

**P00-127 Meadowview Plaza**

**REQUEST:** Entitlements to allow the construction of three retail/commercial buildings totaling 37,964± square feet on 4.75± vacant acres in the General Commercial Review (C-2R) zone at the northeast corner of Meadowview Road and Freeport Boulevard:

- A. **Environmental Determination:** Previous Negative Declaration (P99-028);
- B. **Mitigation Monitoring Plan;**
- C. **Special Permit** for off-site parking under different ownership (reciprocal parking between all parcels in the shopping center);
- D. **Plan Review** of a proposed 23,942± square foot retail building to be constructed on 2.71± acres;
- E. **Plan Review** of a 4,022± square foot restaurant building, to be constructed on 0.95± acres; and
- F. **Plan Review** of a 10,000± square foot retail/commercial building to be constructed on 1.09± acres.

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JUN 1 2 2001

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**LOCATION:** NE Corner of Meadowview Road and Freeport Boulevard  
APN: 048-0250-023, 024, 025, 026 & 027  
South Sacramento  
Airport/Meadowview Community Plan Area  
Council District 8

**APPLICANT:** Sandy Swett, Swett Equity, Inc. (916) 983-1033  
131 Wellfleet Circle, Folsom, CA 95630

**OWNER:** Home Depot, c/o Brent Ryhlick (714) 940-3630  
3800 West Chapman Avenue, Orange, CA 92868

**PLANS BY:** Rauschenbach Marvelli Becker Architects (916) 488-8500  
2277 Watt Avenue, Second Floor, Sacramento, CA 95825

**APPLICATION FILED/DEEMED COMPLETE:** September 14, 2000

**STAFF CONTACT:** Dawn T. Holm, (916) 264-5851, [dholm@cityofsacramento.org](mailto:dholm@cityofsacramento.org)

**SUMMARY:** The project site is located at the northeast corner of Meadowview Road and Freeport Boulevard in the Airport/Meadowview Community Plan Area. The applicant is requesting entitlements to allow the construction of three retail commercial buildings totaling 37,964± square feet within the Meadowview Plaza/Home Depot shopping center.

The subject parcels are located within the General Commercial Review (C-2R) zone which requires Plan Review and approval by the Planning Commission. The Home Depot store has been completed and is currently open for business.

**RECOMMENDATION:** In evaluating the applicant's request, the primary issues relate to building design and orientation. **Staff has evaluated the issues associated with the proposed retail/commercial buildings and recommends approval of the project, subject to conditions.** Staff is recommending approval of the project because as conditioned the project will complement the existing Home Depot store currently located on the subject site and provide needed services to the surrounding community. In addition, the proposed project is consistent with the General Plan and the Airport/Meadowview Community Plan.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial and Offices
1984 Airport/Meadowview	
Community Plan Designation:	Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	General Commercial Review (C-2R)

**Surrounding Land Use and Zoning:**

North: Single Family and Caltrans Right of Way; R-1  
 South: Commercial, Multiple Family, and Vacant; C-2, R-1A, R-3 and R-2A  
 East: Vacant and Single Family; R-3, R-2A-R and R-1  
 West: Vacant, Single Family and Commercial; R-1 and C-2R

<u>Setbacks:</u>	<u>Required</u>	<u>Provided</u>
Front (Meadowview Road):	25' (P99-028)	25'±
Street Side (Freeport Boulevard):	25' (P99-028)	25'±
Interior Side (Adjacent to Home Depot):	n/a	55'±
Rear (North Property Line):	25'	120'±

**PROJECT INFORMATION:**

Property Dimensions:	Irregular
Total Project Site:	4.75± gross acres
Square Footage of Buildings:	37,964± square feet
Building A (Staples):	23,942± square feet
Building B (IHOP):	4,022± square feet
Building C (Retail Spaces):	10,000± square feet

Height of Buildings:	Single Story
Building A (Staples):	24-29 feet
Building B (IHOP):	18.5 feet (27 ft. 10 in. to the peak of the tower)
Building C (Retail Spaces):	22 feet
Exterior Building Materials:	Stucco, Split Face CMU/Block and clear glass
Roof Materials:	Metal Roofing with Steel Beams and Trusses
Building A & C Hours of Operation:	6:00 a.m. until 11:00 pm.
Building B Hours of Operation:	24 hours
Total Parking To be Provided:	780 spaces
Building A (Staples):	111 spaces
Building B (IHOP):	40 spaces
Building C (Retail Spaces):	38 spaces
Existing Home Depot Parcel:	589 spaces
Spaces split between Parcels:	2 spaces
Parking Required:	708 spaces
Building A (Staples):	96 spaces
Building B (IHOP/132 seats):	44 spaces
Building C (Retail Spaces):	40 spaces
Existing Home Depot:	528 spaces
Topography:	Flat
Street Improvements:	Existing and to be Provided
Utilities:	Existing and to be Provided

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Sign Permit	Building Division
Driveway Permit	Public Works, Development Services
"NPDES General Permit for Stormwater Discharges Associated with Construction Activity."	State Water Resources Control Board

**BACKGROUND INFORMATION:** On February 25, 1971, the City Council rezoned eleven parcels located along Amherst Street from Single Family Residential (R-1) to General Commercial Review (C-2R). On March 10, 1971, the City Planning Commission approved a Tentative Map to subdivide one parcel into two parcels, thereby creating a large commercially zoned parcel at the northeast corner of Meadowview Road and Freeport Boulevard.

The City of Sacramento Department of Public Works is currently working with the California Department of Transportation (Caltrans) on the possible relinquishment of Freeport Boulevard/State Route (SR) 160 to the City. The potential relinquishment could occur as early as May of 2001. The proposed project has been analyzed and conditioned to address access with and without the relinquishment of this right-of-way. Driveways shown off of Freeport Boulevard have been reviewed as a part of this project and will not be subject to further discretionary review. A driveway permit from the Department of Public Works and a building permit from the Building Division will be required for any future driveways.

On September 9, 1999 the Planning Commission approved the necessary entitlements (Rezone, Special Permit, Sign Variance and a Lot Line Adjustment) to allow the development of the Meadowview Home Depot and to establish parcels for future shopping center development. The parcels surrounding the Home Depot building were rezoned from General Commercial (C-2) to General Commercial Review (C-2R) by the City Council on October 19, 1999. The purpose of the Rezone was to allow for the review and approval of the future retail/commercial developments within this shopping center. The Home Depot opened for business on November 16, 2000.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project will allow for the development of retail/commercial uses within a newly established shopping center in the Airport/Meadowview Community. The subject has been designated for retail/commercial use for more than 30 years. The site has remained vacant and is considered to be an infill site. The proposed development is consistent with the Sacramento General Plan land use designation of Community/Neighborhood Commercial and Offices, and the 1984 Airport/Meadowview Community Plan land use designation of Commercial.

The proposed Staples, International House of Pancakes (IHOP) Restaurant and retail/commercial building are allowable uses in the C-2R zone, subject to the approval of a Plan Review of each of the buildings. The proposed project is consistent with the City's goal to "ensure that all areas of the City are adequately served by neighborhood/community shopping districts (Goal A, Sec. 4-16)." The proposed development may also help stimulate the rehabilitation of existing neighborhood commercial developments located along Meadowview Road, adjacent to the proposed development. In addition, the proposed project supports the following Policy of the Airport/Meadowview Community Plan:

- New commercial development should be encouraged to locate in and assist in upgrading existing commercial centers or vacant commercially zoned land (Policy C-3-a, page 38).

### B. Site Plan Design/Zoning Requirements

1. Zoning: The project site is located in the General Commercial Review (C-2R) zones, which permit shopping centers that provide a wide range of goods and services to the community. The "R" designation on the C-2R zoning indicates that a Plan Review is required for any development. The Zoning Ordinance review authority for Plan Reviews relate to site layout and orientation of buildings; landscaping; traffic; safety; and infrastructure availability.
2. Setbacks: The subject site is within a site previously approved for a shopping center (P99-028). The conditions of approval for the shopping center required a 25-foot landscape setback adjacent to Freeport Boulevard and Meadowview Road. As reflected on the attached site plan (Exhibit 1b), the buildings will be located behind the 25-foot landscape setback line. The Staples building which is located closest to the existing residential neighborhood to the north will be located approximately 120± feet from the northern property line. The three retail/commercial buildings as proposed, conform with the required setbacks.
3. Site Access: Site access will be provided on Meadowview Road, Amherst Street, and possibly Freeport Boulevard. Freeport Boulevard is currently designated as a State Highway (SR160). Caltrans can not approve a driveway on a state highway. Therefore, driveway access can not be approved at this time. As mentioned previously, the City is working with Caltrans on the relinquishment of Freeport Boulevard/SR160. Staff has been informed by Caltrans that if the relinquishment does not occur, it might be possible to downgrade the current highway designation to an expressway, which would allow a driveway on Freeport Boulevard. The traffic study analyzed the project with and without the Freeport Boulevard access. The project mitigation measures and conditions ensure effective traffic operations with both driveway options.

#### 4. Parking/Circulation:

The City Zoning Ordinance requires that all developments provide the required parking for their use, on the parcel which the development will be located. Driveways and maneuvering areas are allowed to cross property lines. Because a portion of the shopping center has already been developed with a Home Depot, some of the driveways and parking areas have already been constructed. One of the entitlements being requested is a Special Permit to allow off-site parking under different ownership. The purpose of this entitlement is to allow reciprocal (shared) parking between the developments to be located in the Meadowview Plaza Shopping Center. There are currently five parcels that make up the shopping center, one of which is developed with the Home Depot, three of which will be developed with a Staples office supply store, an International House of Pancakes Restaurant (IHOP) and a 10,000 square foot multi-tenant retail store. The fifth

parcel (Parcel D) has not been approved for development and will require a Plan Review before development can occur. The following tables outlines the parking requirements and proposed parking for this shopping center:

Parcel/Development	Parking Ratio	Parking Required	Parking Proposed
Home Depot 1321,848 sq. ft.	1 space per 250 sq. ft.	528 spaces	589 spaces
Parcel A - Staples 23,942 sq. ft.	1 space per 250 sq. ft.	96 spaces	111 spaces
Parcel B - IHOP 132 seats	1 space per seat	44 spaces	42 spaces* *2 spaces actually cross parcel lines
Parcel C - Retail 10,000 sq. ft.	1 space per 250 sq. ft.	40 spaces	38 spaces
Parcel D to be determined	to be determined	to be determined	to be determined
<b>Total Parking for Meadowview Plaza</b> <i>(not including the requirements for Parcel D)</i>		708 spaces	780 spaces

As reflected above, the shopping center as a whole will exceed the minimum required parking. In addition, when Parcel D is approved for development, additional parking will be provided. By allowing the Special Permit for off-site parking, the proposed developments can rely on surplus parking that exists in the shopping center. Future uses within the shopping center will also be able to base parking on the total parking provided within the shopping center, instead of based on each individual parcel. Staff supports the applicant's request for the Special Permit because, reciprocal parking between the five parcels will allow for the maximum flexibility within the shopping center related to mixes in types of tenants (retail, commercial, office and restaurant).

Tree shading was an issue with the original Home Depot shopping center project. In response to neighborhood concerns about tree shading, Home Depot agreed to plant 15 gallon and 24 inch box trees within the development. As proposed on the preliminary landscape plan (Exhibit 1c), the three parcels to be developed with this application will be consistent with the Home Depot development by utilizing similar species and sized trees.

C. Signage

Detailed sign plans have not been submitted for the proposed buildings. Sign guidelines were prepared for the Meadowview Plaza shopping center as a condition of approval for the Home Depot development. Each of the individual buildings will be permitted to have attached signage, but detached signage will be limited to two multi-tenant detached signs that were approved with the original shopping center. No individual detached signage is permitted within the Meadowview Plaza shopping center. All proposed signs will be required to comply with the approved sign guidelines (see Attachment 4).

D. Building Design

The three proposed buildings are consistent with the design theme established with the Home Depot development. The buildings as proposed (see Exhibits 1d-1g) will consist of split-face cmu block veneer, columns, accent reveals, metal canopies/awnings, metal accents and exposed trusses and tubular trellis's. Building massing on the Staples building and the 10,000 square foot retail building has been broken up by using columns and metal accents. As reflected on the attached elevations (1d-1g), up lighting will be provided adjacent to the building elevations along Freeport Boulevard and Meadowview Road. The use of up lighting should soften the building elevation. The entrance doors and windows to the buildings will consist of clear glass and conditions have been placed on each of the building approvals (Attachment 1), requiring windows and doors to remain free of signage.

Staff is recommending that the tubular trellis's on the Staples and the 10,000 square foot retail building be modified to incorporate landscaping similar to the landscaped trellis's located adjacent to the Home Depot. As proposed the three buildings will help reduce the appearance of the large Home Depot building. In addition, the design and color of these buildings will complement the existing development.

PROJECT REVIEW PROCESS:A. Environmental Determination

On September 9, 1999 the Planning Commission ratified a Negative Declaration for the originally proposed project (P99-028). Potentially significant environmental issues regarding noise, traffic, air quality, biological impacts and utilities were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with

respect to the project circumstances, or new information of substantial importance to the project becomes known or available. A Mitigation Monitoring Plan has been prepared for the mitigation measures that were identified in the previous Negative Declaration that are applicable to the proposed project.

