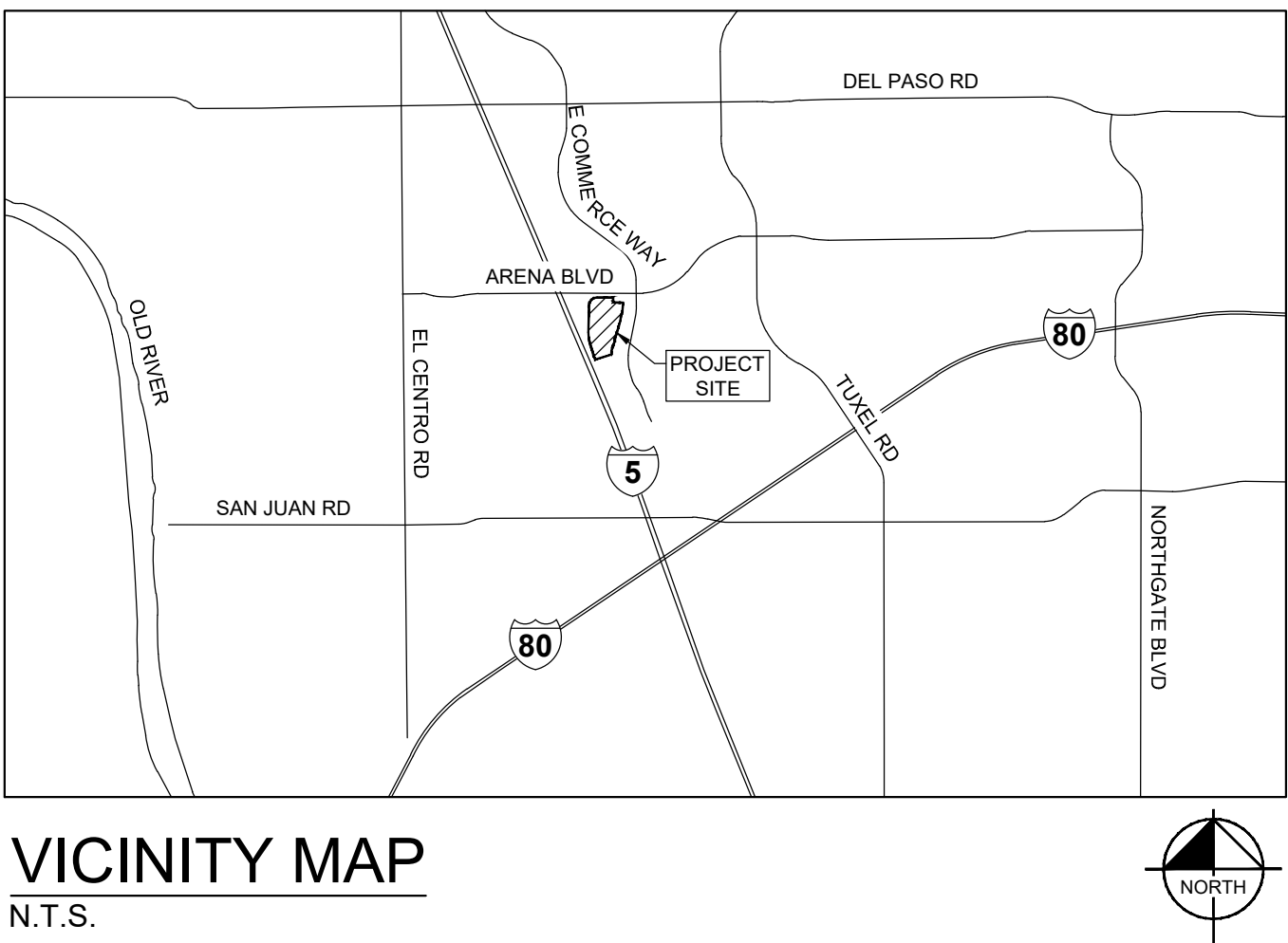
PARKING DATA:

REQUIRED PARKING: 1/400 GSF
TOTAL PARKING: 909 STALLS
INCLUDES:
10' X 20' STALLS 892 STALLS
ACCESSIBLE STALLS 17 STALLS

NUMBER OF STALLS PER 1000 SF
OF BUILDING AREA: 160.5 STALLS

SHORT TERM BICYCLE PARKING 34 SPACES
LONG TERM BICYCLE PARKING 14 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



Date: September 23, 2022 12:25pm / User: Cassia Kusko
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PEDESTRIAN ACCESS EXHIBIT

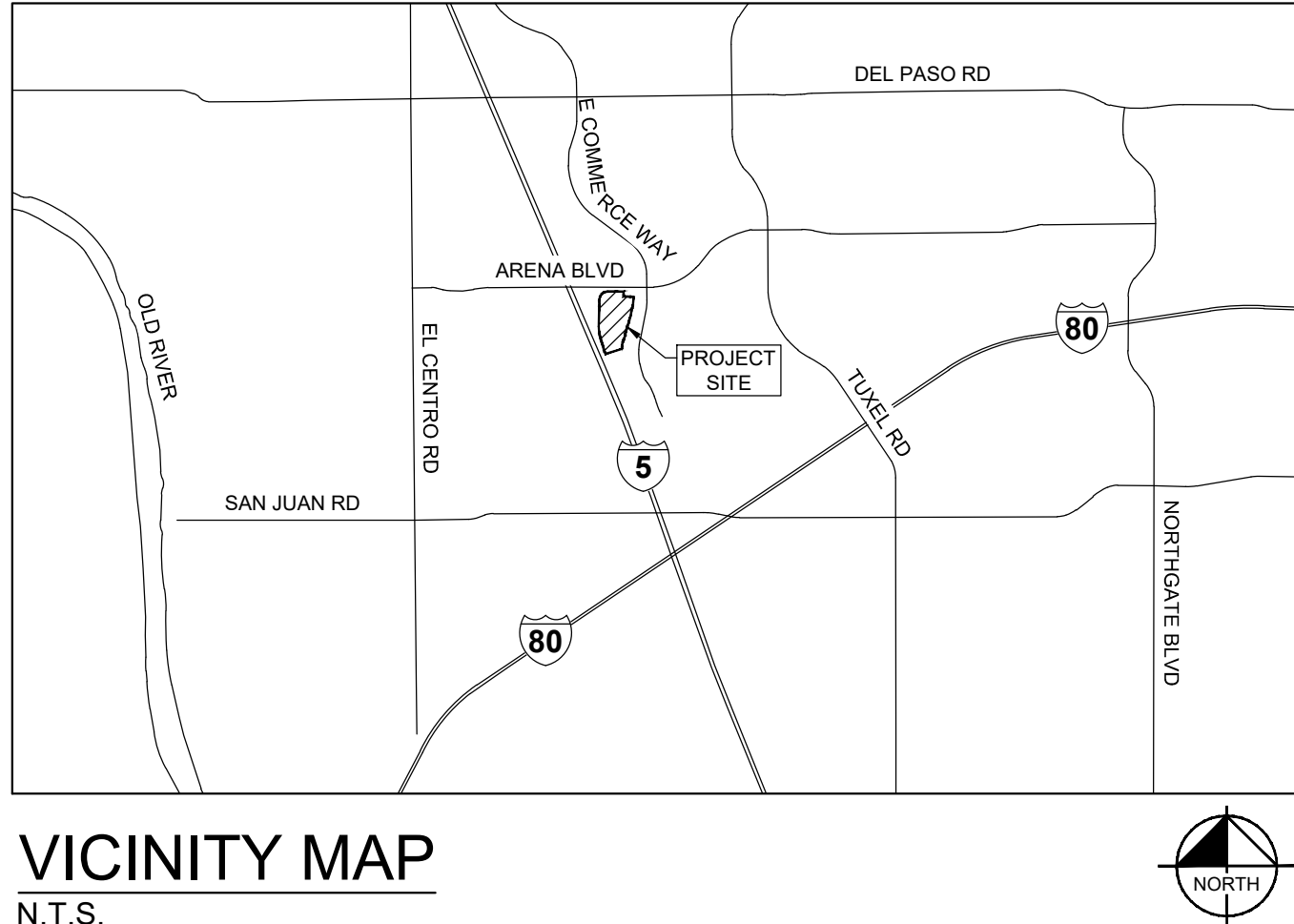
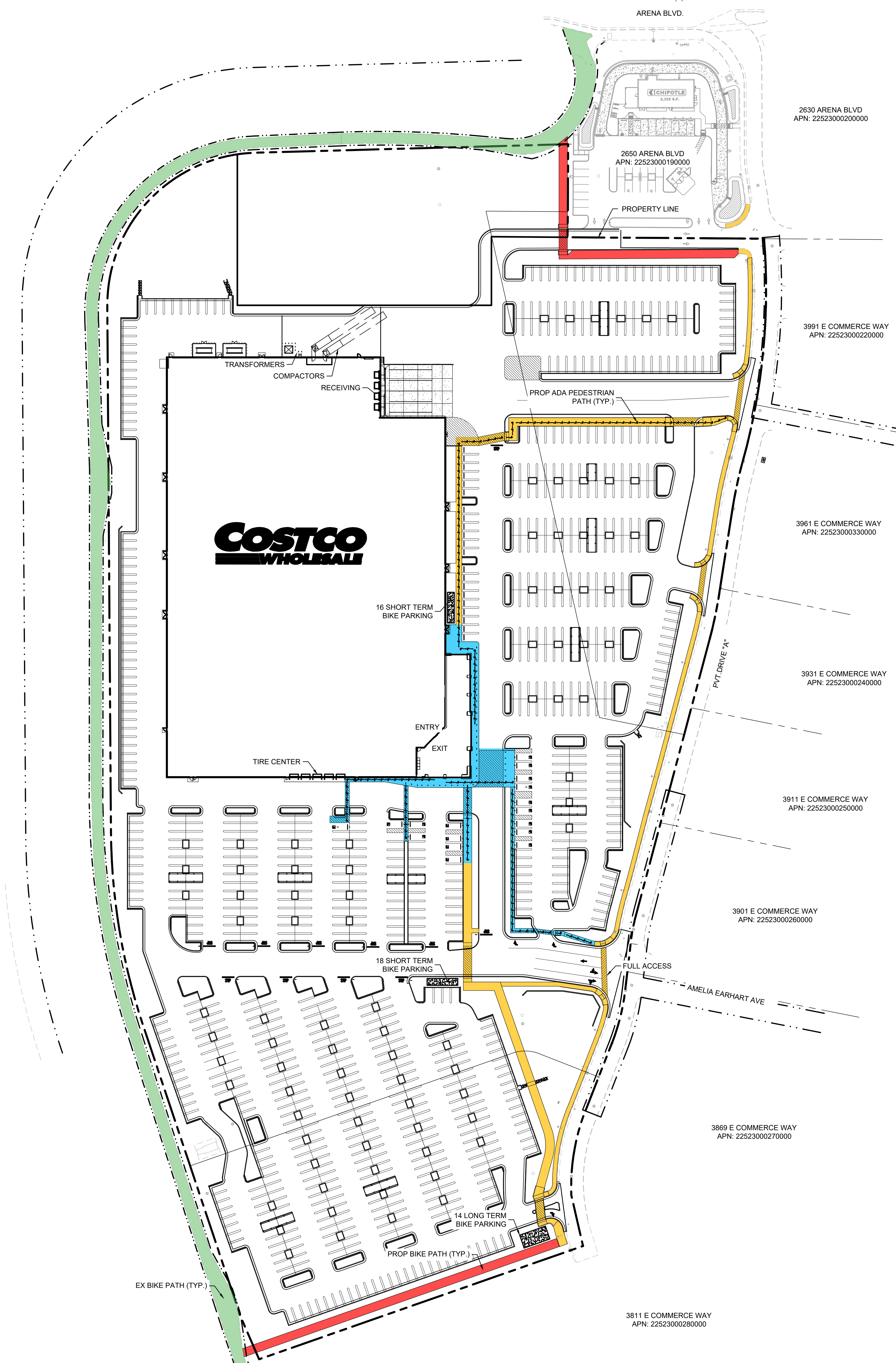
PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

