

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & BUILDING
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 19, 2004, the Zoning Administrator approved with conditions a Special Permit Time Extension for three years to construct Copart Auto Storage and Auction Yard for the project known as Z04-058. Findings of Fact for the project are the same as previously approved for file P01-012 and are listed in the Zoning Administrator Action at the end of the original report (see attached). Conditions of approval which include the new expiration date, are listed below.

Project Information

Request:

Zoning Administrator Special Permit Time Extension for three years to exceed the allowed 25% office use on 38± acres in the Heavy Industrial and Heavy Industrial Review (M-2-S and M-2S-R) zone.

Zoning Administrator Plan Review Time Extension for three years to construct a 14,800 square foot warehouse building and auction yard. Zoning Administrator

Zoning Administrator Plan Review Modification to reduce the warehouse building from 14,800 square feet to 12,800 square feet.

Zoning Administrator Special Permit Modification to increase the allowed office space from 43% to 52% on 38± acres in the Heavy Industrial and Heavy Industrial Review (M-2-S and M-2S-R) zone.

Location: 8600 Morrison Creek Road (D6, Area 3)

Assessor's Parcel Number: 064-0020-026 and 064-0020-061

Applicant: Nolte Associates, Inc. {Contact: Jay Radke}
1750 Creekside Oaks Drive, Suite 200
Sacramento, CA 95833

Property Owner: Copart Auto Auctions
4665 Business Center Drive
Fairfield, CA 94534

Project Planner: Lindsey Alagozian

Project Plans: Exhibits A, B, C, and D

Background Information: On April 11, 2002 the Planning Commission approved entitlements to construct a warehouse building and auction yard in the M-2S and M-2S-R zones. The entitlements include a lot line adjustment, a plan review of a 14,800 square foot warehouse building and auction yard, and a Special Permit to exceed the allowed 25 percent office use in the Heavy Industrial and Heavy Industrial Special Review zones.

Additional Information: The applicant is requesting a three-year time extension for the previously approved plan review and special permit. The applicant is also requesting to reduce the approved warehouse building from 14,800 square feet to 12,800 square feet in size. The warehouse portion of the building will be 2,000 square feet smaller, but the office component will remain the same size. Therefore, the applicant is also requesting to increase the allowed office use in the Heavy Industrial zone from 43% to 52%.

The plans, findings of fact, and conditions of approval are listed in the attached original notice of decision. The new expiration date is listed below. The site has been posted and the project has been noticed to property owners within 100 feet of the subject site. Staff did not receive any calls from the adjacent neighbors.

Environmental Determination: Time Extension requests have been determined not to require environmental review.

Conditions of Approval-New (Original conditions are listed in Zoning Administrator Action and Findings of Fact, of the original report.)

1. Comply with all previous conditions of approval (P01-012) and the approved mitigation measures contained in the Mitigation Monitoring Plan.
2. The new expiration date for the Special Permit and Plan Review is April 11, 2007.

Public Works

3. Construct Morrison Creek Drive with full frontage improvements per City Codes and Standards and to the satisfaction of the Development Engineering and Finance Division of the Development Services Department. The construction of Morrison Creek Drive shall be to the center line of the road plus one 12 feet travel lanes plus a 2 feet shoulder and it shall match the existing segment of Morrison Creek Drive
4. Street lights are required as part of this project and shall be coordinated with the Electrical section of the Engineering Services Division of the Department of Transportation. The Construction of street lights shall be to the satisfaction of the Development Engineering and Finance Division of the Development Services Department.
5. All gates must be constructed a minimum of 20 feet behind the right-of-way. All gates shall be constructed to open inward into the site
6. If a gate is constructed at the secondary access easement from Florin Perkins Road (20 feet access easement) it shall be located a minimum of 20 feet behind the R/W. The whole 20 feet wide access easement shall be paved the entire length and width

of the easement to the satisfaction of the Development Engineering and Finance Division of the Development Services Department.

7. Construct a standard driveway on Florin Perkins Road for the secondary easement to the satisfaction of the Development Engineering and Finance Division of the Development Services Department.

CSD-1

8. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
9. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

Utilities

10. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Water, sewer and drainage mains shall be extended in Morrison Creek Drive. An off-site water main extension may be required.
11. An existing 12-inch water distribution main in Morrison Creek Drive shall be extended to the easterly parcel line and a public utility easement provided along the property line northerly to the extension of the 12-inch dead-end main located easterly of the parcel in order to maintain a looped system, to the satisfaction of the Department of Utilities.
12. Only one domestic water service will be allowed per parcel. Any new domestic water service shall be metered.
13. Multiple fire services are allowed per parcel and may be required.
14. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.
15. Disposal of concentrated wash water and sediment will have to be accomplished in accordance with County guidelines.
16. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished building pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.
17. 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 upon completion of the street

frontage improvements. 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). Since the drainage system was designed at 0.3 cfs/acre, the difference between the design runoff and the pipe system capacity shall be detained on-site.

18. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. On-site treatment control measures are also required and may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures and recommended on-site control measures.
19. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
20. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
21. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.
22. The applicant must determine if they are required to obtain the State "NPDES General Permit for Stormwater Discharges Associated with Industrial Activity".

Applicant shall submit the determination to the Department of Utilities for approval. The submittal must include the applicable Standard Industrial Classification (SIC) code(s), which describe the business activities that will be occurring at the facility.

Advisory Notes:

Utilities

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.
2. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

CSD-1

3. Currently, CSD-1 policy prohibits gates that prevent access to sewer easements unless CSD-1 standards for accessibility through gates are met.
4. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 879-6100 for sewer impact fee information.

Fire

1. 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
2. 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
3. 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
4. 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
5. 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.

6. 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 fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2
7. Turning radius. All turning radii for fire access shall be designed as 35' inside and 55' outside. Cul-de-sac shall be 45' radius or city standard hammerhead. CFC 902.2.2.3
8. Key Boxes. When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4
9. Gates and barriers. Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3
10. Gated system. Shall be reviewed by fire single gate 20' clear width, dual gate 16' each side.
11. Fire service. The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1
12. 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 utilities for flow test 264-5371.
13. 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 Appendix III-B, Section 5, Distribution of Fire Hydrants.
14. Fire Department Connection (FDC): Locate and identify the FDC on the address side of the building within 40 feet of a fire hydrant.

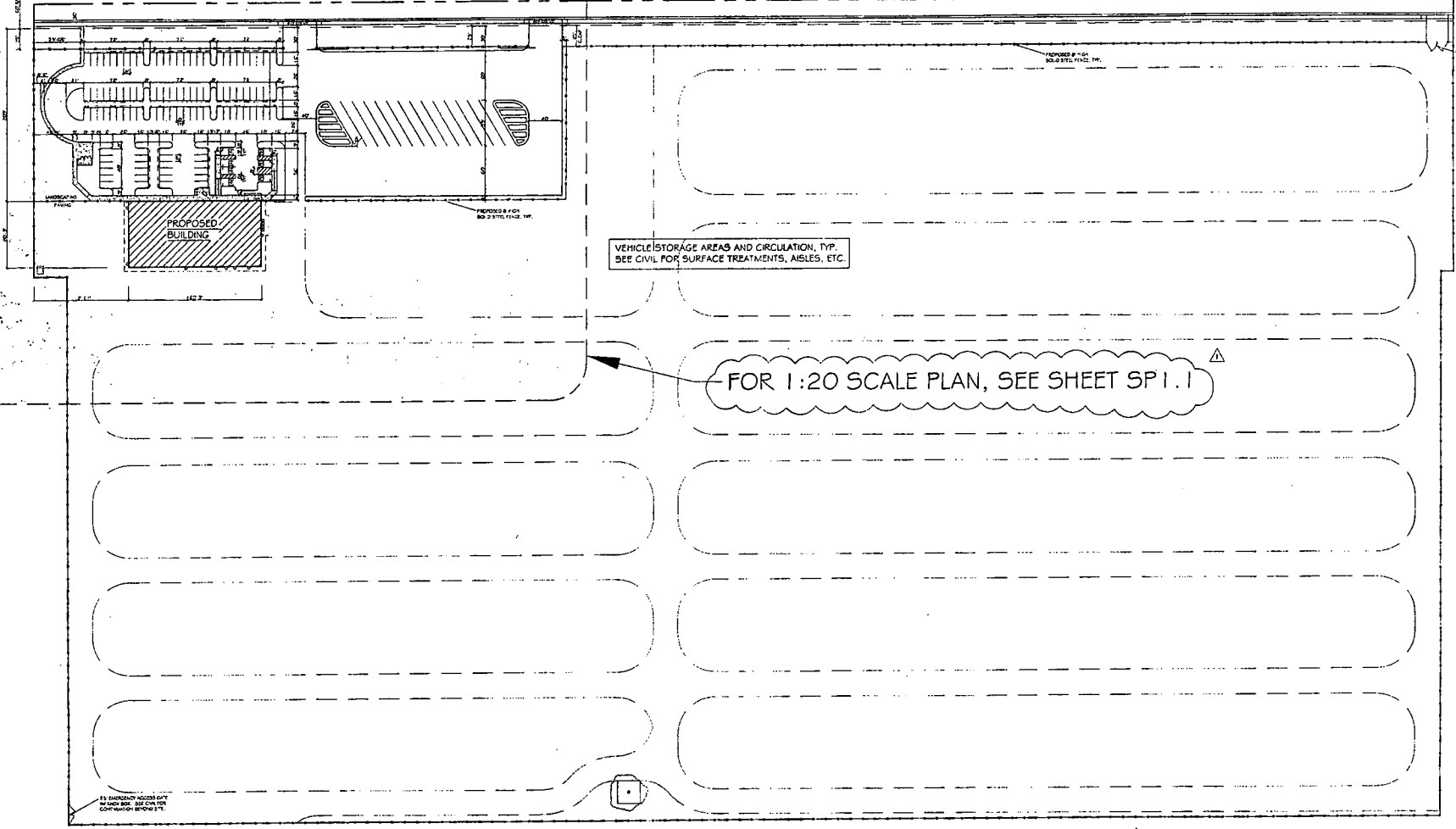

Joy D. Patterson
Zoning Administrator

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

cc: File (original)
ZA Log Book
Applicant

EXHIBIT A

MORRISON CREEK DRIVE



VEHICLE STORAGE AREAS AND CIRCULATION, TYP.
SEE CIVIL FOR SURFACE TREATMENTS, AISLES, ETC.