**B. Public/Neighborhood/Business Association Comments**

After submitting the application for development, the applicant attended informational meetings with area neighborhood associations to discuss the project. The following is a list of the neighborhood associations located within close proximity to the subject site:

- Meadowview Development Committee (all committee members);
- Schreiner Street Neighborhood Association;
- Meadowview Neighborhood Association;
- Meadowview Community Action;
- Freeport Boulevard Improvement Committee;
- Candlewood Neighborhood Association; and
- Z'Berg Park Neighborhood Association.

The first meeting was held on September 27, 2000. All of the above neighborhood associations were notified of the proposed project. The purpose of the meeting was to allow the association representatives an early opportunity to review and comment on the proposed development.

In November, the project was modified to eliminate a retail pad building proposed for the corner parcel (Parcel B) and replace it with an IHOP restaurant. The revised project was mailed out to the above neighborhood associations for review and comment. In addition, the applicant presented the proposed change to the Meadowview Development Committee on December 14, 2000. In response to their review, the building elevations were modified to incorporate the use of metal roofing on the IHOP tower. On January 4, 2001, the applicant presented the revised elevation to the Meadowview Development Committee. The committee voted to support the proposed project.

In addition, a community meeting was held on January 18, 2001 in order to allow review and comment on the final project design prior to Planning Commission action on the project. The neighborhood associations and area residents were notified of this meeting. Final building elevations (as reflected in Exhibits 1d-1g), material boards and colored renderings were presented to the community at this meeting.

At this time, staff believes that the proposed development reflects the comments received from the community. No comments or letters have been received in opposition to the proposed project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following section summarizes the comments received:

1. Public Works Comments: Comments from the Development Services Section related primarily to site access, roadway improvements, and circulation. Conditions have been included in the attached Notice of Decision and Findings of Fact (Attachment 1), to address these concerns.
2. Department of Utilities: Comments received from the Department of Utilities related to grading, drainage, water flows and flood protection. Conditions have been included in the attached Notice of Decision and Findings of Fact (Attachment 1), to address these concerns.
3. Fire Department: Comments received from the Fire Department related to emergency access, hydrant systems and fire service. Conditions have been included in the attached Notice of Decision and Findings of Fact (Attachment 1), to address these concerns.
4. Police Department: Comments received from the Police Department related to lighting, landscaping and the installation of security measures. Conditions have been included in the attached Notice of Decision and Findings of Fact (Attachment 1), to address these concerns.
5. Solid Waste Division: Comments received from the Solid Waste Division had to do with recycling and solid waste service. Conditions have been included in the attached Notice of Decision and Findings of Fact (Attachment 1), to address these concerns.

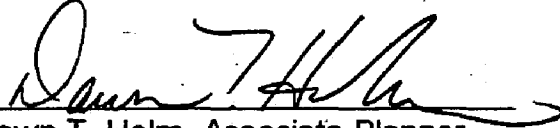
PROJECT APPROVAL PROCESS: Of the entitlements being requested, the Planning Commission has the authority to approve or deny all the entitlements listed below. The Planning Commission action may be appealed to the City Council or called up by a member of the City Council. The appeal or City Council call up must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:


- A. Find that a previous Negative Declaration was prepared and ratified;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;

- ~~C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for off-site parking under different ownership;~~
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review of a proposed 23,942± square foot retail building to be constructed on 2.71± acres;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review of a 4,022± square foot restaurant building, to be constructed on 0.95± acres; and
- F. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review of a 10,000± square foot retail/commercial building to be constructed on 1.09± acres.

Report Prepared By,

  
Dawn T. Holm, Associate Planner

Report Reviewed By,

  
Barbara L. Wendt, Senior PlannerAttachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1a	Mitigation Monitoring Plan
Exhibit 1b	Site Plan
Exhibit 1c	Landscape Plan
Exhibit 1d	Building A (Staples) Elevations
Exhibit 1e	Building B (IHOP) Elevations
Exhibit 1f	Building B (IHOP) Elevations
Exhibit 1g	Building C Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Approved Shopping Center Sign Guidelines

**Attachment 1****NOTICE OF DECISION AND FINDINGS OF FACT FOR THE MEADOWVIEW PLAZA, LOCATED AT THE NORTHEAST CORNER OF MEADOWVIEW ROAD AND FREEPORT BOULEVARD, SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL REVIEW (C-2R) ZONE.****(P00-127) (APN: 048-0250-023, 024, 025, 026 & 027)**

At the regular meeting of February 8, 2001 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Determined that a previous Negative Declaration was prepared and ratified;
- B. Approved the Mitigation Monitoring Plan;
- C. Approved a Special Permit to allow off-site parking under different ownership for developments located on five parcels within a shopping center;
- D. Approved a Plan Review of a proposed 23,942± square foot retail building to be constructed on 2.71± acres;
- E. Approved a Plan Review of a 4,022± square foot restaurant building, to be constructed on 0.95± acres; and
- F. Approved a Plan Review of a 10,000± square foot retail/commercial building to be constructed on 1.09± acres.

These actions were made based upon the following findings of fact and subject to the following conditions:

**FINDINGS OF FACT**

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Environmental Document was prepared and ratified.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
  2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1a;
  3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
  4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Special Permit to allow off-site parking under different ownership for shopping center developments located on five parcels (reciprocal parking between all parcels in the shopping center): The Special Permit is approved subject to the following findings of fact and conditions of approval:
1. The project is based upon sound principles of land use in that the proposed retail shopping center is compatible with the adjacent retail/commercial developments and adequate buffers are provided between the proposed use and the existing single family residences.
  2. The project will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance in that:
    - a. the shopping center as a whole will exceed the minimum required parking;
    - b. adequate maneuvering, driveways, and on-site circulation will be provided; and
    - c. adequate landscaping, tree shading and setbacks have been provided.
  3. The project is consistent with the General Plan land use designation of Community/Neighborhood Commercial and Offices and with the Airport/Meadowview Community Plan designation of Commercial.
- D-F. Plan Review: The Plan Review of a three retail/commercial buildings totaling 37,964± square feet (Building A = 23,942±, Building B = 4,022± and Building C = 10,000 ± square feet) is **approved** subject to the following findings of fact and conditions of approval:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed retail stores and restaurant are compatible in design and materials with the surrounding commercial developments in the area.
2. The Plan Review, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that:
  - a. adequate parking, setbacks and landscaping will be provided on the subject site; and
  - b. lights on the subject site will be shielded to focus downward and away from the adjacent motels and traffic.
3. The project is consistent with the General Plan which designates the site for Community/Neighborhood Commercial & Offices; and the 1984 Airport/Meadowview Community Plan which designates the site as Commercial.

#### CONDITIONS OF APPROVAL

- C. The Special Permit to allow off-site parking under different ownership (reciprocal parking between all parcels in the shopping center) is hereby approved subject to the following conditions:
  - C1. The minimum required parking for all uses within this shopping center shall be provided at all times; and
  - C2. Provide a copy of the recorded reciprocal ingress, egress, access and maneuvering easements between the five parcels to the Planning Director prior to issuance of a certificate of occupancy permit for the three proposed buildings on Parcels A, B or C (See Exhibit 1b).
- D. The Plan Review of the proposed 23,942± square foot retail building (Staples, Exhibit 1b and 1d) to be constructed on Parcel A, is hereby approved subject to the following conditions:

#### Fire Department Advisory Notes

- D1. Fire apparatus access. Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1;
- D2. Fire hydrant systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2;

- D3. 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 901.3;
- D4. Fire-protection equipment and fire hydrants. Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrant locations shall be identified by the installation of reflective markers. CFC 901.4.3;
- D5. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1;
- D6. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on a 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2;
- D7. Turning radius. The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3;
- D8. Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire engines. CFC 902.2.2.4;
- D9. Fire service. The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1;
- D10. Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2. Note: contact Joyce Pilgrim, Utilities, for flow test required for sprinkler submittal 264-1430.
- D11. Required installations. The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall

be provided on the public street or the site of the premises or both to be protected as required and approved by the chief. CFC 903.4.2. See also *Appendix III-B, Section 5, Distribution of Fire Hydrants.*

### Planning Division Conditions

#### *Building Design/Site Development*

- D12. The owner/applicant shall comply with all requirements of the Mitigation Monitoring Plan prepared for this project;
- D13. The proposed Staples development shall be constructed as shown on the attached elevations (Exhibit 1d), including the following features/accents as shown:
- a. Split-face CMU Block veneer wainscoting and pilasters;
  - b. Almond/Tan Stucco exterior walls and reveals;
  - c. Green standing seam metal roofing on the exposed metal trusses/canopies (two total) located on the south elevation;
  - d. Clear glass windows/doors at the entrance to the building;
  - e. Applied metal accents; and
  - f. Ground Mounted Up lighting along the south (Meadowview Road) elevation;

The colors/materials reflected on the attached elevations and in the conditions listed above shall be consistent with the color/material board submitted and on file in the Planning Division (P00-127);

- D14. The metal accents shown on the west elevation (Ereepart Boulevard) shall be replaced with tubular Steel Trellis's (to match existing trellis structures on the Home Depot building). Landscaping/vines shall be planted at the base of each of the trellis's in order to allow landscaping to soften the building elevation;
- D15. The proposed trash enclosure shall meet the requirements of the adopted trash enclosure guidelines;
- D16. The trash enclosure shall be designed to allow walk-in access by tenants without having to open the main enclosure gates;
- D17. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco or other material which is comparable in color and texture to the building facades;

- D18. Trash enclosure gates shall be solid metal painted to match the building facades;
- D19. Trash enclosures shall be screened with shrubs and vines and comply with all applicable Zoning Ordinance requirements;
- D20. Diamond shaped tree wells shall not be provided within the parking lot;
- D21. All roof mounted equipment shall be located behind a parapet wall, appropriately screened from all elevations and any antennae, satellite dishes or other equipment that is visible from the ground shall be painted to match the building;

*Landscaping/Lighting and Pedestrian Access*

- D22. A minimum 25-foot landscape setback shall be provided along Freeport Boulevard;
- D23. The 25-foot landscape setback and the Caltrans right-of-way along Freeport Boulevard shall be landscaped with lawn, shrubs and trees. The trees to be located along Freeport Boulevard/SR160 (also known as the Victory Highway) shall include: Elm, Larch, Hornbeam, Maple, and/or Beech, which are consistent with the existing Victory Highway trees. The landscape plan for this area shall be designed to be compatible with the Draft Freeport Boulevard Streetscape Master Plan (dated 8/99);
- D24. All paved areas shall meet or exceed the 50 percent shading requirement. The applicant shall utilize a minimum of 15 gallon and 24 inch box trees within the parking lot. Parking lot shading shall include the use of London Plane trees;
- D25. A pedestrian walkway shall be provided along the south side of the southern driveway proposed off of Freeport Boulevard. This pedestrian walkway shall run from Freeport Boulevard to the east end of the parcel and shall then continue north in order to provide pedestrian access to the Staples entrance as well as to the existing Home Depot. The walkway where it crosses a driveway shall be constructed of brick, tile, stamped concrete or other similar material that will clearly define the pedestrian walkway. Trees shall be planted along the walkway;
- D26. All tree wells to be located in the parking lot for tree shading shall be the width of the parking stall and at least 6 feet deep. The tree wells shall be aligned with the parking stalls, not bisected between 4 stalls. Vehicles can overhang 2 feet into the tree wells and this overhang area is included in the depth of the stalls;

- D27. All on-site lighting shall be shielded so as not to reflect or glare on any residentially zoned property. The applicant shall include detailed information on the light shields on the building plans for review by the Building Division prior to issuance of building permits;
- D28. Light standards shall not exceed a total height of 25 feet. The light standards shall be painted to match the light standards currently located in the Home Depot parking lot.

*Miscellaneous Conditions*

- D29. A minimum of 2 cart return areas shall be provided within the parking lot with at least 1 located towards the outer perimeter of the parking lot. The cart return areas shall be constructed with poured in place curbing wide enough for the carts, but not to exceed six feet in width. Signage identifying the cart return areas shall be provided but shall not include the name of the business.