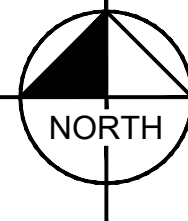
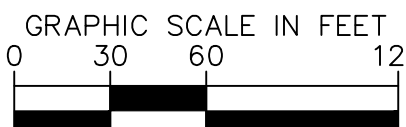
PROJECT ADDRESS: SWC OF ARENA BLVD
E COMMERCE WAY
NATOMAS CA

LEGEND

- | | |
|---|------------------------------------|
|  | SHARED BICYCLE/
PEDESTRIAN PATH |
|  | BICYCLE PATH |
|  | PEDESTRIAN PATH |
|  | EX BIKE PATH |
|  | ACCESSIBLE PEDESTRIAN PATH |



VICINITY MAP
N.T.S.



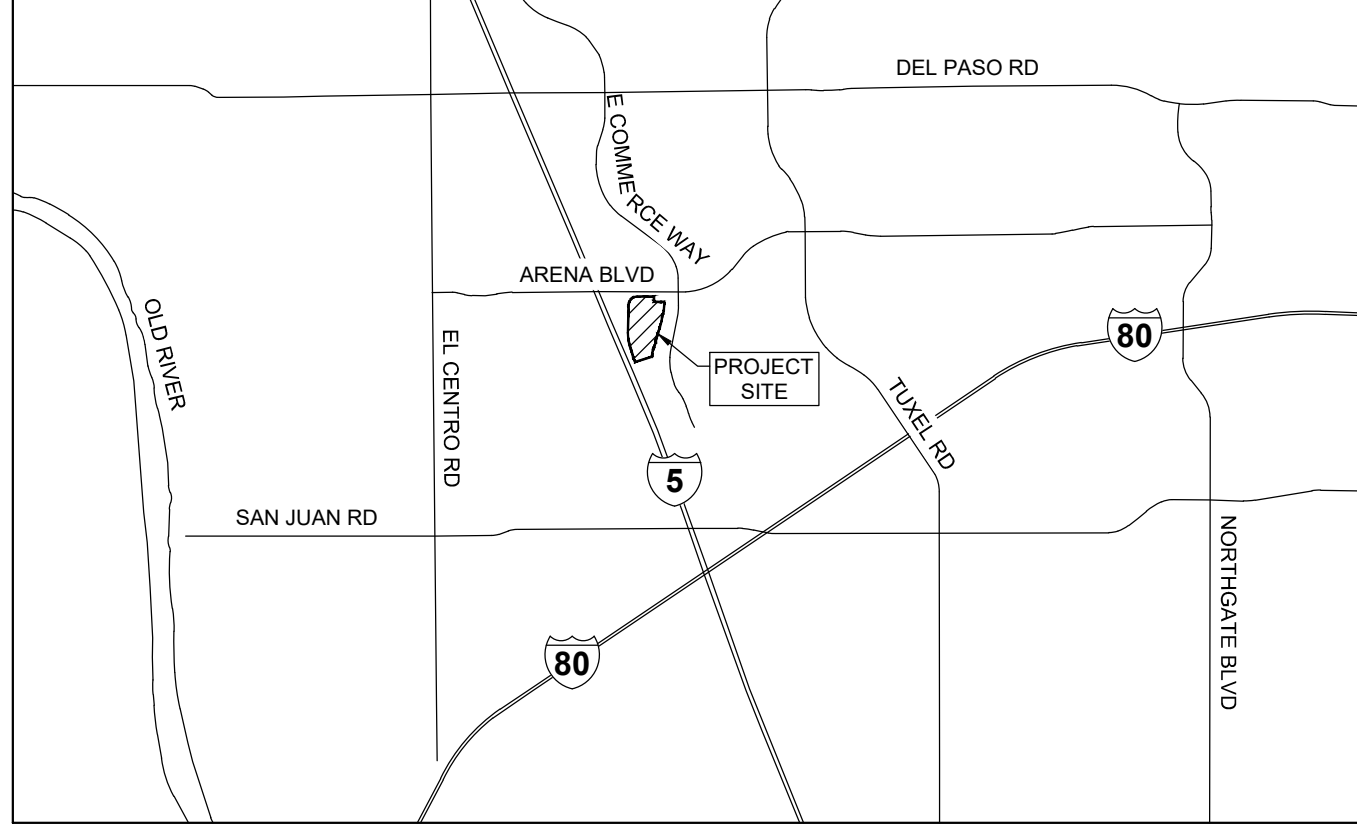
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TURNING EXHIBIT

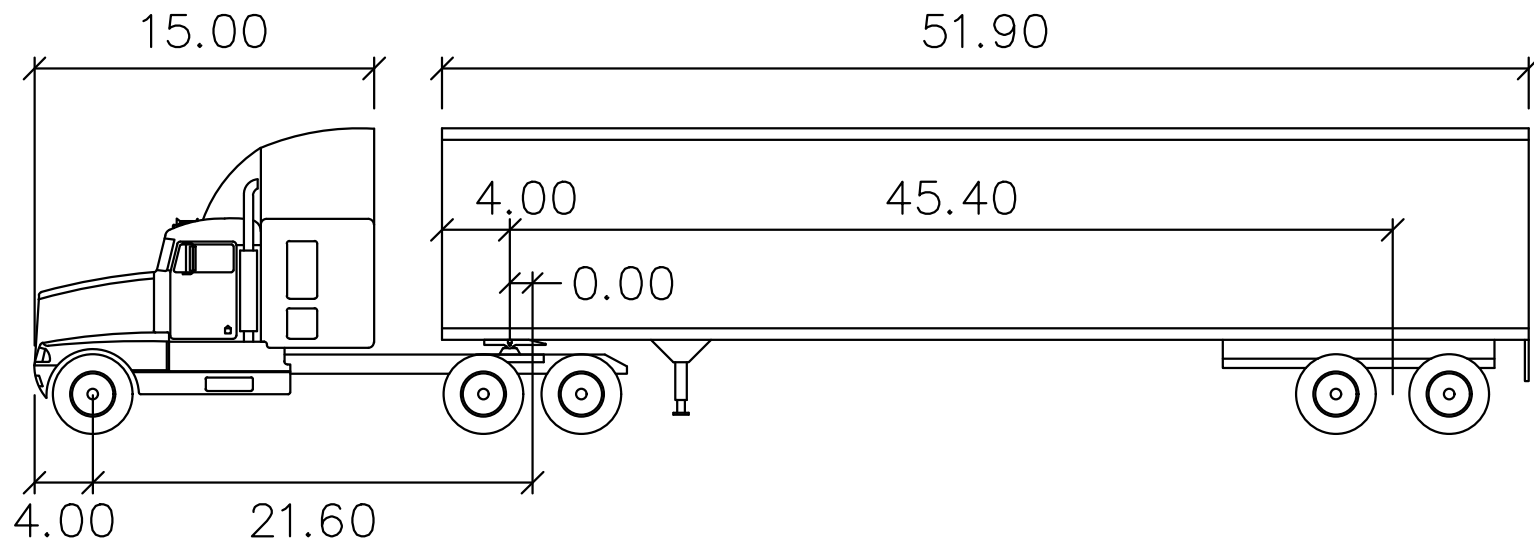
PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: SWC OF ARENA BLVD &
E COMMERCE WAY
NATOMAS, CA

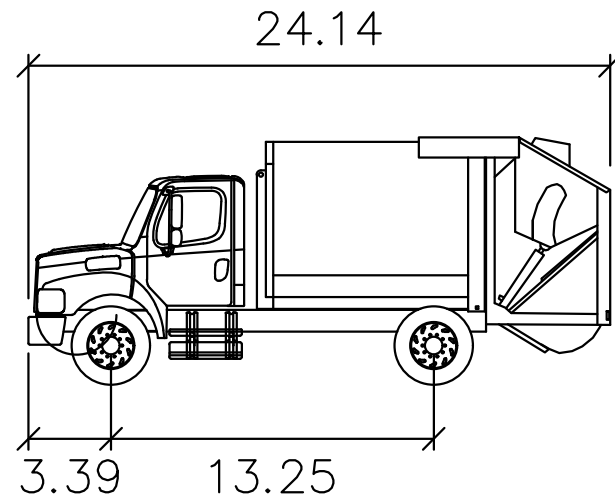


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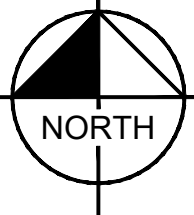
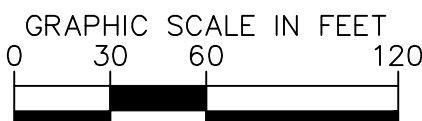
WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 31.9
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



Wayne PowerLynx PL12

	feet
Width	: 8.00
Track	: 7.97
Lock to Lock Time	: 6.0
Steering Angle	: 46.0



Kimley»»Horn

TURNING EXHIBIT

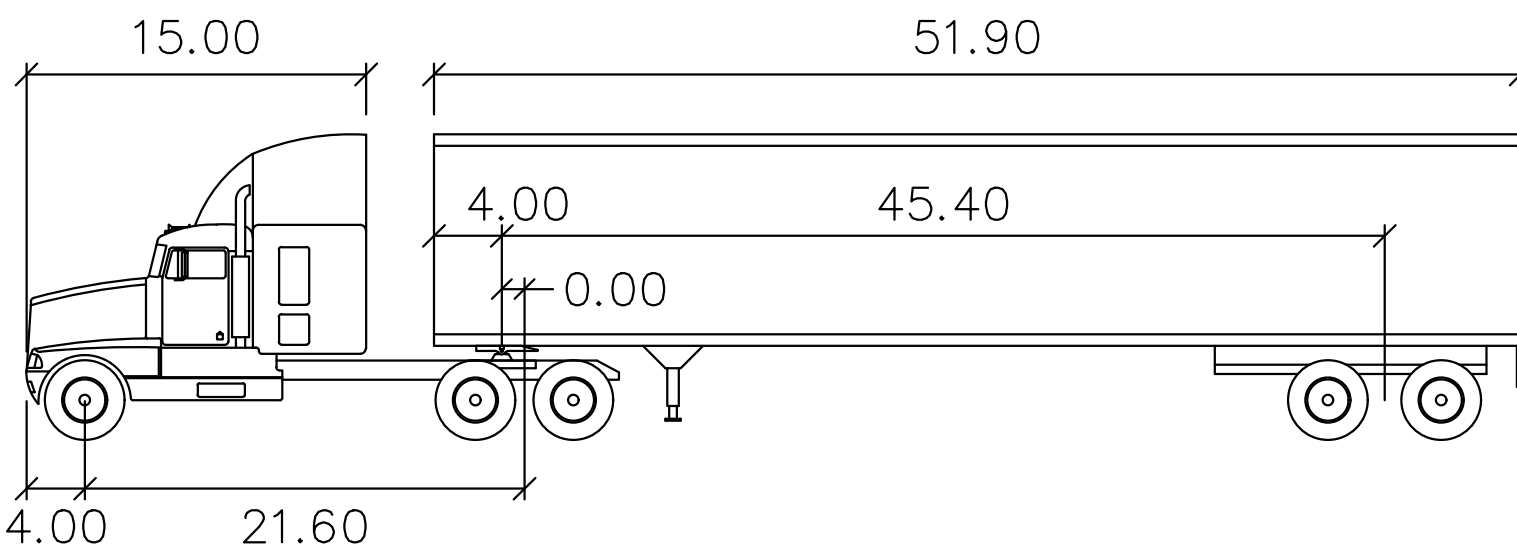
PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: SWC OF ARENA BLVD &
E COMMERCE WAY
NATOMAS, CA

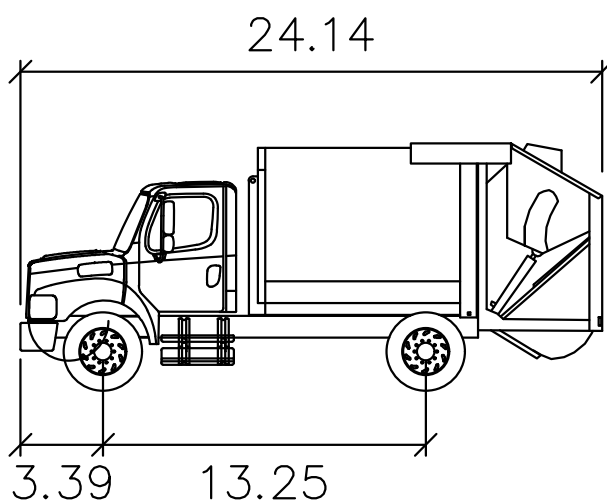


VICINITY MAP
N.T.S.