*Operational Conditions*

- D30. Truck deliveries to this retail establishment are prohibited between the hours of 7:00 p.m. and 7:00 a.m.;
- D31. All corporate deliveries to the store shall be by clean fuel delivery trucks;
- D32. Truck drivers shall be required to shut off their engines to minimize idling;
- D33. No outside storage/display of merchandise is permitted;
- D34. The owner/operator shall be responsible for the abatement/removal of any and all graffiti on the buildings and walls within 48 hours. The Neighborhood Services Department at [www.cityofsacramento.org/npsds/graffiti](http://www.cityofsacramento.org/npsds/graffiti) or (916) 264-5948, is available to assist the operator by providing information for preventative measures to reduce the occurrence of graffiti. Graffiti shall mean any unauthorized inscription, work, figure or design that is marked, etched, scratched, drawn, or painted on or otherwise affixed to or on any surface;
- D35. The owner/operator shall be responsible for the removal of all litter generated by this business. The parking lot and adjacent landscaped areas shall be patrolled at a minimum once a day for trash/litter;
- D36. The owner/operator shall maintain the grounds and landscaping areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and grass as needed if original landscaping dies;

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*Signage*

- D37. All attached signage shall be consistent with the adopted sign guidelines for Meadowview Plaza (Attachment 4);
- D38. Any request to modify the adopted sign guidelines for Meadowview Plaza shall be submitted to Home Depot for review and approval prior to submitting a request to the City Planning Division. The applicant/owner shall submit a letter from Home Depot indicating that they are agreeable to the proposed change, to the City Planning Division for review and approval prior to issuance of any building permits;
- D39. Final sign elevations shall be submitted to the Planning Director for review and approval prior to issuance of sign permits;
- D40. The applicant shall obtain all necessary sign permits prior to commencing with construction or installation of any signs;
- D41. No signage shall be permitted on the north elevation of the building;
- D42. The only permitted detached sign for this development is a multi-tenant sign that is currently located on the subject site;
- D43. No signs shall be located on the entrance doors or windows with the exception of the store hours of operation;
- D44. At least one sign indicating a 24 hour emergency phone number and contact person shall be kept current and posted on the building near the main entrance;
- D45. The north and east parking lots shall be signed to prohibit truck idling;

*Walls/Fencing*

- D46. Fencing/Gating is not approved with this Special Permit. Any proposal to fence or gate the project site will require the review and approval of Planning Staff and/or the City Planning Commission;
- D47. Any proposed walls shall be consistent with the existing walls located along the north and east property lines of the shopping center (around Home Depot);

**Police Department Conditions***Hours of Operation and Security*

- D48. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and in the Police Department;
- D49. Applicant shall work with the South Patrol Police Facility to ensure that the property is posted for "No Loitering" in accordance with 602(k) P.C. An agreement is to be filed with the Police department which will allow officers to remove loiterers and reflects to operator/owners agreement to prosecute;
- D50. Cashier stations shall be visible from parking area;
- D51. The applicant shall install a drop safe and post a sign indicating that employees do not have access to the safe;

*Operational Conditions*

- D52. Project lighting shall be provided as follows: 1.5 footcandles of minimum maintained illumination per square foot of parking space during business hours and .25 footcandles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant;
- D53. All illegal activities observed on or around the business shall be promptly reported to the Police Department;
- D54. Store windows shall be left unobstructed by either signage and/or display racks, shelving, and merchandise in order to allow viewing of the interior of the business by patrolling police;
- D55. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets;
- D56. Alcoholic beverage sales are prohibited;
- D57. No public pay telephones shall be located on the exterior of the premises;
- D58. There shall be no video machines maintained upon the premises at any time;

**Building/Site Design**

- D59. The applicant shall install bicycle security racks at the front of the business;
- D60. Design building to allow for maximized window surveillance of all outside areas by employees from the employees primary work positions and/or install video cameras for outside areas;
- D61. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project;

**Public Works Department Conditions**

- D62. Driveways on Freeport Boulevard are currently not allowed due to its designation as a controlled access facility by the State Department of Transportation. If driveways are allowed in the future they shall conform to all applicable conditions for the Meadowview Home Depot project (P99-028), as approved by the City Planning Commission on September 9, 1999;
- D63. Driveways on Freeport Boulevard shall have a minimum of 150 feet of stacking distance from the street right-of-way to parking aisles or stalls;

**Department of Utilities Conditions****Water**

- D64. Only one domestic water service will be allowed per parcel. Any new domestic water service shall be metered;
- D65. Multiple fire services are allowed per parcel and may be required;
- D66. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;
- D67. A water distribution system designed and constructed to City standards shall be extended from Meadowview Road along Freeport Boulevard to parcel "A". If location of main in Freeport Boulevard is not feasible, a private service main shall be required to the satisfaction of the Department of Utilities. The existing transmission main through the site cannot be tapped for domestic service, fire taps or irrigation taps;

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*Sewer*

- D68. A sewer main extension along Freeport Boulevard from Meadowview Road to parcel "A" shall be constructed. If location of main in Freeport Boulevard is not feasible a private service main shall be provided and an easement dedicated at time of initial sale of parcel, to the satisfaction of the Department of Utilities;

*Drainage*

- D69. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual);
- D70. Drainage across parcel lines is not allowed. Private reciprocal drainage easement shall be recorded at time of sale parcels.

*Grading and Water Quality*

- D71. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Storm water Quality Control Measures", dated January 2000, for appropriate source control measures and recommended on-site control measures. Use of the existing grassy swales constructed with the Home Depot project may be used or modified only with the approval of the Department of Utilities;
- D72. The proposed project is located in a Federal Emergency Management Agency (FEMA) designated as an A-99 zone within the Morrison Creek 100-year floodplain with a base flood elevation 15.1 feet. Within the Morrison Creek 100-year flood plain the following regulations will apply: All new commercial or residential development will be required to be constructed with the lowest floor, including basement, at or above elevation 15.1 feet or 3 feet above the highest adjacent grade which ever is lower. Commercial projects will have the option of flood proofing in lieu of the elevation requirement;

- ~~D73.~~ The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction;

#### **Solid Waste Division Conditions**

- D74. A recycling statement needs to be submitted to the Building Division for review and approval prior to issuance of a Temporary Occupancy Permit. The recycling volume for this building is 3 cubic yards. Recycling can take place inside the building as long as the space set aside for recycling meets or exceeds three cubic yards.

The applicant is required to submit the following information with their recycling statement at the time of submitting for a building permit:

- a. The applicant needs to describe the flow of recyclable materials through the building and to identify the recyclable commodities that will be diverted from the waste stream. Due to the amount of cardboard that is generated by retail sales, it is suggested that the recycling volume be exceeded to accommodate this commodity. The typical retail store will generate 75 pounds of cardboard for every \$1,000 in retail sales. Staff recommends at least four cubic yards of recycling capacity at each retail building for cardboard;
- b. ~~The applicant shall indicate how employees and residents will be instructed in the use of the trash/recycling receptacles. It is the developer's responsibility to address signage and other mechanisms that will be put in place to accommodate tenant's recycling needs;~~
- c. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures;
- d. The applicant is required to designed the enclosure space so that it is sufficient for solid waste collection and the collection of recyclable commodities. The enclosure space as designed is not sufficient and as such would constitute an architectural barrier to resource recovering;

The applicant should also consider the following:

- e. The cost of waste disposal will increase dramatically over the course of the next several years. Therefore, recycling and waste reduction opportunities become important means of increasing profit through cost avoidance. An aggressive waste diversion plan would identify office paper, mixed paper, cardboard, aluminum cans, selected plastics, and glass for diversion;
  - f. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance;
  - g. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal;
  - h. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package;
  - i. Solid Waste staff recommends that construction waste be separated and diverted from area landfills. The cost of recycling this material is usually less expensive than the cost of disposal; and
  - j. For additional information the applicant/developer can contact Michael Root at 264-5596 or Gary Van Dorst at 264-7561 with the Department of Utilities;
- E. The Plan Review of the proposed 4,022± square foot restaurant (Exhibits 1b, 1e & 1f) to be constructed on Parcel B, is hereby **approved** subject to the following conditions:

**Fire Department Advisory Notes**

- E1. Fire apparatus access. Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1;
- E2. Fire hydrant systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2;

- E3. 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 901.3;
- E4. Fire-protection equipment and fire hydrants. Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrant locations shall be identified by the installation of reflective markers. CFC 901.4.3;
- E5. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1;
- E6. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on a 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2;
- E7. Turning radius. The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3;
- E8. Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire engines. CFC 902.2.2.4;
- E9. Fire service. The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1;
- E10. Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2. Note: contact Joyce Pilgrim, Utilities, for flow test required for sprinkler submittal 264-1430.
- E11. Required installations. The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall

be provided on the public street or the site of the premises or both to be protected as required and approved by the chief. CFC 903.4.2. See also *Appendix III-B, Section 5, Distribution of Fire Hydrants.*

### **Planning Division Conditions**

#### *Building Design/Site Development*

- E12. The owner/applicant shall comply with all requirements of the Mitigation Monitoring Plan prepared for this project;
- E13. The proposed IHOP development shall be constructed as shown on the attached elevations (Exhibits 1e & 1f), including the following features/accents as shown:
- a. Split-face CMU Block veneer wainscot and pilasters;
  - b. Almond/Tan Stucco exterior walls and reveals;
  - c. Green standing seam metal roofing on the tower element;
  - d. Open steel trusses on the front (south) elevation;
  - e. Blue Corrugated metal canopies over the windows;
  - f. Clear glass windows/doors at the entrance to the building;
  - g. Applied metal accents and exposed trusses; and
  - h. Blue Gooseneck Light Fixtures to be located above the canopies towards the top of the building.

The colors/materials reflected on the attached elevations and in the conditions listed above shall be consistent with the color/material board submitted and on file in the Planning Division (P00-127);

- E14. The proposed trash enclosure shall meet the requirements of the adopted trash enclosure guidelines;
- E15. The trash enclosure shall be designed to allow walk-in access by tenants without having to open the main enclosure gates;
- E16. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco or other material which is comparable in color and texture to the building facades;
- E17. Trash enclosure gates shall be solid metal painted to match the building facades;
- E18. Trash enclosures shall be screened with shrubs and vines and comply with all applicable Zoning Ordinance requirements;

- E19. Diamond shaped tree wells shall not be provided within the parking lot;
- E20. All roof mounted equipment shall be located behind a parapet wall, appropriately screened from all elevations and any antennae, satellite dishes or other equipment that is visible from the ground shall be painted to match the building;

*Landscaping/Lighting and Pedestrian Access*

- E21. A minimum 25-foot landscape setback shall be provided along Freeport Boulevard and Meadowview Road;
- E22. The 25-foot landscape setbacks and the Caltrans right-of-way along Freeport Boulevard shall be landscaped with lawn, shrubs and trees. The trees to be located along Freeport Boulevard/SR160 (also known as the Victory Highway) shall include: Elm, Larch, Hornbeam, Maple, and/or Beech, which are consistent with the existing Victory Highway trees. The landscape plan for this area shall be designed to be compatible with the Draft Freeport Boulevard Streetscape Master Plan (dated 8/99);
- E23. All paved areas shall meet or exceed the 50 percent shading requirement. The applicant shall utilize a minimum of 15 gallon and 24 inch box trees within the parking lot. Parking lot shading shall include the use of London Plane trees;
- E24. All tree wells to be located in the parking lot for tree shading shall be the width of the parking stall and at least 6 feet deep. The tree wells shall be aligned with the parking stalls, not bisected between 4 stalls. Vehicles can overhang 2 feet into the tree wells and this overhang area is included in the depth of the stalls;
- E25. All on-site lighting shall be shielded so as not to reflect or glare on any residentially zoned property. The applicant shall include detailed information on the light shields on the building plans for review by the Building Division prior to issuance of building permits;
- E26. Light standards shall not exceed a total height of 25 feet. The light standards shall be painted to match the light standards currently located in the Home Depot parking lot.

*Operational Conditions*

- E27. Truck deliveries to this retail establishment are prohibited between the hours of 7:00 p.m. and 7:00 a.m.;

- E28. The owner/operator shall be responsible for the abatement/removal of any and all graffiti on the buildings and walls within 48 hours. The Neighborhood Services Department at [www.cityofsacramento.org/npsdsd/graffiti](http://www.cityofsacramento.org/npsdsd/graffiti) or (916) 264-5948, is available to assist the operator by providing information for preventative measures to reduce the occurrence of graffiti.

Graffiti shall mean any unauthorized inscription, work, figure or design that is marked, etched, scratched, drawn, or painted on or otherwise affixed to or on any surface;

- E29. The owner/operator shall be responsible for the removal of all litter generated by this business. The parking lot and adjacent landscaped areas shall be patrolled at a minimum once a day for trash/litter;
- E30. The owner/operator shall maintain the grounds and landscaping areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and grass as needed if original landscaping dies;

#### *Signage*

- E31. All attached signage shall be consistent with the adopted sign guidelines for Meadowview Plaza (Attachment 4).
- E32. Any request to modify the adopted sign guidelines for Meadowview Plaza shall be submitted to Home Depot for review and approval prior to submitting a request to the City Planning Division. The applicant/owner shall submit a letter from Home Depot indicating that they are agreeable to the proposed change, to the City Planning Division for review and approval prior to issuance of any building permits;
- E33. Final sign elevations shall be submitted to the Planning Director for review and approval prior to issuance of sign permits;
- E34. The applicant shall obtain all necessary sign permits prior to commencing with construction or installation of any signs;
- E35. The only permitted detached sign for this development is a shopping center identification sign (consisting of the name of the shopping center only);
- E36. No signs shall be located on the entrance doors or windows with the exception of the store hours of operation;
- E37. At least one sign indicating a 24 hour emergency phone number and contact person shall be kept current and posted on the building near the main entrance;

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*Walls/Fencing*

- E38. Fencing/Gating is not approved with this Special Permit. Any proposal to fence or gate the project site will require the review and approval of Planning Staff and/or the City Planning Commission;
- E39. Any proposed fences/walls shall be consistent with the existing walls located along the north and east property lines of the shopping center (around Home Depot);

**Police Department Conditions***Hours of Operation and Security*

- E40. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and in the Police Department;
- E41. Applicant shall work with the South Patrol Police Facility to ensure that the property is posted for "No Loitering" in accordance with 602(k) P.C. An agreement is to be filed with the Police department which will allow officers to remove loiterers and reflects to operator/owners agreement to prosecute;
- E42. Cashier stations shall be visible from parking area;
- E43. The applicant shall install a drop safe and post a sign indicating that employees do not have access to the safe;

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*Operational Conditions*

- E44. Project lighting shall be provided as follows: 1.5 footcandles of minimum maintained illumination per square foot of parking space during business hours and .25 footcandles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant;
- E45. All illegal activities observed on or around the business shall be promptly reported to the Police Department;
- E46. Restaurant windows shall be left unobstructed by either signage and/or display racks, shelving, and merchandise in order to allow viewing of the interior of the business by patrolling police;

- ~~E47.~~ The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets;
- E48. No public pay telephones shall be located on the exterior of the premises;
- E49. If an Alcoholic Beverage License is requested for this restaurant, the following conditions must be satisfied:
- a. Sale of alcoholic beverages for consumption off of the premises is prohibited;
  - b. The licensee shall comply with the provisions of Section 23038 of the Business and Professions Code and acknowledges that incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales shall not be deemed sufficient to consider the premises in compliance with the aforementioned code section;
  - c. The quarterly gross sales of alcoholic beverages shall not exceed the thirty (30) sales of food during the same period. The license shall at all times maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department on demand;
  - d. The subject alcoholic beverage license shall not be exchanged for a public premises type license nor shall the premises be licensed as a public premise;
  - e. No alcoholic beverages shall be consumed on any property adjacent to the premises over which it has control;
  - f. No live entertainment is permitted;
  - g. The licensee shall comply with the provisions of Section 23038 of the Business and Professions Code and acknowledges that incidental, sporadic, or infrequent sales of meals or mere offering of meals without actual sales shall not be deemed sufficient to consider the premises in compliance with the aforementioned code; and
  - h. This petition for conditional license shall be made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and shall be carried forward in any transfer at the applicant premises;

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*Building/Site Design*

- E50. The applicant shall install bicycle security racks at the front of the business;
- E51. Design building to allow for maximized window surveillance of all outside areas by employees from the employees primary work positions and/or install video cameras for outside areas;
- E52. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project;

**Public Works Department Conditions**

- E53. Driveways on Freeport Boulevard are currently not allowed due to its designation as a controlled access facility by the State Department of Transportation. If driveways are allowed in the future they shall conform to all applicable conditions for the Meadowview Home Depot project (P99-028), as approved by the City Planning Commission on September 9, 1999;
- E54. Driveways on Freeport Boulevard shall have a minimum of 150 feet of stacking distance from the street right-of-way to parking aisles or stalls;

**Department of Utilities Conditions***Water*

- E55. Only one domestic water service will be allowed per parcel. Any new domestic water service shall be metered;
- E56. Multiple fire services are allowed per parcel and may be required;
- E57. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;

*Drainage*

- E58. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual);
- E59. Drainage across parcel lines is not allowed. Private reciprocal drainage easement shall be recorded at time of sale parcels.

Grading and Water Quality

- E60. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Storm water Quality Control Measures", dated January 2000, for appropriate source control measures and recommended on-site control measures. Use of the existing grassy swales constructed with the Home Depot project may be used or modified only with the approval of the Department of Utilities;
- E61. The proposed project is located in a Federal Emergency Management Agency (FEMA) designated as an A-99 zone within the Morrison Creek 100-year floodplain with a base flood elevation 15.1 feet. Within the Morrison Creek 100-year flood plain the following regulations will apply: All new commercial or residential development will be required to be constructed with the lowest floor, including basement, at or above elevation 15.1 feet or 3 feet above the highest adjacent grade which ever is lower. Commercial projects will have the option of flood proofing in lieu of the elevation requirement;
- E62. ~~The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction;~~

Solid Waste Division Conditions

- E63. A recycling statement needs to be submitted to the Building Division for review and approval prior to issuance of a Temporary Occupancy Permit. The recycling volume for this building is 1 cubic yard. Recycling can take place inside the building as long as the space set aside for recycling meets or exceeds one cubic yard.

The applicant is required to submit the following information with their recycling statement at the time of submitting for a building permit:

- a. The applicant needs to describe the flow of recyclable materials through the building and to identify the recyclable commodities that will be diverted from the waste stream. Due to the amount of cardboard that is generated by retail/restaurant sales, it is suggested that the recycling volume be exceeded to accommodate this commodity. The typical retail/restaurant store will generate 75 pounds of cardboard for every \$1,000 in retail sales. Staff recommends at least four cubic yards of recycling capacity at each retail building for cardboard;
- b. The applicant shall indicate how employees and residents will be instructed in the use of the trash/recycling receptacles. It is the developer's responsibility to address signage and other mechanisms that will be put in place to accommodate tenant's recycling needs;
- c. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures;
- d. The applicant is required to designed the enclosure space so that it is sufficient for solid waste collection and the collection of recyclable commodities. The enclosure space as designed is not sufficient and as such would constitute an architectural barrier to resource recovering;

The applicant should also consider the following:

- e. ~~The cost of waste disposal will increase dramatically over the course of the next several years. Therefore, recycling and waste reduction opportunities become important means of increasing profit through cost avoidance. An aggressive waste diversion plan would identify office paper, mixed paper, cardboard, aluminum cans, selected plastics, and glass for diversion;~~
- f. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance;
- g. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal;

- h. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package;
  - i. Solid Waste staff recommends that construction waste be separated and diverted from area landfills. The cost of recycling this material is usually less expensive than the cost of disposal; and
  - j. For additional information the applicant/developer can contact Michael Root at 264-5596 or Gary Van Dorst at 264-7561 with the Department of Utilities;
- F. The Plan Review of the proposed 10,000± square foot retail/commercial building (Exhibits 1b & 1g) on Parcel C, is hereby **approved** subject to the following conditions:

**Fire Department Advisory Notes**

- F1. Fire apparatus access. Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1;
- F2. Fire hydrant systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2;
- F3. 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 901.3;
- F4. Fire-protection equipment and fire hydrants. Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrant locations shall be identified by the installation of reflective markers. CFC 901.4.3;
- F5. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1;
- F6. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on a 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2;

- F7. Turning radius. The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3;
- F8. Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire engines. CFC 902.2.2.4;
- F9. Fire service. The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1;
- F10. Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2. *Note: contact Joyce Pilgrim, Utilities, for flow test required for sprinkler submittal 264-1430.*
- F11. Required installations. The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approved by the chief. CFC 903.4.2. *See also Appendix III-B, Section 5, Distribution of Fire Hydrants.*

### Planning Division Conditions

#### *Building Design/Site Development*

- F12. The owner/applicant shall comply with all requirements of the Mitigation Monitoring Plan prepared for this project;
- F13. The proposed 10,000 square foot retail/commercial development shall be constructed as shown on the attached elevations (Exhibit 1g), including the following features/accents as shown:
- a. Split-face CMU Block veneer and pilasters;
  - b. Almond/Tan Stucco exterior walls and reveals;
  - c. Green standing seam metal roofing on the exposed metal trusses/canopies (six total) located on the four elevations;
  - d. Green Corrugated metal canopies over the windows;
  - e. Clear glass windows/doors at the entrance to the building;

- f. Applied metal accents; and
- g. Ground Mounted Up lighting along the south (Meadowview Road) elevation;

The colors/materials reflected on the attached elevations and in the conditions listed above shall be consistent with the color/material board submitted and on file in the Planning Division (P00-127);

- F14. The metal accents shown on the south elevation (Meadowview Road) shall be replaced with tubular Steel Trellis's. Landscaping/vines shall be planted at the base of each of the trellis's in order to allow landscaping to soften the building elevation;
- F15. The proposed trash enclosure shall meet the requirements of the adopted trash enclosure guidelines;
- F16. The trash enclosure shall be designed to allow walk-in access by tenants without having to open the main enclosure gates;
- F17. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco or other material which is comparable in color and texture to the building facades;
- F18. Trash enclosure gates shall be solid metal painted to match the building facades;
- F19. Trash enclosures shall be screened with shrubs and vines and comply with all applicable Zoning Ordinance requirements;

- F20. Diamond shaped tree wells shall not be provided within the parking lot;
- F21. All roof mounted equipment shall be located behind a parapet wall, appropriately screened from all elevations and any antennae, satellite dishes or other equipment that is visible from the ground shall be painted to match the building;

*Landscaping/Lighting and Pedestrian Access*

- F22. A minimum 25-foot landscape setback shall be provided along Meadowview Road;
- F23. All paved areas shall meet or exceed the 50 percent shading requirement. The applicant shall utilize a minimum of 15 gallon and 24 inch box trees within the parking lot. Parking lot shading shall include the use of London Plane trees;

- F24. All tree wells to be located in the parking lot for tree shading shall be the width of the parking stall and at least 6 feet deep. The tree wells shall be aligned with the parking stalls, not bisected between 4 stalls. Vehicles can overhang 2 feet into the tree wells and this overhang area is included in the depth of the stalls;
- F25. All on-site lighting shall be shielded so as not to reflect or glare on any residentially zoned property. The applicant shall include detailed information on the light shields on the building plans for review by the Building Division prior to issuance of building permits;
- F26. Light standards shall not exceed a total height of 25 feet. The light standards shall be painted to match the light standards currently located in the Home Depot parking lot.

#### *Operational Conditions*

- F27. Truck deliveries to this retail establishment are prohibited between the hours of 7:00 p.m. and 7:00 a.m.;
- F28. The owner/operator shall be responsible for the abatement/removal of any and all graffiti on the buildings and walls within 48 hours. The Neighborhood Services Department at [www.cityofsacramento.org/npsdsd/graffiti](http://www.cityofsacramento.org/npsdsd/graffiti) or (916) 264-5948, is available to assist the operator by providing information for preventative measures to reduce the occurrence of graffiti.

Graffiti shall mean any unauthorized inscription, work, figure or design that is marked, etched, scratched, drawn, or painted on or otherwise affixed to or on any surface;

- F29. The owner/operator shall be responsible for the removal of all litter generated by this business. The parking lot and adjacent landscaped areas shall be patrolled at a minimum once a day for trash/litter;
- F30. The owner/operator shall maintain the grounds and landscaping areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and grass as needed if original landscaping dies;

#### *Signage*

- F31. All attached signage shall be consistent with the adopted sign guidelines for Meadowview Plaza (Attachment 4);

- F32. Any request to modify the adopted sign guidelines for Meadowview Plaza shall be submitted to Home Depot for review and approval prior to submitting a request to the City Planning Division. The applicant/owner shall submit a letter from Home Depot indicating that they are agreeable to the proposed change, to the City Planning Division for review and approval prior to issuance of any building permits;
- F33. Final sign elevations shall be submitted to the Planning Director for review and approval prior to issuance of sign permits;
- F34. The applicant shall obtain all necessary sign permits prior to commencing with construction or installation of any signs;
- F35. The only permitted detached sign for this development is a multi-tenant sign that is currently located on the subject site;
- F36. No signs shall be located on the entrance doors or windows with the exception of the store hours of operation;
- F37. At least one sign indicating a 24 hour emergency phone number and contact person shall be kept current and posted on the building near the main entrance;

#### *Walls/Fencing*

- F38. Fencing/Gating is not approved with this Special Permit. Any proposal to fence or gate the project site will require the review and approval of Planning Staff and/or the City Planning Commission;
- F39. Any proposed fences/walls shall be consistent with the existing walls located along the north and east property lines of the shopping center (around Home Depot);

#### **Police Department Conditions**

##### *Hours of Operation and Security*

- F40. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and in the Police Department;
- F41. Applicant shall work with the South Patrol Police Facility to ensure that the property is posted for "No Loitering" in accordance with 602(k) P.C. An

agreement is to be filed with the Police department which will allow officers to remove loiterers and reflects to operator/owners agreement to prosecute;

F42. Cashier stations shall be visible from parking area;

*Operational Conditions*

F43. Project lighting shall be provided as follows: 1.5 footcandles of minimum maintained illumination per square foot of parking space during business hours and .25 footcandles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant;

F44. All illegal activities observed on or around the business shall be promptly reported to the Police Department;

F45. Store windows shall be left unobstructed by either signage and/or display racks, shelving, and merchandise in order to allow viewing of the interior of the business by patrolling police;

F46. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets;

F47. No public pay telephones shall be located on the exterior of the premises;

*Building/Site Design*

F48. The applicant shall install bicycle security racks at the front of the business;

F49. Design building to allow for maximized window surveillance of all outside areas by employees from the employees primary work positions and/or install video cameras for outside areas;

F50. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project;

**Department of Utilities Conditions**

*Water*

F51. Only one domestic water service will be allowed per parcel. Any new domestic water service shall be metered;

- F52. Multiple fire services are allowed per parcel and may be required;
- F53. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;

#### *Drainage*

- F54. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual);
- F55. Drainage across parcel lines is not allowed. Private reciprocal drainage easement shall be recorded at time of sale parcels.