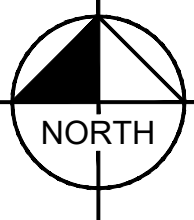
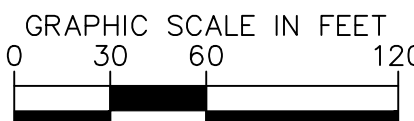
WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 31.9
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

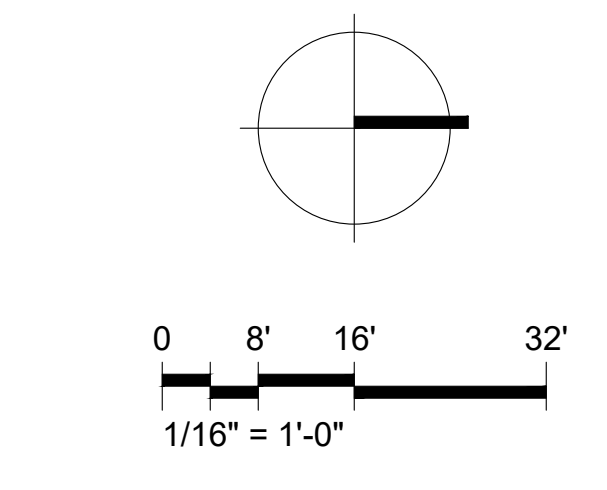
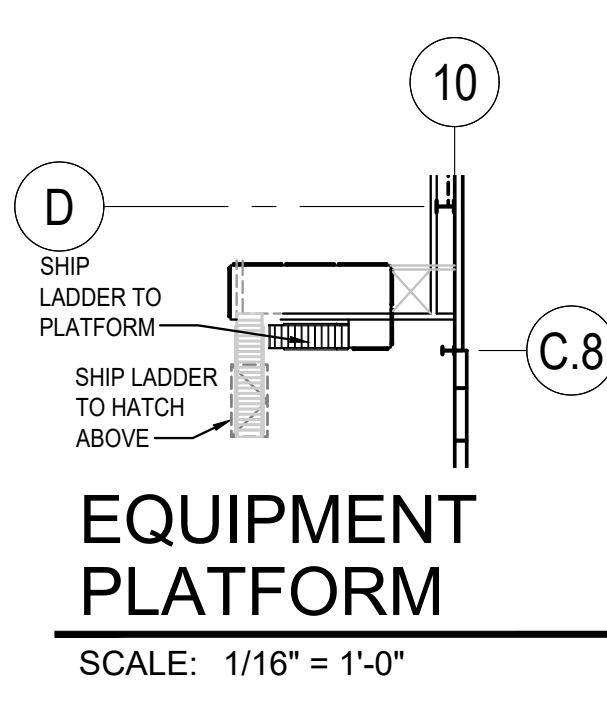
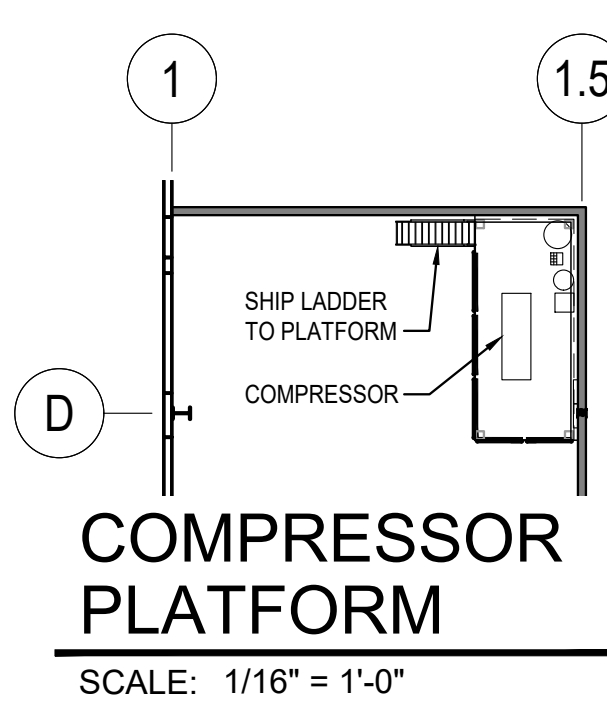
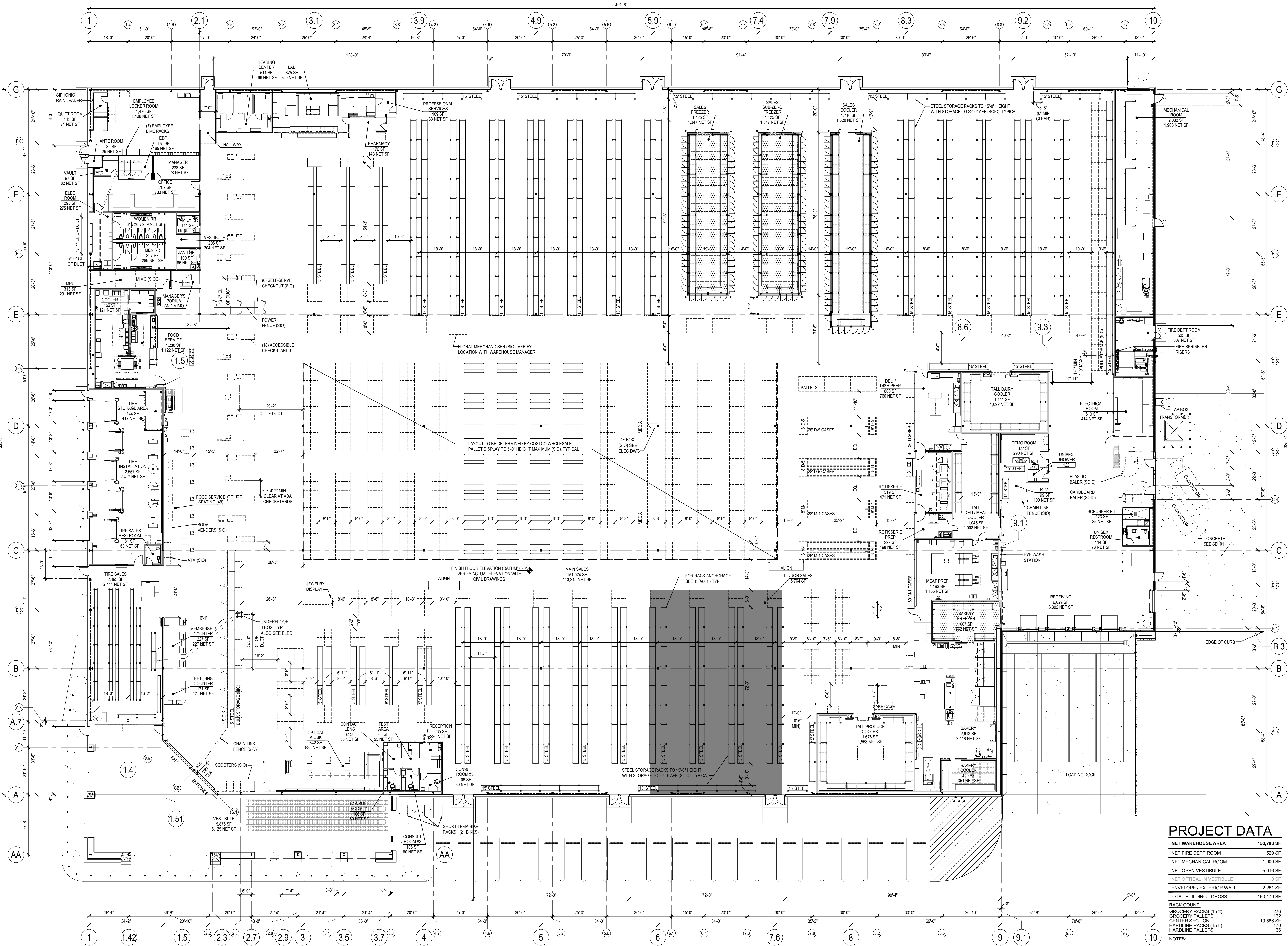


Wayne PowerLynx PL12

	feet
Width	: 8.00
Track	: 7.97
Lock to Lock Time	: 6.0
Steering Angle	: 46.0



Kimley»»Horn



1101 Second Ave. Ste 100
Seattle, WA 98101
206.962.6500
MG2.com



JULY 7, 2022
CONCEPT FLOOR PLAN
DD21-03

PROJECT DATA	
NET WAREHOUSE AREA	150,783 SF
NET FIRE DEPT ROOM	529 SF
NET MECHANICAL ROOM	1,900 SF
NET OPEN VESTIBULE	5,016 SF
NET OPTICAL IN VESTIBULE	0 SF
ENVELOPE / EXTERIOR WALL	2,251 SF
TOTAL BUILDING - GROSS	160,479 SF
RACK COUNT:	
GROCERY RACKS (15 ft)	276
GROCERY PALLETS	132
CENTER SECTION	19,586 SF
HARDLINE RACKS (15 ft)	170
HARDLINE PALLETS	36
NOTES:	

COSTCO WHOLESALE





CONCEPT FLOOR PLAN

NATOMAS, CA
Resolution 2022-0360

November 15, 2022

JULY 7, 2022

Plant Legend

Symbol	Botanical Name / Common Name	Size	WUCOLS (Water Use Classification of Landscape Species)	Comments	Symbol	Botanical Name / Common Name	Size	WUCOLS (Water Use Classification of Landscape Species)	Comments
DRIVE AISLE PLANTING:									
Street Trees:									
	Acer buergerianum / Trident Maple	15 gal.	M	Matched Standards		Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	24" box	M	Matched Standards
	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	15 gal.	M	Matched Standards		Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" box	M	Matched Standards
	Laurus x 'Saratoga' / Saratoga Laurel	15 gal.	L	Matched Standards		Lagerstroemia hyb. 'Dynamite' / Dynamite (Red) Crape Myrtle	24" box	L	Multi-branch, Matched in Size
	Ulmus parvifolia 'Drake' / Drake Chinese Elm	15 gal.	L	Matched Standards		Pistachia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24" box	L	Matched Standards
Shrubs, Ornamental Grasses, and Groundcovers:									
	Callistemon citrinus 'Little John' / Little John Dwarf Bottlebrush	5 gal.	L			Quercus coccinea / Scarlet Oak	24" box	L	Matched Standards
	Cistus x hybridus / White Rockrose	1 gal.	L			Quercus lobata / Valley Oak	24" box	L	Matched Standards
	Grevillea lanigera 'Mt. Tamboritha' / Mt Tamboritha Woolly Grevillea	1 gal.	L			Quercus shumardii / Shumard Oak	24" box	L	Matched Standards
	Juniperus procumbens 'Nana' / Dwarf Japanese Juniper	1 gal.	L			Quercus virginiana 'Sky Climber' / Sky Climber Live Oak	24" box	L	Matched Standards
	Lagerstroemia x 'GAMAD VII' / Sweetheart Dazzle Crape Myrtle	5 gal.	L			Ulmus parvifolia 'Drake' / Drake Chinese Elm	24" box	M	Matched Standards
	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Pink Muhly	1 gal.	L						
	Rhapiolepis indica 'Jack Evans' / Jack Evans Indian Hawthorn	5 gal.	L						
UNDERSTORY PLANTINGS:									
Site Planting indicating shrubs, perennials, ornamental grasses and ground covers									

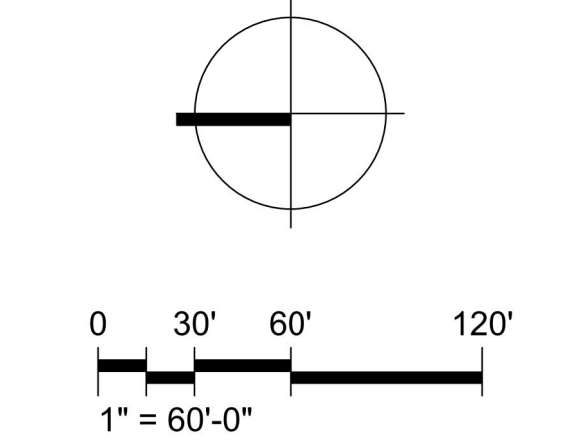


LANDSCAPE DATA:
Landscape Area Coverage
Total Parcel Area: +/- 19.31 AC (+/- 841,356 SF)

Shade Requirement:
Required: 50% Parking lot shading at 15 years.
Provided: 52%

IRRIGATION SYSTEM STATEMENT:
The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and ensure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and/or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWEO).

WUCOLS LEGEND:
L Low Water Use
M Moderate Water Use



COSTCO
WHOLESALE
NATOMAS, CA

DB+A

DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

DBA # P.321
JULY 12, 2022

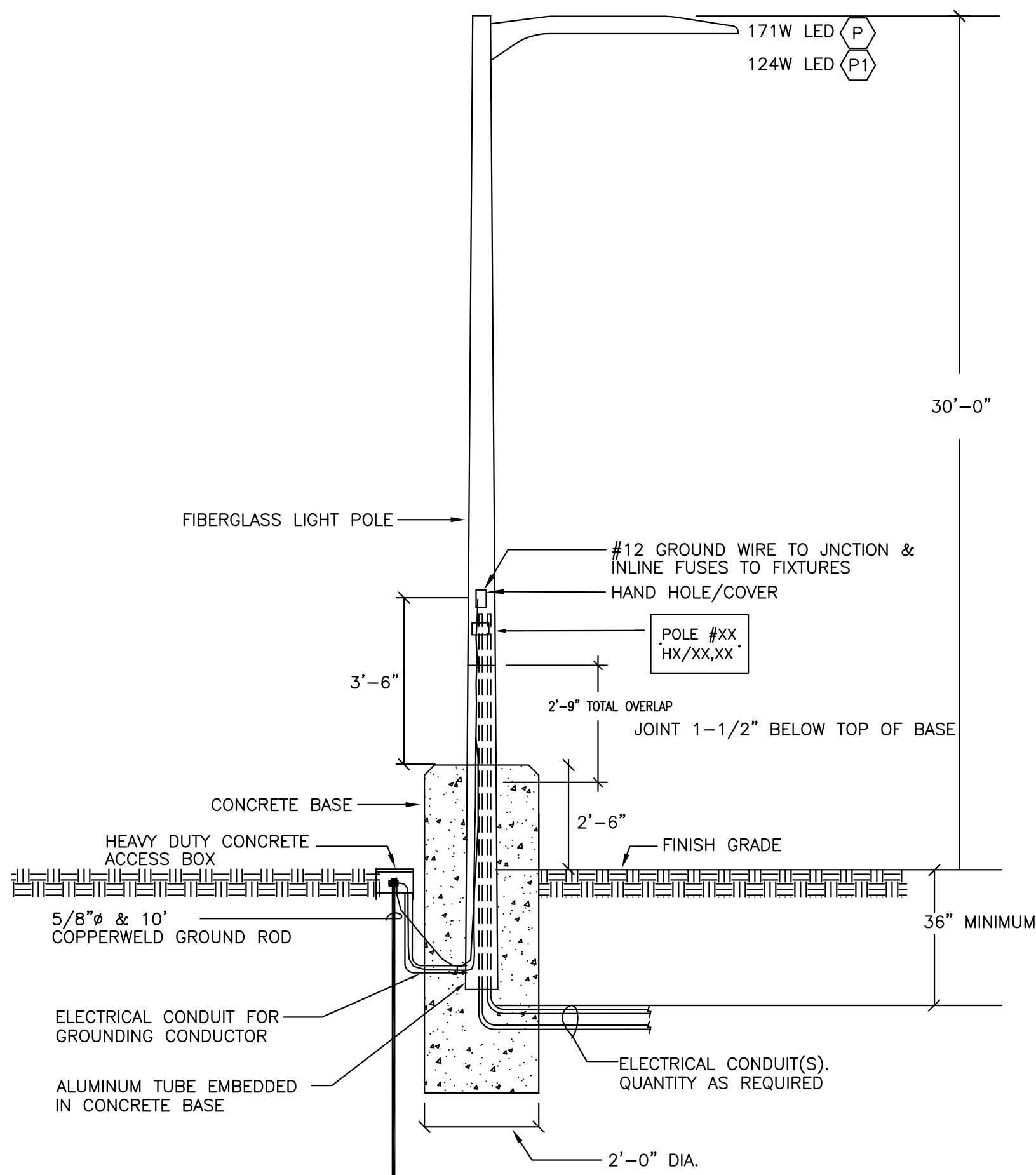
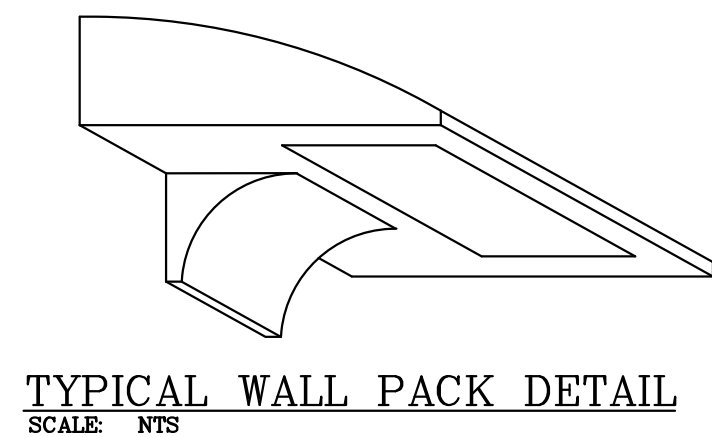
PRELIMINARY
LANDSCAPE PLAN