#### *Grading and Water Quality*

- F56. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Storm water Quality Control Measures", dated January 2000, for appropriate source control measures and recommended on-site control measures. Use of the existing grassy swales constructed with the Home Depot project may be used or modified only with the approval of the Department of Utilities;
- F57. The proposed project is located in a Federal Emergency Management Agency (FEMA) designated as an A-99 zone within the Morrison Creek 100-year floodplain with a base flood elevation 15.1 feet. Within the Morrison Creek 100-year flood plain the following regulations will apply: All new commercial or residential development will be required to be constructed with the lowest floor, including basement, at or above elevation 15.1 feet or 3 feet above the highest adjacent grade which ever is lower. Commercial projects will have the option of flood proofing in lieu of the elevation requirement;
- F58. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading

plans, and prepare plans to control urban runoff pollution from the project site during construction;

### **Solid Waste Division Conditions**

F59. A recycling statement needs to be submitted to the Building Division for review and approval prior to issuance of a Temporary Occupancy Permit. The recycling volume for this building is 1 cubic yard. Recycling can take place inside the building as long as the space set aside for recycling meets or exceeds one cubic yard.

The applicant is required to submit the following information with their recycling statement at the time of submitting for a building permit:

- a. The applicant needs to describe the flow of recyclable materials through the building and to identify the recyclable commodities that will be diverted from the waste stream. Due to the amount of cardboard that is generated by retail sales, it is suggested that the recycling volume be exceeded to accommodate this commodity. The typical retail store will generate 75 pounds of cardboard for every \$1,000 in retail sales. Staff recommends at least four cubic yards of recycling capacity at each retail building for cardboard;
- b. The applicant shall indicate how employees and residents will be instructed in the use of the trash/recycling receptacles. It is the developer's responsibility to address signage and other mechanisms that will be put in place to accommodate tenant's recycling needs;
- c. ~~The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures;~~
- d. The applicant is required to designed the enclosure space so that it is sufficient for solid waste collection and the collection of recyclable commodities. The enclosure space as designed is not sufficient and as such would constitute an architectural barrier to resource recovering;

The applicant should also consider the following:

- e. The cost of waste disposal will increase dramatically over the course of the next several years. Therefore, recycling and waste reduction opportunities become important means of increasing profit through cost avoidance. An aggressive waste diversion plan would identify

office paper, mixed paper, cardboard, aluminum cans, selected plastics, and glass for diversion;

- f. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance;
- g. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal;
- h. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package;
- i. Solid Waste staff recommends that construction waste be separated and diverted from area landfills. The cost of recycling this material is usually less expensive than the cost of disposal; and
- j. For additional information the applicant/developer can contact Michael Root at 264-5596 or Gary Van Dorst at 264-7561 with the Department of Utilities;

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

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DATE (P00-127)

NOD/FOF Exhibits

- Exhibit 1a Mitigation Monitoring Plan
- Exhibit 1b Site Plan
- Exhibit 1c Landscape Plan
- Exhibit 1d Building A (Staples) Elevations
- Exhibit 1e Building B (IHOP) Elevations
- Exhibit 1f Building B (IHOP) Elevations
- Exhibit 1g Building C Elevations

**EXHIBIT 1a**  
**Mitigation Monitoring Plan**

**Meadowview Home Depot  
Mitigation Monitoring  
and Reporting Plan**

Prepared for:

City of Sacramento

Prepared by:

Dawn T. Holm

Sacramento City Planning Division

Joe Broadhead

Environmental Science Associates (P99-028)

June 1998

## **MEADOWVIEW HOME DEPOT**

### **MITIGATION MONITORING PROGRAM**

#### **INTRODUCTION**

The California Environmental Quality Act (CEQA) (Public Resources code Section 21000 et seq., as amended by Chapter 1232) requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

The mitigation monitoring program (MMP) contained herein is intended to satisfy the requirements of CEQA as they relate to the Mitigated Negative Declaration for the Meadowview Plaza/Meadowview Home Depot Project prepared by the City of Sacramento. This MMP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMP were developed in the Mitigated Negative Declaration prepared for the Meadowview Home Depot project (P99-028), which included the proposed project.

The Meadowview Plaza/Home Depot Mitigated Negative Declaration presents a detailed set of mitigation measures that will be implemented through the lifetime of the project. Mitigation is defined by CEQA as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of construction activities as necessary, in-the-field identification and resolution of environmental concerns, monitoring of daily deliveries to Home Depot and proper reporting to City staff.

**CITY OF SACRAMENTO  
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Planning and Building Department, Environmental Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

**SECTION 1: PROJECT DESCRIPTION**

**Project Name/File Number:** *Meadowview Plaza Shopping Center (P00-127/P99-028)*

**Property Owner:** Home Depot, c/o Brent Ryhlick (714) 940-3630  
3800 West Chapman Avenue, Orange, CA 92868

**Applicant:** Sandy Swett, c/o Swett Equity, Inc. (916) 983-1033  
131 Wellfleet Circle, Folsom, CA 95630

**Project Location/Legal Description of Property (if recorded):**

That real property situated at the northeast corner of Meadowview Road and Freeport Boulevard/State Route 160 in the City of Sacramento, County of Sacramento, State of California more particularly described as follows: Assessor's Parcel Numbers: 048-0250-023 through 027.

**SECTION 2: GENERAL INFORMATION**

The project as approved includes mitigation measures placed on Water, Air Quality, Hazards, Noise, and Utilities. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

The applicant is requesting a Special Permit to allow reciprocal parking between five parcels that make up the Meadowview Plaza Shopping Center and Plan Reviews for three retail/commercial/restaurant buildings totaling 37,964± square feet in the General Commercial Review (C-2R) zone.

**SECTION 3: COMPLIANCE CHECKLIST**

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Sacramento. **Table 1** of this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action.

**TABLE 1: MITIGATION MONITORING PROGRAM**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials & Date)
<p><b>4.4 WATER</b> Post Construction, storm water quality control measure shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility, and is greater than 1 acre, both source controls and on-site treatment control measures are required. Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standard for Design of New Development On-Site Storm Water Quality Control Measures," dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.</p>	Project Applicant	<p>City of Sacramento, Utilities Department</p> <p>City of Sacramento, Building and Planning Division</p>	<p>Required on-site treatment control measures included on Improvement Plans.</p> <p>Required on-site treatment control measures included in site development.</p>	Prior to issuance of building permit during construction.	
<p><b>4.5 AIR QUALITY - Phase I - PM<sub>10</sub> Emissions</b> The following mitigation measures shall be implemented during construction of the proposed project to reduce the generation of PM<sub>10</sub> emissions:</p> <ul style="list-style-type: none"> <li>• Enclose, cover or water twice daily all soil piles;</li> <li>• Water exposed soil with adequate frequency to keep soil moist at all times;</li> <li>• Water all haul roads twice daily; and</li> <li>• Cover the Load of all haul/dump trucks securely.</li> </ul>	Project Applicant	City of Sacramento, Building and Planning Division	Site inspection to ensure required measures are being implemented.	During construction and earth-moving activities.	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials & Date)
<p><b>4.5 AIR QUALITY - Phase II - No. Emissions</b> The project-applicant shall prepare construction specifications that will require the contractor to routinely tune motorized construction equipment to optimize performance and efficiency.</p>	Project Applicant	City of Sacramento, Planning and Building Department	Verification of contract wording on Construction Plans.	Construction Plans	
<p><b>4.5 AIR QUALITY - Delivery Truck Emissions</b> Staples shall require operators of delivery trucks to shut-off the engine while loading and unloading. This would reduce the amount of fumes and emissions impacting residents living adjacent to the project site.</p>	Project Applicant	City of Sacramento, South Team	Staples shall place "shut-off engine" signs in areas, free of obstructions and clearly visible by truck drivers. Staples shall also pay all reasonable costs associated with random inspections by City of Sacramento staff over the first year of operation.	On-going through first year of operation.	
<p><b>4.9 HAZARDS</b> Construction health and safety programs shall contain notification that subsurface construction activities associated with Parcel D (1461 Meadowview Road) could encounter underground storage tanks and associated appurtenances.</p> <p>Construction contract documents shall require construction personnel to halt work and contact the Sacramento County Environmental Management Department should an underground storage tank be encountered, or if piping containing petroleum hydrocarbons or other substance be encountered during subsurface activities.</p>	Project Applicant  Project Applicant	City of Sacramento, Planning and Building Department  City of Sacramento, Planning and Building Department	Verification of health and safety wording.  Verification of contract wording.	Construction Plans - Prior to Building Permits.  Construction Plans - Prior to Building Permit.	

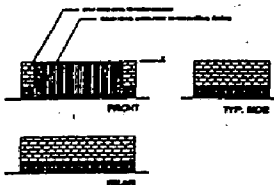
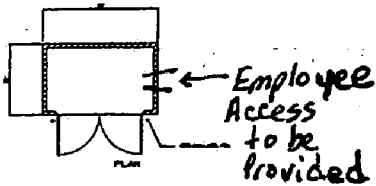
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials & Date)
<p><b>4.10 NOISE - Operational Measures</b> Limit truck deliveries to between the hours of 7:00 a.m. and 7:00 p.m.</p>	Project Applicant	City of Sacramento, South Team	Staples shall develop a laminated information board that specifies this measure. The City's South Team shall review and have final language approval authority. The laminated board (containing language for multiple mitigation measures) shall be clearly displayed, free of obstruction for all employees to see. Staples shall pay all reasonable costs associated with random inspections by City of Sacramento staff over first year of operation.	Prior to occupancy permit	
<p><b>4.10 NOISE - Operational Measures (continued)</b> Require all truck drivers to shut off their engines to minimize idling.</p>	Project Applicant	City of Sacramento	Staples shall develop a laminated information board that specifies this measure. The City's South Team shall review and have final language approval authority. The laminated board (containing language for multiple mitigation measures) shall be clearly displayed, free of obstruction for all employees to see. Staples shall pay all reasonable costs associated with random inspections by City of Sacramento staff over first year of operation.	Prior to occupancy	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials & Date)
<p><b>4.10 NOISE - Additional Measure</b> Truck idling shall be limited by postage of signs and active monitoring of truck activities to ensure that idling is minimized to the extent possible. Limitation of truck idling would reduce noise levels so that the City Noise Ordinance would no longer be violated.</p>	Project Applicant	City of Sacramento, Planning and Building Department	Site inspections by a Sacramento inspector.	Prior to occupancy	
<p><b>4.11 Utilities - Water Demand</b> A water distribution system shall be designed and constructed for this proposed development to City standards and installed in Freeport Boulevard or a location acceptable to the Department of Utilities, Engineering Services Division. The existing Transmission Mains through the site, and in Meadowview Road, cannot be tapped for domestic service, fire taps or irrigation taps.</p>	Project Applicant	City of Sacramento, Department of Utilities	Submission of system design to the Department of Utilities and implementation of approved plans.	Prior to occupancy permit.	
<p><b>4.11 Utilities - Water Demand</b> Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average dry weather system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	Project Applicant	City of Sacramento, Department of Utilities	Submission of system design to the Department of Utilities.	Prior to or concurrent with submittal of improvement plans.	