L-001

COSTCO NATOMAS

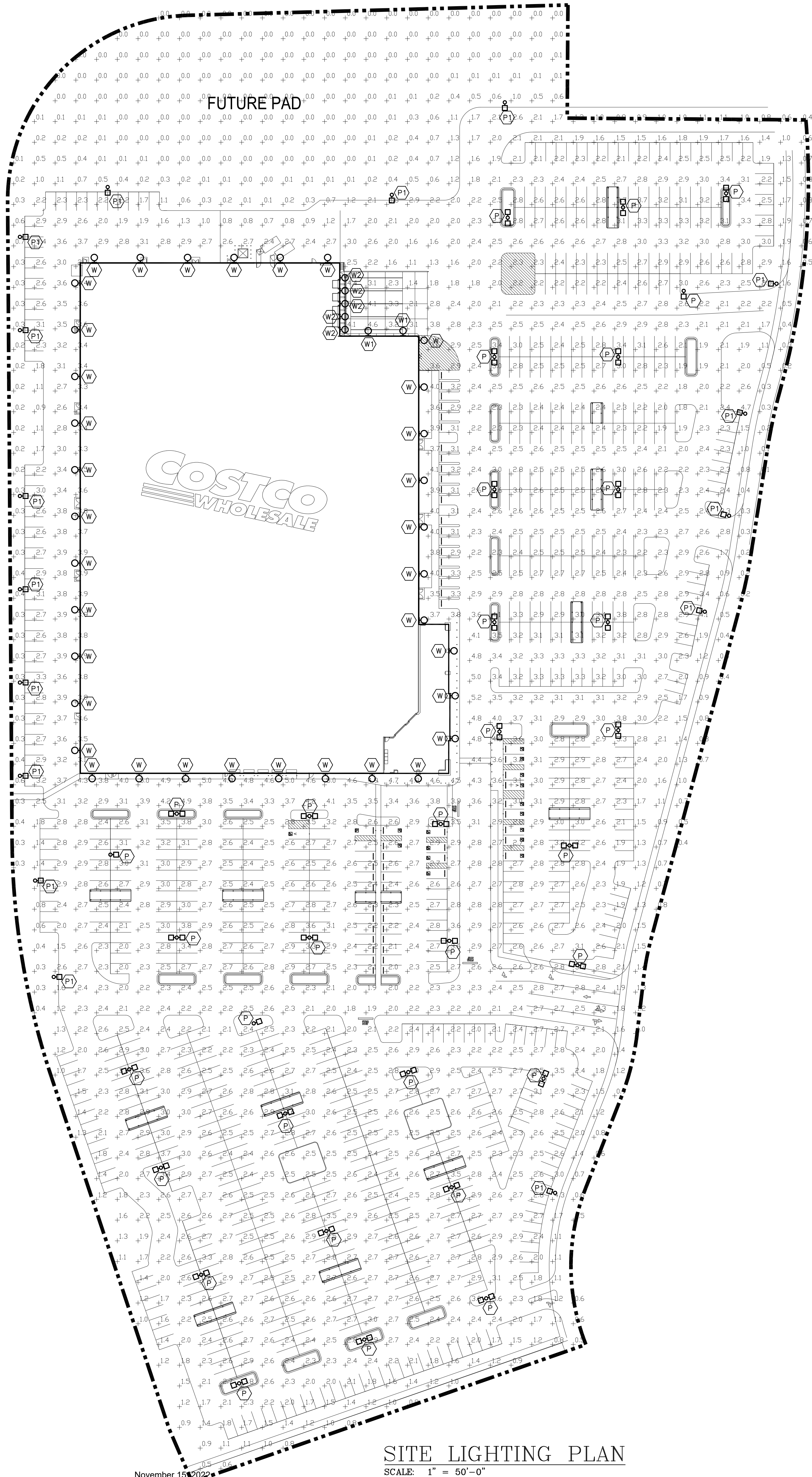
PRELIMINARY LANDSCAPE PLAN

FIXTURE DESCRIPTION	
(P)	COOPER GALLEON GLEON-SA4B-740-U-5WQ-BZ, 171W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
(P1)	COOPER GALLEON GLEON-SA3B-740-U-SL3-HSS-BZ, 124W TYPE 3 DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
(W)	LITHONIA DSKW2 LED 40K 30C 530 T2M, 54W LED, 20' MOUNTING HEIGHT.
(W1)	LITHONIA DSKW2 LED 40K 30C 530 TFTM, 54W LED, 20' MOUNTING HEIGHT.
(W2)	LITHONIA DSKW2 LED 40K 20C 530 T4M, 36W LED, 20' MOUNTING HEIGHT.

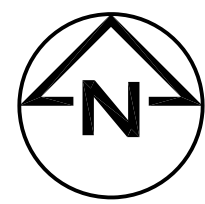


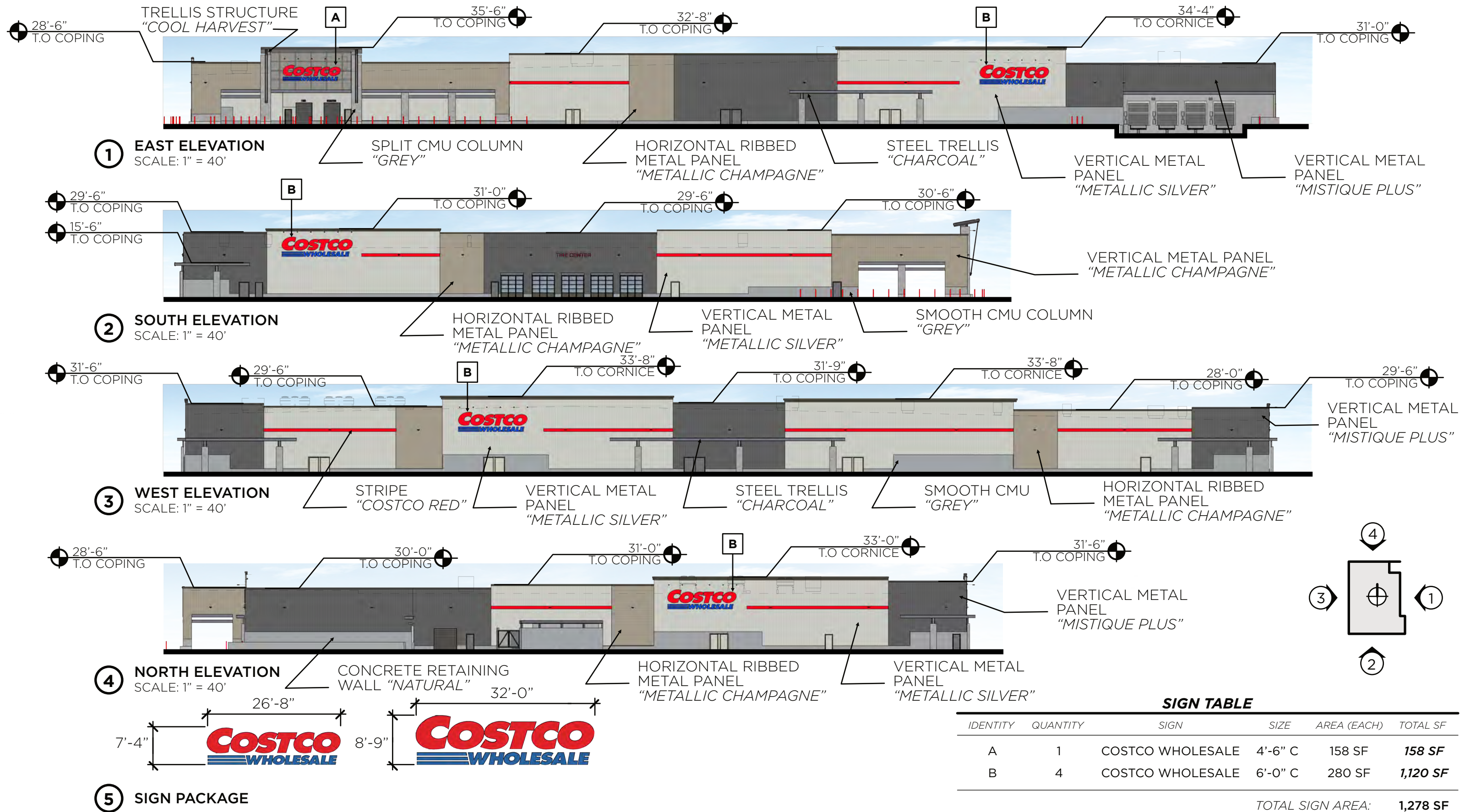
NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY. SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS



SITE LIGHTING PLAN
SCALE: 1" = 50'-0"









TIRE CENTER RENDER

November 15, 2022







June 24, 2022
PROJECT# 22-5595-01
NATOMAS, CA

ARENA BLVD RENDER

Resolution 2022-03606: 7

November 15, 2022



Page 34 of 48



BELLINGHAM, WA



KELOWNA, BC



LOVES PARK, IL



KELOWNA, BC



COURTENAY, BC



HANFORD, CA



REDMOND, WA

Planning Entitlement Application

The City of Sacramento Planning Division has designed this application to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name:	COSTCO WAREHOUSE - NATOMAS
Zoning:	SHOPPING CENTER (SC)
General Plan Designation:	2009 NATOMAS CROSSING PLANNED UNIT DEVELOPMENT (PUD)
Site address or location of property:	3881 E. COMMERCE WAY
Assessor's Parcel Number(s):	225-2300-030-0000, 031-0000, 032-0000
Total property size in acres	19.31
Square feet if less than one (1) acre:	N/A
Lot dimensions:	APPROX 1415' X 774'

Property Owner Information

Contact name:	DAVID BUGATTO		
Company name:	ALLEGHANY PROPERTIES LLC		
Mailing Address:	300 UNIVERSITY AVENUE, SUITE 210		
City:	SACRAMENTO	State:	CA
		Zip:	95825
Phone:	(916) 648-7718	Ext:	
		Fax:	
Email Address:	DBUGATTO@ALLEGHANYPROP.COM		

Applicant Information

Contact name:	CASSIE KUSSOW		
Company name:	KIMLEY HORN		
Mailing Address:	1000 2ND AVENUE, SUITE 3900		
City:	SEATTLE	State:	WA
		Zip:	98104
Phone:	(206) 970-1900	Ext:	
		Fax:	
Email Address:	CASSIE.KUSSOW@KIMLEY-HORN.COM		

Staff Use Only

Date Filed: _____ Received By: _____

File Number: _____

Licensed
Architect/Design
Professionals

Project Narrative

Please describe the scope of work being proposed for review. Your "Project Narrative" will provide Planning Staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Site Plan and Design Review, Preservation, etc.). You must state any deviations from development standards and any deviations from applicable design guidelines. Provide as much detail as possible regarding all the characteristics of your project and the scope of work requiring review, including physical site disturbance and work to occur:

See Attached Project Narrative

COSTCO NATOMAS

PROJECT NARRATIVE

April 1st, 2022

Costco Wholesale is pleased to submit this application requesting approval to develop a 160,526 square foot Costco warehouse retail center, on-site circulation and landscaping improvements on the property located at 3881 E. Commerce Way (APNs 225-2300-030, 225-2300-031, and 225-2300-032) in the North Natomas community in the City of Sacramento ("Project"). The Project is proposed to be located within Quadrant C of Development Area 3 within the 2009 Natomas Crossing Planned Unit Development (PUD). This area has a zoning designation of SC (Shopping Center) and is designated for Regional Commercial uses in the PUD. The site consists of Natomas Crossing Quadrant C parcels 12-14, which combined have an area of approximately 19.31 acres.

This application is requesting the following entitlement approvals:

- Site Plan and Design Review for the proposed Costco warehouse retail center, on-site circulation and landscaping improvements.
- A conditional use permit (CUP) to permit a retail store that exceeds 60,000 gross square feet. Sacramento City Code Section 17.216.510 requires that retail uses in excess of 60,000 gross square feet obtain Planning and Design Commission (PDC) approval.

The project is consistent with the permitted uses and intensity of development established within PUD. The proposed Project will facilitate development of a Costco warehouse retail center while remaining in conformance with and advancing the intent of the existing PUD.

PROPOSED PROJECT OVERVIEW

The proposed Project includes a new 160,526 square-foot Costco warehouse retail center and various on-site circulation, surface parking, and landscaping improvements. The following commercial activities are proposed, without limitation:

- Warehouse retail center
- Tire sales and installation
- Optical exams and optical sales
- Hearing aid testing and sales
- Food service preparation and sales
- Meat preparation and sales
- Bakery and sales of baked goods
- Alcohol sales
- Propane refueling and sales
- Pharmacy services

Temporary outdoor sales may occur within the parking field adjacent to the warehouse retail center for seasonal sales, such as Christmas trees. Lastly, a promotional vehicle may be on display near the entry to the building. This vehicle will be used to promote online or offsite vehicle sales; no vehicles are proposed to be sold on site.

The Costco warehouse retail center and proposed Project improvements will be developed on approximately 16.3 acres of the site; a lot line adjustment will be used to move an existing lot line to

define a parcel which is reserved for future commercial uses not determined at this time. This area is identified as “Future Pad” on the plan materials submitted as part of this application, and other than the lot line adjustment, no modifications or improvements are currently proposed on this portion of the site. The lot line adjustment action will be considered as a separate process through the Public Works department.

PROPOSED PROJECT DETAILS

Building Design & Architecture

The primary customer entrance is located at grade in the southeast corner of the warehouse retail center. The large open-air entrance vestibule entrance will be enhanced with pedestrian scale design elements to create a pedestrian-only area in front of the warehouse retail center. The large entrance creates a highly visible access to the warehouse retail center, which minimizes traffic conflicts and makes it easier for members to access the warehouse retail center from within the parking field.

The proposed architectural design fits within the PUD Design Guidelines and incorporates similar materials and design elements to reinforce a consistent design aesthetic with the proposed adjacent uses. The Project will use a combination of different colored metal panels and masonry fields to visually break up the massing of the building and avoid large areas of blank wall massing. The inclusion of pedestrian scale elements and trellises at key locations around the warehouse retail center also help to meet the design intent within the PUD guidelines.

Parking and Site Access

The Project proposes 950 parking stalls, including 19 accessible stalls and 931 typical 10’ wide stalls. All of the parking stalls would be at-grade surface parking, with the majority of spaces located east and south of the proposed warehouse retail center.

Costco will have five vehicle access points along the private access drive that runs along the east of the site. The private access road connects to the City of Sacramento right of way at three locations: two points of access connect the east of the site to East Commerce Way; one point of access connects north of the site to Arena Boulevard.

There is an existing bike path along the western edge of the site that is to remain in place.

Loading and Deliveries

Costco anticipates an average of about 10 trucks delivering goods on a typical weekday. The trucks range in size from 26 feet long for single-axle trailers to 70 feet long for double-axle trailers. Receiving time is from 2:00 a.m. to 1:00 p.m., averaging two to three trucks per hour, with most of the deliveries completed before the warehouse retail center opens. The receiving and loading docks for the Costco warehouse retail center are located at the southeast corner of the building and will access the site off the private access drive that runs along the east of the site.

The tire center, located on the east side of the building typically will receive shipments of tires one to two times per week in single or double-trailer trucks of up to 70 feet in length. The same delivery trucks pick up old tires for recycling. Deliveries to and pickups from the tire center will be scheduled for pre-opening hours, typically around 6:00 a.m.

The loading dock is located on the northeast side of the warehouse retail center. The bay doors will be equipped with sealed gaskets to limit noise impacts. A transformer and two trash compactors will also be located along the north edge of the warehouse retail center.

Costco Operations

General elements of Costco's operations are listed below.

- Approximately 250 to 275 employees.
- Customers are members, as Costco is a member-only retail/wholesale business.
- Hours are anticipated to be Monday through Friday from 9:00 am to 8:30 pm, and Saturday and Sunday from 9:00 am to 7:00 pm.

Signage

Proposed signage includes four (4) main building 'Costco Wholesale' signs, one (1) entry 'Costco Wholesale' sign, and one (1) 'Tire Center' sign. The warehouse retail center signage is scaled appropriately to the mass of the building elevations to not overwhelm, but rather to reinforce the brand that Costco has established. The proposed signage is consistent with the requirements within the PUD. Additionally, the development has proposed a pylon sign in an easement on the Costco property which is noted on the plan sets submitted as part of this application. This is not a Costco sign.

Landscaping

The proposed landscape design features a dynamic, bold and visually engaging planting layout consisting of colorful accent trees, diverse shade tree species and sweeping drifts (massing) of understory plant species at vehicular and pedestrian entryways, parking lot islands, and street frontages. The overall intent is to create a unifying and impactful landscape appearance to the site, as well as achieving a supportive relationship between the proposed building and landscape. In addition, the proposed landscape design will emphasize an aesthetically pleasing experience, not only for Costco customers and community at large. The proposed plant material for the Project complies with the City's approved plant list.

Selective plant material will enhance pedestrian wayfinding and scale, while trees and understory plant selections feature year-long interest and seasonal color. Plant material with neutral and vivid bloom colors, and various leaf textures and patterns provide harmony and a cohesive appearance throughout the site. Large canopied deciduous and broadleaf evergreen trees are integrated into parking lots, pedestrian walkways and along the street frontages. These trees will, in time, provide much needed shade and reduce ambient heat during times of the year when solar exposure is intense. Selected plant species provide reliable screening at above grade utility locations.

The planting design consists predominately of drought-tolerant species adapted to both local and regional climate conditions. Once established, the majority of selected plant species will require low water and landscape maintenance. In addition, understory plant materials are spaced to allow plants to grow and pleat together naturally, minimizing the need for extensive pruning maintenance such as shearing and hedging, thus reducing long-term landscape waste.

The site irrigation design will consist of an efficient low flow, point of source system designed to provide adequate watering to support plant growth and ensure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and/or early morning hours, with multiple start times and cycles.