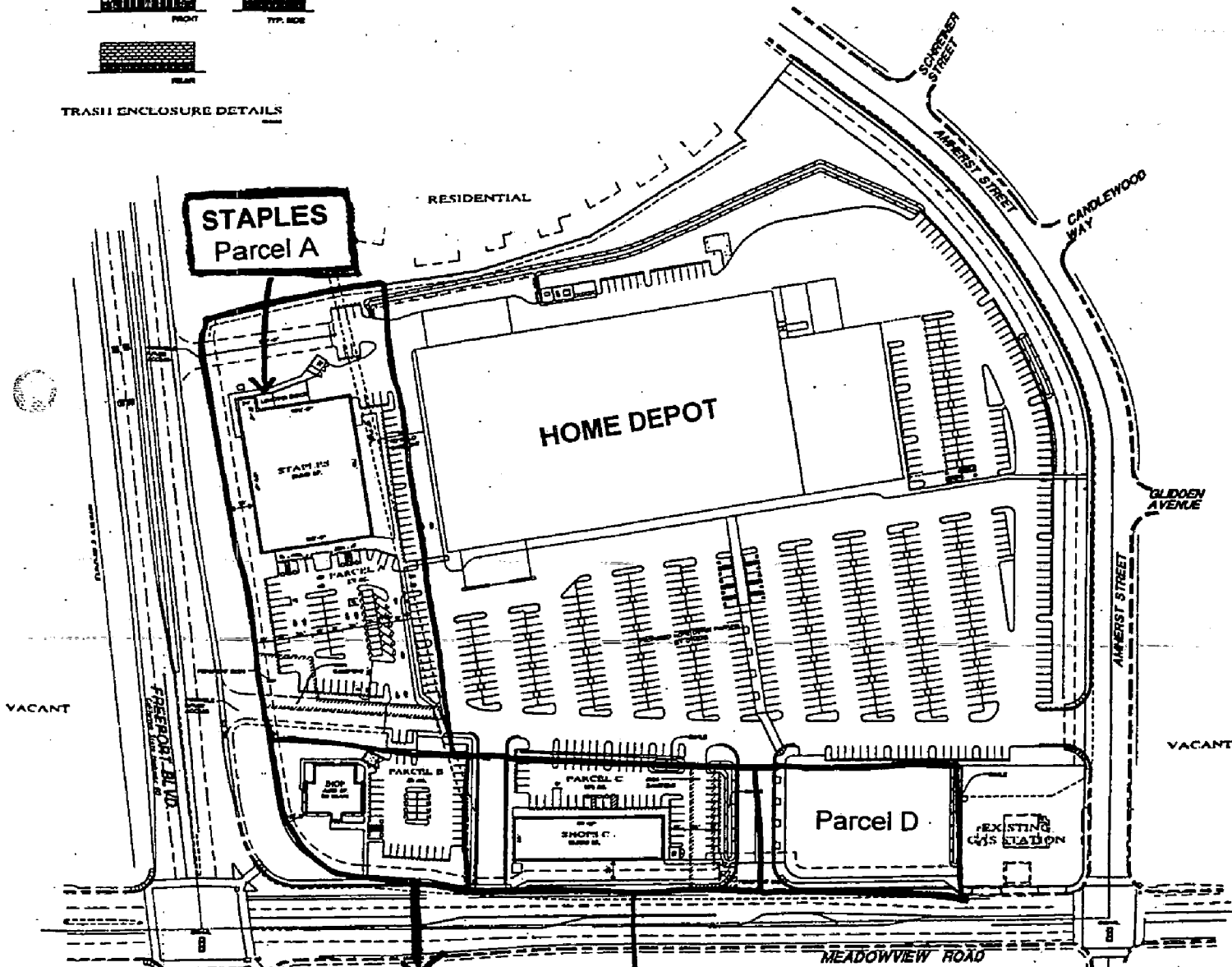
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials & Date)
<p><b>4.11 Utilities - Water Demand (continued)</b></p> <ul style="list-style-type: none"> <li>At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.</li> </ul> <p>The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to the improvement plan approval.</p>	Project Applicant	City of Sacramento, Department of Utilities	Submission of system design to the Department of Utilities.	Prior to or concurrent with submittal of improvement plans.	
<p><b>4.11 Utilities - Drainage</b></p> <p>The applicant shall comply with the conditions as identified by the City's Utilities Department. The conditions include the following:</p> <ul style="list-style-type: none"> <li>Prepare a drainage study to show that this project will provide no net increase in runoff by providing an on-site or off-site detention facility for review and approval of the Department of Utilities. The 10-year and 100-year HG's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6-inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities</li> <li>An on-site drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).</li> </ul>	Project Applicant	City of Sacramento, Department of Utilities	Submission of system design to the Department of Utilities.	Prior to or concurrent with submittal of improvement plans.	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials & Date)
<p><b>4.11 Utilities - Drainage (continued)</b></p> <ul style="list-style-type: none"> <li>A grading plan showing the 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 Department of Utilities.</li> </ul>	Project Applicant	City of Sacramento, Department of Utilities	Submission of system design to the Department of Utilities.	Prior to or concurrent with submittal of improvement plans.	

EXHIBIT 1b  
Site Plan



TRASH ENCLOSURE DETAILS



IHOP  
Parcel B

RETAIL SHOPS  
Parcel C

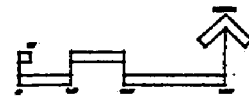
STATISTICS:

Category	Area	Volume	Weight
STAPLES	100,000	100,000	100,000
HOME DEPOT	200,000	200,000	200,000
Parcel B	50,000	50,000	50,000
Parcel C	30,000	30,000	30,000
Parcel D	20,000	20,000	20,000
TOTAL	400,000	400,000	400,000

1. PARTIAL LOT TO BE USED FOR USE OF  
AS SHOWN ON THE PLAN. THIS IS A NOTE

P00-127  
Revised Site Plan  
Submitted 12/6/00

MEADOWVIEW ROAD &  
FREEPORT BLVD.  
SACRAMENTO, CALIFORNIA



SITE PLAN

Job Number	100	Sheet	1
Date	12/6/00	of	6
Drawn			
Revised			

**Rauschenbach  
Marvelli  
Becker**

277 Third Ave - Second Floor - Sacramento, CA 95825  
916-441-0800 FAX: 916-441-0800

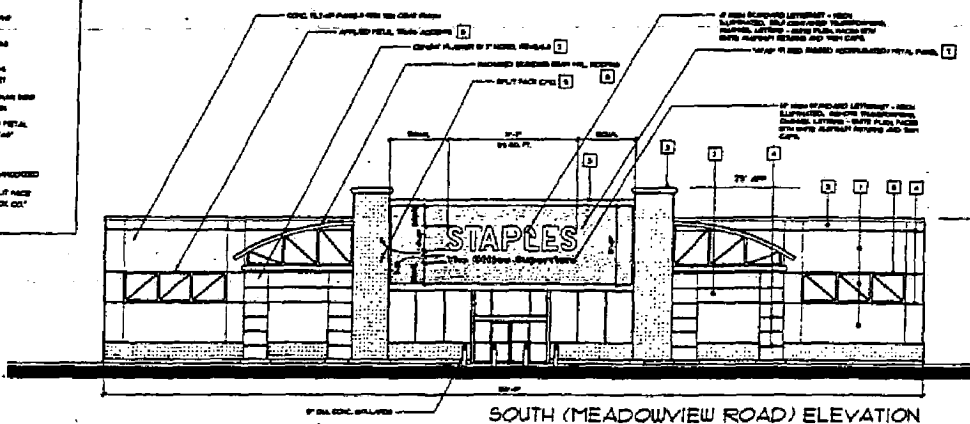


EXHIBIT 1d

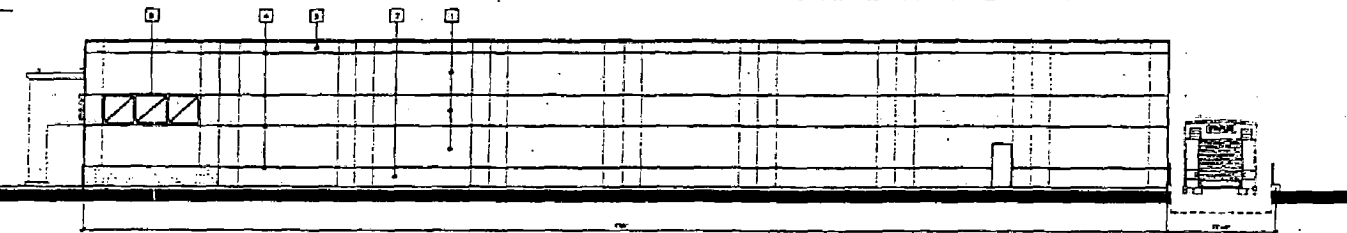
Building A (Staples) Elevations

MATERIALS/COLOR SCHEDULE

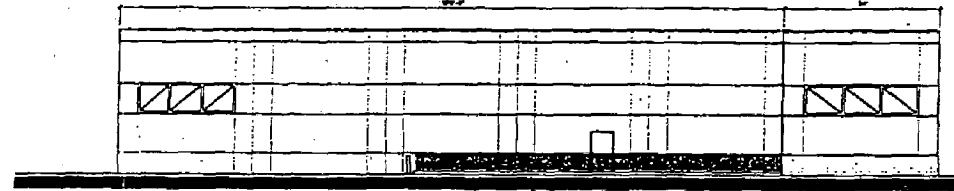
- 1 FIELD COLOR 1 - 100 PANTONE 440
- 2 FIELD COLOR 2 - 100 PANTONE 440
- 3 CORNER FINISH BAND - 100 PANTONE 440
- 4 REVEALS - 100 PANTONE 440
- 5 APPLIED METAL ACCENTS - 100 PANTONE 440
- 6 EMPLOY TRUSS - 100 PANTONE 440
- 7 ROUNDED STAIRS BLANK - 100 PANTONE 440
- 8 CORNER METAL CASSETTE - 100 PANTONE 440
- 9 NON BACKDROP STAPLES ONLY - 100 PANTONE 440
- 10 STAIRWAY FINISH - 100 PANTONE 440
- 11 STAPLES - 100 PANTONE 440
- 12 STAIRS B & C - 100 PANTONE 440
- 13 CONCRETE BLOCK - 100 PANTONE 440
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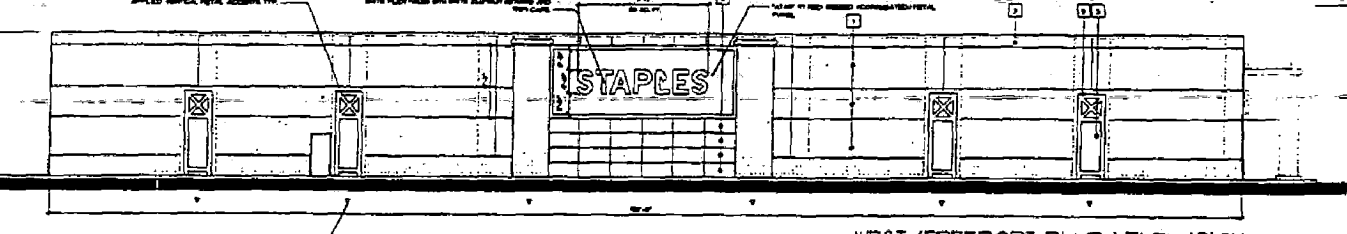
SOUTH (MEADOWVIEW ROAD) ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST (FREEPORT BLVD.) ELEVATION

EXTERIOR ELEVATIONS

MEADOWVIEW ROAD & FREEPORT BLVD.  
SACRAMENTO, CALIFORNIA

STAPLES  
PARCEL A  
MEADOWVIEW ROAD  
& FREEPORT BLVD.  
SACRAMENTO, CALIFORNIA

EXTERIOR  
ELEVATIONS

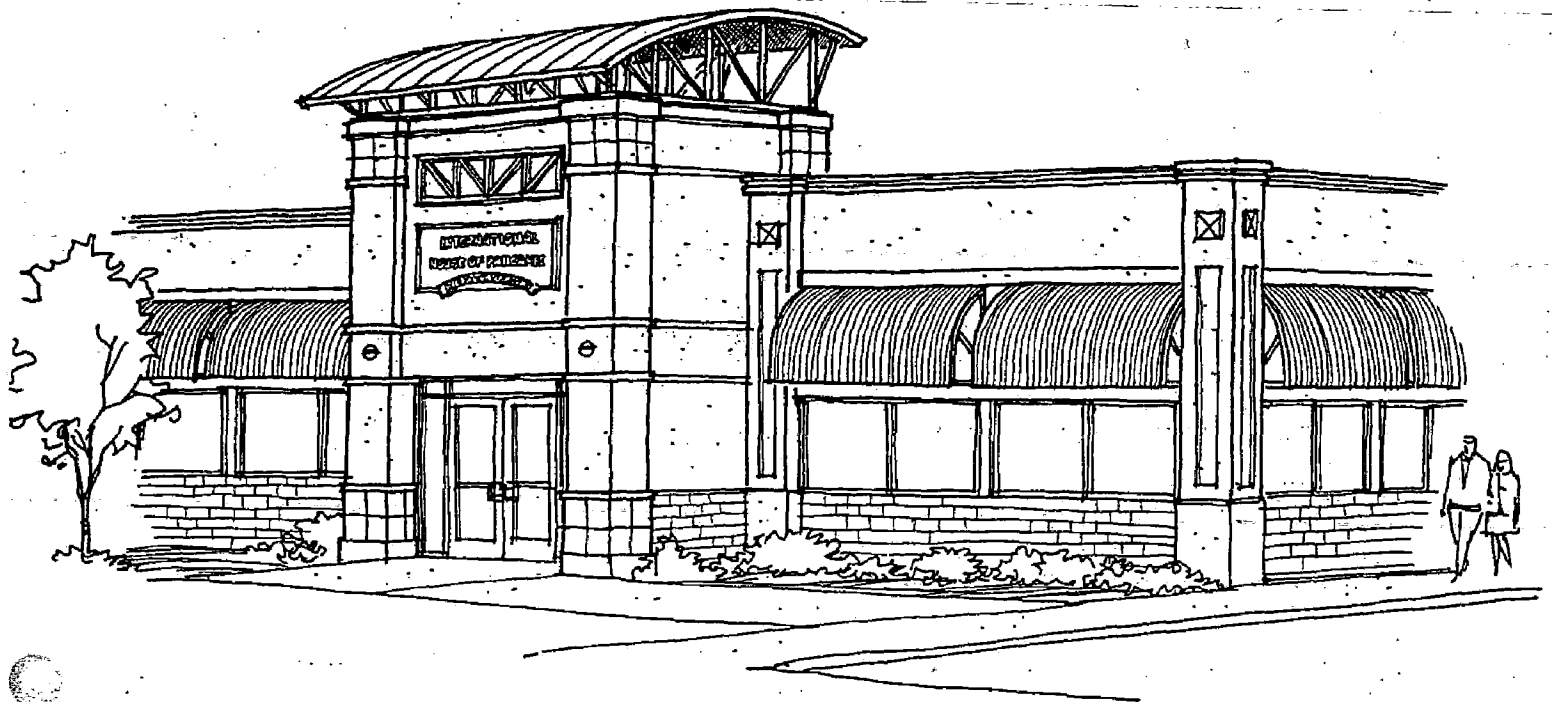
P00-127  
Revised Plans  
Submitted 11/17/00