Lighting

The site's parking lot will be illuminated with standard downward LED fixtures affixed to a 36'-6" light pole. The lighting fixtures are of a "shoe-box" style. The use of LED lamps can provide a higher level of perceived brightness with less energy than other lamps and are designed to provide even light distribution for vehicle and pedestrian safety. The parking lot lights will be timer controlled to limit lighting after the warehouse retail center has closed and most employees have left. Parking lot lighting will only remain on to provide security and emergency lighting only along the main driveways. Lighting fixtures will also be located on the building approximately every 40 feet around the exterior of the building to provide safety and security. Parking and site lighting will incorporate the use of cutoff lenses to keep light from overflowing beyond the Costco site boundaries.

Utility Infrastructure

Costco will connect into existing private infrastructure located within the private access drive east of the project site. Water and sewer services will be provided by the Sacramento Public Utilities via existing facilities.

Storm Drainage

The project will comply with City, State, and Federal stormwater runoff mandates will comply with the Master Drainage Study for Natomas Crossing Development Area 3, dated 2002. The standards outlined in the City of Sacramento Design and Procedures Method – Storm Drainage Design Standards (Section 11) will be used to determine onsite storm water requirement. The project site is located within the Natomas Crossing Development Area 3 project site which is located within the North Natomas Drainage Basins 5 & 6.

City of Sacramento
Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlement(s).

Date: March 8th, 2022

To: City of Sacramento
Community Development Department
300 Richards Boulevard,
Third Floor
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Kimley Horn on behalf of Costco Phone: (206) 970-1900

Applicant's Address: 1000 2nd Avenue, Suite 3900, Seattle, WA 98104

to agree to the covenants set forth in this application and to apply for the following entitlement(s):
Site Plan and Design Review, and conditional use permit if required.

The subject property located at: 3881 E. Commerce Way

Assessor's Parcel Number: 225-2300-030-0000, 031-0000, 032-0000

Printed Name of Owner of Record: Alleghany Properties LLC

Address of Owner of Record: 300 University Avenue, Suite 210, Sacramento, CA 95825 Phone: (916) 648-7718

Signature of Owner of Record: David J. Bugatto

Digitally signed by David J. Bugatto
DN: cn=David J. Bugatto, o=Alleghany Properties LLC, ou,
email=dbugatto@alleghanyprop.com, c=US
Date: 2022.03.08 16:25:30 -08'00'

(may be a digital signature)

All Projects

Land Use

What is the current use of the site? VACANT LAND

Please list all previous land use(s) of site for the last 10 years. VACANT LAND

Do you have knowledge of any **environmental issues** related to hazardous materials (e.g., underground storage tanks, site contamination, past clean-up activities, etc.)? Is the project site included on any list compiled pursuant to section 65962.5 of the Government Code?

NO

Have any **technical reports** been prepared, such as a Phase I ESA, Biological Resources Survey, Noise Analysis, etc.? ☐ YES ☒ NO If Yes, please provide a copy.

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

NORTH NATOMAS COMMUNITY COALITION MEETING (02/09/2022)

Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** or **buildings** on the project site?

☐ YES ☒ NO

If yes, how many?

What is the construction date of each structure/building?

Current Use of Existing Structure(s)?

Proposed Use of Existing Structure(s)?

Are any existing structures proposed

for demolition?

Are there any **trees** on the project site?

☐ YES ☒ NO

Are there trees proposed to be **removed**?

☐ YES ☐ NO

Does your site contain any **natural drainage** ways? ☐ YES ☒ NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season? ☐ YES ☒ NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)
Please describe:

THE SITE IS DIRECTLY SURROUNDED BY EXISTING COMMERCIAL DEVELOPMENT TO THE NORTH,
FUTURE COMMERCIAL DEVELOPMENT TO THE EAST AND SOUTH AND INTERSTATE 5 TO THE EAST.

Are you proposing any new **fencing or screening**? ☐ YES ☒ NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

Is there **parking** onsite? ☒ YES ☐ NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing 0
Proposed 950

Are you proposing any parking offsite? ☐ YES ☒ NO

If yes, where is it to be located and how many spaces?

Are you proposing to waive any parking spaces? ☐ YES ☒ NO

Are you proposing any new **signs** with this project? ☒ YES ☐ NO

If yes, please describe the number and type. FOUR (4) 'COSTCO WHOLESALE' BUILDING SIGNS
ONE (1) ENGRY 'COSTCO WHOLESALE' SIGN AND ONE (1) "TIRE CENTER" SIGN.

Are there any **easements** crossing the site? ☐ YES ☒ NO

Are there any **trash/recycling** enclosures onsite? ☒ YES ☐ NO

If yes, what is the size of the enclosure(s) and where are they located?

YES - LOCATED ON THE NORTH SITE OF THE WAREHOUSE

Please describe the height and materials.

8'-6", METAL

What is the total number of cubic yards allocated for recycling?

PLASTIC AND CARDBOARD RECYCLING BAILERS, ONSITE WAREHOUSE, NOT EXTERIOR CONTAINERS

Building Setback from Property Lines:		Existing (feet'-inches")	Proposed (feet'-inches")
Front		NA	NA
Rear		NA	NA
Street side		15 (100')	15 (100')
Interior Side		NA	NA

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: NA 2nd Address: NA
Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials:	<u>NA</u>
Existing Roof Materials:	<u>NA</u>
Existing Exterior Building Colors:	<u>NA</u>
Proposed Exterior Building Materials:	<u>COLORED METAL PANELS AND MASONARY FIELDS</u>
Proposed Roof Materials:	<u>WHITE METAL</u>
Proposed Exterior Building Colors:	<u>METALLIC CHAMPAGNE, SURREY BEIGH AND SAFETY RED</u>

Non-Residential Projects

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: Monday-Friday from 9:00 am - 8:30 pm, and Saturday & Sunday from 9:00 am - 7:00 pm.

If your project includes fixed seats, how many are there? N/A

Building Size

Total Building Square Footage Onsite: 160,526 gross square feet

Breakdown of square footage: Please mark all that apply.

	Existing	Proposed		Existing	Proposed
Warehouse Area:	N/A	N/A	Sales Area:	N/A	150,774
Office Area:	N/A	N/A	Medical Office Area:	N/A	N/A
Storage Area:	N/A	N/A	Assembly Area:	N/A	N/A
Restaurant/ Bar Area:	N/A	N/A	Theater Area:	N/A	N/A
Structured Parking:	N/A	N/A	Other Area:*	N/A	9,729

*Describe use type of "other" areas

Building Height

Existing building height (Measured from ground to highest point): N/A ft. N/A # of floors

Proposed building height (Measured from ground to highest point): 34'-4" ft. 1 # of floors

Lot Coverage

Total Building Coverage Area, existing and proposed* (sq. ft.): 160526 Project Site Lot Area (sq. ft.): 841356

Total lot coverage percentage: 19.08 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Design Guidelines

Design Guidelines have been established by the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

☒ YES ☐ NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.

☒ YES ☐ NO This project meets all the Design Guidelines listed on the checklist.

☐ YES ☒ NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

I hereby give permission to City Staff and other authorized personnel to post public notification signs on my property during the processing of this application.

I understand that some application fees required to submit this application may be an initial deposit and based on full cost recovery. If the time to review the project exceeds the amount of deposit that is collected, additional payment will be required.

I understand that in the event of a dispute over the project, I am required to defend, indemnify, and hold harmless the City of Sacramento as follows:

1. Except as provided in paragraph 2, immediately below, I agree that in connection with any claim, action, or proceeding (collectively "claim") brought against the City of Sacramento and its City Council, agencies, commissions, boards, departments, officers, employees, and agents (collectively the "City") to attack, set aside, void, or annul any City action arising out of or in any way connected to the project, including any determination made pursuant to the California Environmental Quality Act, I will defend, indemnify, and hold harmless the City from and against all damages, costs, and attorneys' fees, excluding the City's staff attorneys' fees. I understand that the City, in its sole discretion, may decide to use outside counsel or its staff attorneys (or both) to defend the claim.
2. As a condition of a tentative, parcel, or final map application or approval, I agree to defend, indemnify, and hold harmless the City of Sacramento and its agents, officers, and employees

from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of a tentative, parcel, or final map by the City, advisory agency, appeal board, or legislative body concerning a subdivision, which is brought within the time period provided for in Government Code section 66499.37, from and against all damages, costs, and attorneys' fees. The City will promptly notify me of any such claim and will cooperate fully in the defense. The City, in its sole discretion, may elect to defend any such action with attorneys of its own choice and, in such case, shall bear its own attorneys' fees and costs and will defend the action in good faith.

Applicant
Signature:

Cassie Kussow

Digitally signed by Cassie Kussow
DN: C=US, E=cassie.kussow@kimley-horn.com,
O=Kimley Horn, CN=Cassie Kussow
Date: 2022.04.06 17:30:41 -07'00'

Date: 04/06/2022

(may be a digital signature)