Job Number	_____	Sheet	_____
Date	_____	of	6
Drawn	_____		
Revised	_____		

Rauschenbach  
Marcelli  
Becker

2277 West Ave., Second Floor - Sacramento, CA 95825  
916-486-8000 FAX 916-486-8000

EXHIBIT 1e  
Building B (IHOP) Elevations



IHOP

MEADOWVIEW RD. & FREEPORT BLVD.  
SACRAMENTO, CA



Rauschenbach  
Marvelli  
Becker

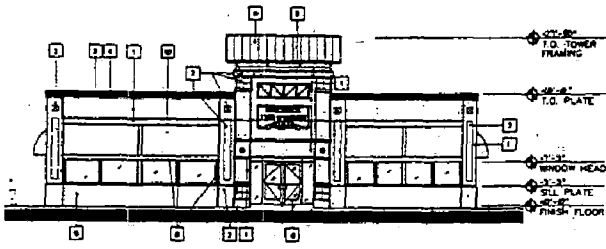
architects

P00-127  
Revised Plans  
Received 1/9/01

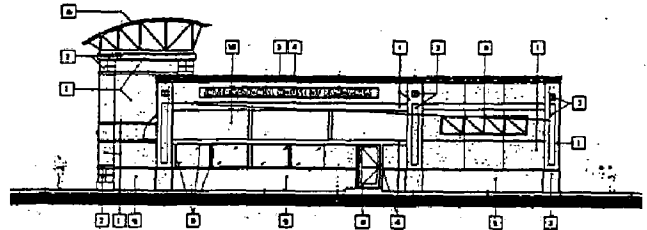
2277 Watt Ave. Second Floor Sacramento, CA 95825  
(916) 488-8500 FAX (916) 488-8566



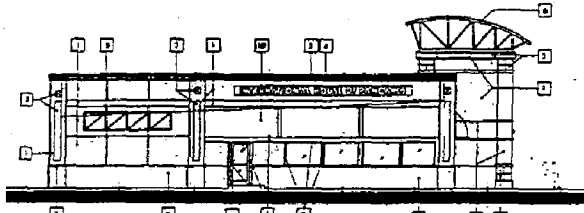
**EXHIBIT 1f**  
**Building B (IHOP) Elevations**



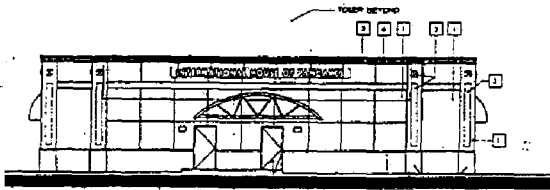
SOUTH (MEADOWVIEW ROAD) ELEVATION



EAST (FRONT) ELEVATION



WEST (FREEPORT BLVD.) ELEVATION



NORTH ELEVATION

MATERIALS/COLOR SCHEDULE		
1	FIELD COLOR A -	NO PAINT - 1/2" SQUARE BRASS
2	FIELD COLOR B -	NO PAINT - 1/2" SQUARE BRASS
3	CORNER PANEL BAND -	NO PAINT - 1/2" SQUARE BRASS
4	CAP FINISH -	NO PAINT - 1/2" SQUARE BRASS
5	APPLIED METAL ACCESS -	NO PAINT - 1/2" SQUARE BRASS
6	EXPOND FRAMES -	NO PAINT - 1/2" SQUARE BRASS
7	STAINING METAL ROOF -	NO PAINT - 1/2" SQUARE BRASS
8	ROOF BACKGROUND (STAINING METAL) -	NO PAINT - 1/2" SQUARE BRASS
9	STAINING METAL -	NO PAINT - 1/2" SQUARE BRASS
10	CONCRETE BLOCK -	NO PAINT - 1/2" SQUARE BRASS
11	CORRUGATED METAL CHIMNEY -	NO PAINT - 1/2" SQUARE BRASS
12	FIELD COLOR C -	NO PAINT - 1/2" SQUARE BRASS
13	FIELD COLOR D -	NO PAINT - 1/2" SQUARE BRASS
14	FIELD COLOR E -	NO PAINT - 1/2" SQUARE BRASS
15	FIELD COLOR F -	NO PAINT - 1/2" SQUARE BRASS
16	FIELD COLOR G -	NO PAINT - 1/2" SQUARE BRASS
17	FIELD COLOR H -	NO PAINT - 1/2" SQUARE BRASS
18	FIELD COLOR I -	NO PAINT - 1/2" SQUARE BRASS
19	FIELD COLOR J -	NO PAINT - 1/2" SQUARE BRASS
20	FIELD COLOR K -	NO PAINT - 1/2" SQUARE BRASS
21	FIELD COLOR L -	NO PAINT - 1/2" SQUARE BRASS
22	FIELD COLOR M -	NO PAINT - 1/2" SQUARE BRASS
23	FIELD COLOR N -	NO PAINT - 1/2" SQUARE BRASS
24	FIELD COLOR O -	NO PAINT - 1/2" SQUARE BRASS
25	FIELD COLOR P -	NO PAINT - 1/2" SQUARE BRASS
26	FIELD COLOR Q -	NO PAINT - 1/2" SQUARE BRASS
27	FIELD COLOR R -	NO PAINT - 1/2" SQUARE BRASS
28	FIELD COLOR S -	NO PAINT - 1/2" SQUARE BRASS
29	FIELD COLOR T -	NO PAINT - 1/2" SQUARE BRASS
30	FIELD COLOR U -	NO PAINT - 1/2" SQUARE BRASS
31	FIELD COLOR V -	NO PAINT - 1/2" SQUARE BRASS
32	FIELD COLOR W -	NO PAINT - 1/2" SQUARE BRASS
33	FIELD COLOR X -	NO PAINT - 1/2" SQUARE BRASS
34	FIELD COLOR Y -	NO PAINT - 1/2" SQUARE BRASS
35	FIELD COLOR Z -	NO PAINT - 1/2" SQUARE BRASS

**PAD B**

**IHOP RESTAURANT NO. 9760**

MEADOWVIEW ROAD & FREEPORT BLVD. SACRAMENTO, CALIFORNIA

**EXTERIOR ELEVATIONS**

SCALE 1/8" = 1'-0"

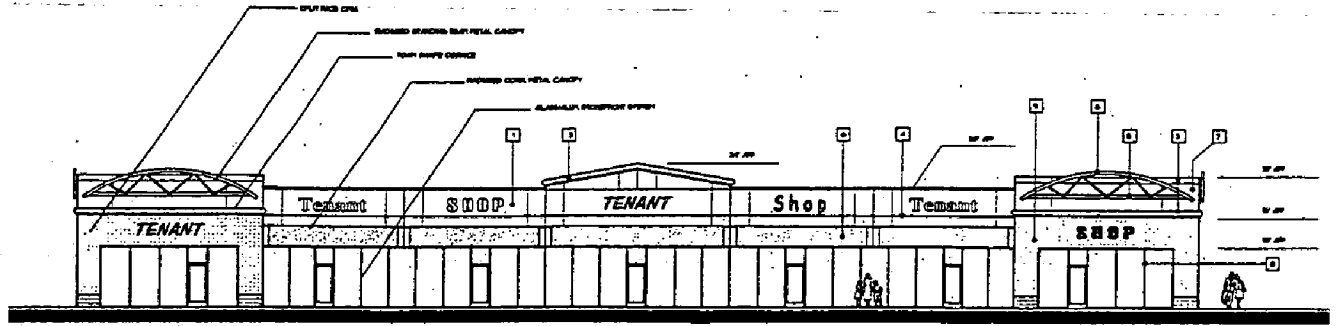
P00-127  
Revised Plans  
Received 1/9/01

Job Number	_____	Sheet	_____
Date	_____	Drawn	_____
Revised	_____	Scale	_____ of 6

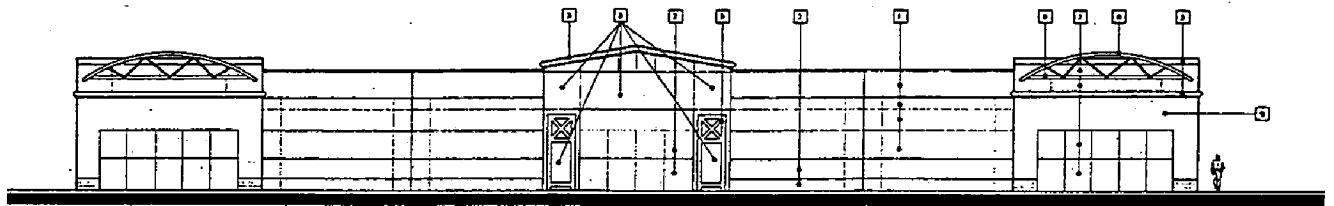
**Rauschenbach Marcelli Becker**

2277 West Ave - Second Floor - Sacramento, CA 95825  
916-488-8800 FAX 916-488-8588

**EXHIBIT 1g**  
**Building C Elevations**



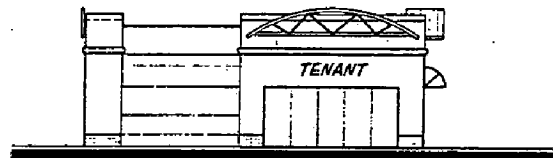
NORTH (FRONT) ELEVATION



SOUTH (MEADOWVIEW ROAD) ELEVATION



WEST ELEVATION



EAST ELEVATION

MATERIALS/COLOR SCHEDULE		
1	FELD COLOR 'A' -	'10 PANTONE 1470
2	FELD COLOR 'B' -	'10 PANTONE 1472
3	CONCRETE PARAPET BAND -	'10 PANTONE 1474
4	REVEALS -	'10 PANTONE 1476
5	APPLIED METAL ACCENTS (EXPOSED TUBING) -	'10 PANTONE 1478
6	ADVISED STAINLESS STEEL CORR METAL CANOPY -	'10 PANTONE 1480
7	NON-BACKDROP STAINLESS STEEL -	'10 PANTONE 1482
8	STAINLESS STEEL STAINLESS -	'10 PANTONE 1484
9	CONCRETE BLOCK -	'10 PANTONE 1486
10		'10 PANTONE 1488
11		'10 PANTONE 1490
12		'10 PANTONE 1492
13		'10 PANTONE 1494
14		'10 PANTONE 1496
15		'10 PANTONE 1498
16		'10 PANTONE 1500
17		'10 PANTONE 1502
18		'10 PANTONE 1504
19		'10 PANTONE 1506
20		'10 PANTONE 1508
21		'10 PANTONE 1510
22		'10 PANTONE 1512
23		'10 PANTONE 1514
24		'10 PANTONE 1516
25		'10 PANTONE 1518
26		'10 PANTONE 1520
27		'10 PANTONE 1522
28		'10 PANTONE 1524
29		'10 PANTONE 1526
30		'10 PANTONE 1528
31		'10 PANTONE 1530
32		'10 PANTONE 1532
33		'10 PANTONE 1534
34		'10 PANTONE 1536
35		'10 PANTONE 1538
36		'10 PANTONE 1540
37		'10 PANTONE 1542
38		'10 PANTONE 1544
39		'10 PANTONE 1546
40		'10 PANTONE 1548
41		'10 PANTONE 1550
42		'10 PANTONE 1552
43		'10 PANTONE 1554
44		'10 PANTONE 1556
45		'10 PANTONE 1558
46		'10 PANTONE 1560
47		'10 PANTONE 1562
48		'10 PANTONE 1564
49		'10 PANTONE 1566
50		'10 PANTONE 1568
51		'10 PANTONE 1570
52		'10 PANTONE 1572
53		'10 PANTONE 1574
54		'10 PANTONE 1576
55		'10 PANTONE 1578
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58		'10 PANTONE 1584
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62		'10 PANTONE 1592
63		'10 PANTONE 1594
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65		'10 PANTONE 1598
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67		'10 PANTONE 1602
68		'10 PANTONE 1604
69		'10 PANTONE 1606
70		'10 PANTONE 1608
71		'10 PANTONE 1610
72		'10 PANTONE 1612
73		'10 PANTONE 1614
74		'10 PANTONE 1616
75		'10 PANTONE 1618
76		'10 PANTONE 1620
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92		'10 PANTONE 1652
93		'10 PANTONE 1654
94		'10 PANTONE 1656
95		'10 PANTONE 1658
96		'10 PANTONE 1660
97		'10 PANTONE 1662
98		'10 PANTONE 1664
99		'10 PANTONE 1666
100		'10 PANTONE 1668

**SHOPS C**  
MEADOWVIEW ROAD  
& FREEPORT BLVD.  
SACRAMENTO, CALIFORNIA

**EXTERIOR  
ELEVATIONS**

SCALE 1/8" = 1'-0"


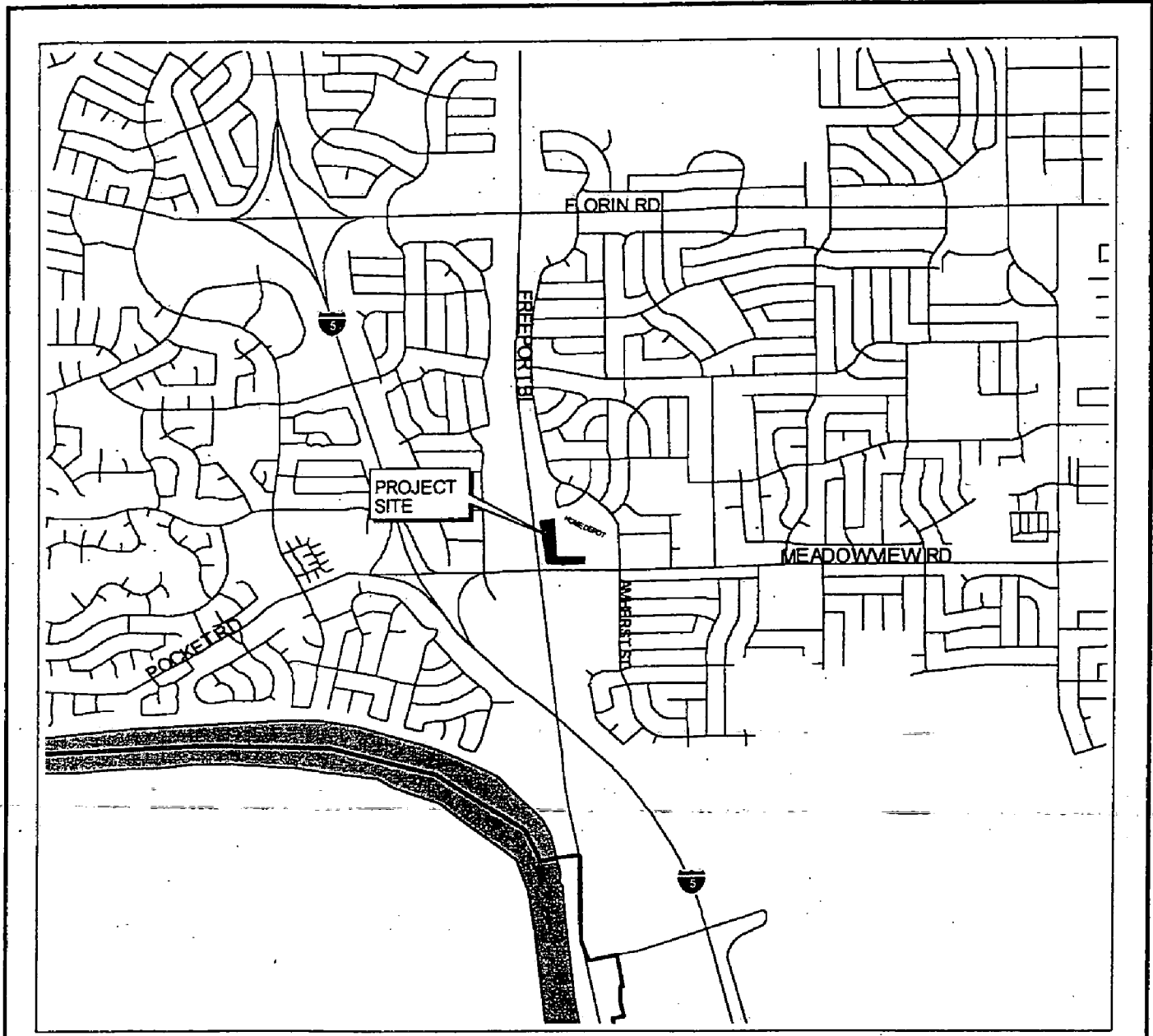
P00-127  
Revised Plans  
Submitted 11/17/00

Job Number	_____	Sheet	5
Date	_____	_____	_____
Drawn	_____	_____	_____
Revised	_____	_____	_____

**Rauschenbach  
Marvelli  
Becker**

277 West Ave. Second Floor - Sacramento, CA 95825  
916-438-4500 FAX 916-438-0101

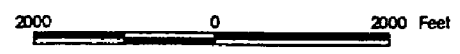
**ATTACHMENT 2**



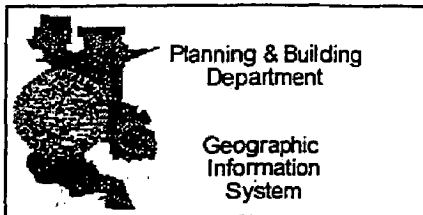
Planning & Building  
Department

Geographic  
Information  
System

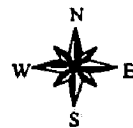
Vicinity Map  
P00-127



ATTACHMENT 3



# Land Use & Zoning P00-127



300 0 300 Feet

**ATTACHMENT 4**  
**Meadowview Plaza**  
**Sign Guidelines**

This criteria has been established for the purpose of maintaining the continuity of quality and aesthetics throughout the Meadowview Plaza shopping center and for the mutual benefit of all shops and major tenant(s) and to ensure compliance with the regulations of the City of Sacramento. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

**A. GENERAL REQUIREMENTS**

1. Each tenant shall submit four (4) copies of detailed drawings indicating size layout, design, color, illumination, materials and method of attachment to owner/landlord for approval prior to fabrication.
2. All permits for signs and their installation shall be obtained by the Tenant or his representative.
3. All signs shall be constructed and installed at the Tenant's expense.
4. Tenant shall be responsible for the fulfillment of all requirements and specification, including those of the City of Sacramento.
5. All signs shall be reviewed for conformance with this criteria. Approval or disapproval of submitted signs shall remain the right of the owner/landlord, or his authorized representative, based on overall quality of design and aesthetics.
6. Tenant shall be responsible for the installation and maintenance of tenant's sign(s). Should maintenance or repair of Tenant's sign be required, Owners shall give 30 days written notice to effect repairs or maintenance. Should Tenant fail to do so, Owner shall undertake repairs and Tenant shall reimburse Owner within ten (10) days from receipt of invoice.

**B. GENERAL SPECIFICATIONS**

1. All attached signs shall consist of individually applied letters (no "can" signs).
2. No animated, flashing or audible signs will be allowed, unless otherwise provided for within these guidelines.
3. No exposed lamps will be permitted. Neon is acceptable in tenant storefront windows subject to approval by the City of Sacramento Planning Division.
4. All signs and their installation shall comply with all local building codes, electrical codes and the approved planned sign permit program for this center.

5. No portable signs will be allowed.
6. No exposed crossovers, raceway, or conduit will be permitted.
7. All cabinets, conductors, transformers and other equipment shall be concealed.
8. Painted lettering will not be permitted.
9. Sign colors shall be complementary to the overall architecture of the shopping center and will be considered on an individual basis and will be subject to the review and approval of the owner/landlord and the City of Sacramento, Planning Division.
10. Sign copy shall be limited to the name and established logo design of Tenant. Additional copy may be permitted to include products sold or services offered and is at the discretion of Owner/Landlord and is referred to as SUB-COPY.

All manufacturers are advised that prior to acceptance, each unit will be inspected for conformance by an Authorized representative of the Owner/Landlord. Any signs found not in conformance will be rejected and removed at Tenant's expense.

#### LOCATION OF SIGNS

1. All signs shall be located as near as possible to the center of Tenant's leased space, both horizontally and vertically. Situations not allowing this placement will be reviewed and advised by the Owner/Landlord.
2. No signs will be permitted on the rear or side of buildings adjacent to the residential properties to the North and East.
3. The pad buildings and end tenants within Buildings A and B shall be allowed a maximum of two signs which can be placed on separate elevations.

#### D. SHOPS AND PADS

1. Tenants shall be allowed a maximum of two (2) attached signs per street frontage.
2. Maximum width of signs shall be equal to 70% of Tenant's leased lineal frontage and located per above. All signage area shall conform to the City Sign Ordinance.
3. Letter size for a single row shall not exceed 24" maximum height. For a sign with two rows of copy, the maximum height dimension are 18" for the upper row, and 10" for the lower row, with a 2" separation between rows, for a total of 30" maximum.
4. Cabinet signage will not be allowed except with regard to logos. Logos will be constructed in the same manner as are the letters. Logos shall be a maximum of 2'-0" x 2'0" or 4 sq. ft.

**E. MAJOR TENANT (The Home Depot, Parcel E)**

1. A maximum of four (4) attached signs shall be allowed on the Home Depot building. These signs shall be located as follows:
  - a. One sign on the west side of the building; and
  - b. Three signs on the south side of the building.
2. The maximum allowable square footage for attached signs shall not exceed 300 square feet in area on the west side of the building (Freeport Boulevard elevation).
3. The maximum allowable square footage for attached signs shall not exceed 385 square feet in area on the south side of the building (Meadowview Road elevation).
4. Height of letters shall not exceed 48" in height.
5. A maximum of one (1) two-foot high can sign may be located underneath the Home Depot signage on the front elevation of the building (Meadowview Road frontage).
6. No signs shall be located on the north or east elevations of the building.

**F. MULTIPLE TENANT MONUMENT SIGN (Freeport Boulevard Frontage)**

1. A maximum of one (1) on-site multi-tenant monument sign shall be permitted on Parcel A. See Exhibit 1 for sign location.
2. The multi-tenant monument sign shall not exceed twelve feet in height.
3. The multi-tenant monument sign shall be similar to the proposed sign as shown on Exhibit 2 attached.
4. Sign copy to be internally illuminated with plexiglass or flex background. The Home Depot portion shall have a translucent orange (2119 orange) background and white copy. The Multi-Tenant portion shall be ivory plex single sheet, with black dividers and an ivory background which shall be translucent. No white background will be allowed. No transparent illuminated plastic backgrounds will be allowed on monument sign cabinets.
5. Monument signs shall be set back a minimum of ten (10) feet from the property line.

**G. PYLON SIGNS (Meadowview Road Frontage)**

1. A maximum of one (1) on-site multi-tenant pylon sign shall be permitted on Parcel C. See Exhibit 1 for sign location.

2. The Sign shall be 27'0" maximum height.
3. Pylon signage shall be limited to 300 sq. ft. maximum overall area.
4. The multi-tenant monument sign shall be similar to the proposed sign as shown on Exhibit 2 attached.
5. Sign copy to be internally illuminated with plexiglass or flex background. The Home Depot portion shall have a translucent orange (2119 orange) background and white copy. The Multi-Tenant portion shall be ivory plex single sheet, with black dividers and an ivory background which shall be translucent. No white background will be allowed. No transparent illuminated plastic backgrounds will be allowed on monument sign cabinets.
6. Pylon sign shall be of a double pole design.

#### **H. SHOPPING CENTER IDENTIFICATION MONUMENT SIGN**

1. A maximum of one (1) shopping center identification sign shall be permitted within this shopping center development.
2. The shopping center identification sign shall be located at the southwest corner of Parcel B. See Exhibit 1 for sign location.
3. The shopping center identification sign shall be a monument sign not to exceed 48 square feet in area and 4 feet in height.
4. No business names shall be permitted on the shopping center identification sign.

#### **I. BUILDOUT SIGNAGE CONSTRUCTION REQUIREMENTS**

1. All signs shall be secured by using concealed fasteners of stainless steel, nickel or zinc plated type.
2. All penetrations of the building required for sign installation shall be sealed in a water tight condition.
3. All signs shall be listed with Underwriter's Laboratories and bear the U.L. label.
4. Sign contractor shall repair any damage done by him during the course of his installation. Damage done to the building and premises by sign contractor that is not repaired by contractor will become Tenant's responsibility to correct.
5. Tenant is fully responsible for the operations of his sign contractor and shall indemnify, defend and hold the parties harmless from damages or liabilities.

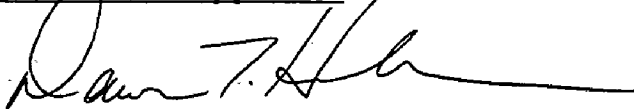
**J. DOOR SIGNAGE**

1. Decals, signs or other displays identifying Tenant's hours of business, telephone number, and products or services designations to be affixed to the side light at the strike side of entry door of the demised premises. In all events, any such items shall be confined to one single space no larger than one square foot in area at each entrance to the demised premises and shall not contain any sale, special announcement or other temporary information or advertising. Two or more doorways in close proximity to each other shall constitute one entrance.
2. Each Tenant who has a rear door for receiving merchandise shall have uniformly applied on side door in a location, as directed by the Owner/Landlord, two inch high block letters identifying occupants name and address. Where more than one occupant uses the same door, each name and address shall be applied. Letters shall be furnished and installed by Owner/Landlord.
3. Owner/Landlord shall install vinyl self adhesive street address numbers on Tenant's storefront door.

**K. GRAND OPENING SIGNAGE**

1. "Grand Opening" signage shall be permitted subject to Owner/Landlord's and/or the Shopping Center Manager's discretion.
2. Grand opening signage shall be permitted for a maximum of a two week period immediately following the date Tenant opens its doors to the public for business.

\*\*\* Any Change to The Above Sign Guidelines Shall Require The Agreement of The Owner/landlord of All Parcels Within The Shopping Center, The Shopping Center Manager (If One Is Established), And City of Sacramento Planning Division Staff.

**Sign Guidelines Approved:**By: Dawn T. Holm, Associate PlannerDate: 7-17-00