FOR 1:20 SCALE PLAN, SEE SHEET SP1.1

SITE PLAN

1"=60'-0"



EMERGENCY ACCESS GATE
TO EXISTING 100' WIDE
CONCRETE DRIVEWAY

PROPOSED #1-01
30.0 STS. 71x12. 11/2

PROPOSED #1-01
30.0 STS. 71x12. 11/2

PROPOSED #1-01
30.0 STS. 71x12. 11/2

REVISIONS	BY

Item 2
PLANNING
2.3.04

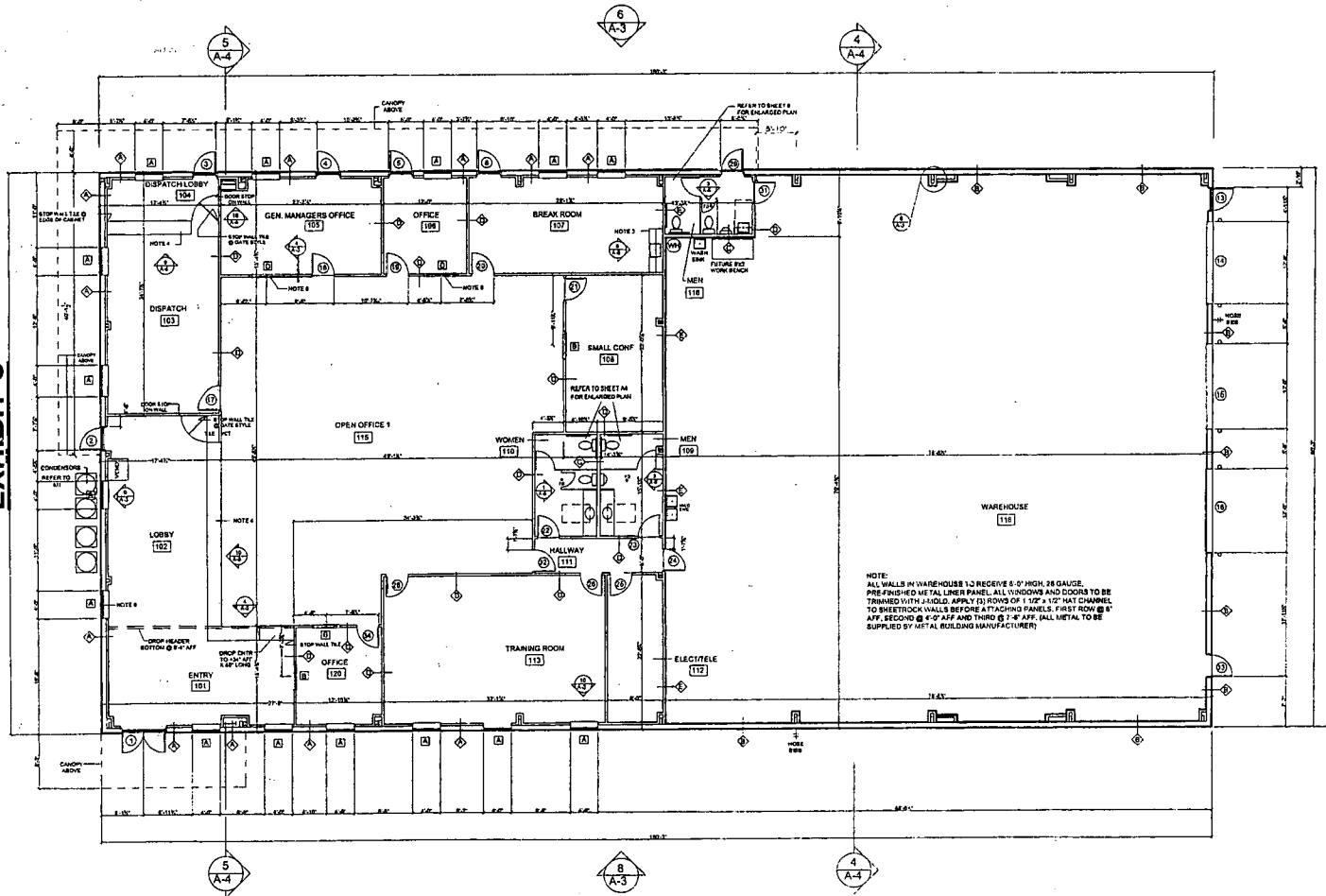
M
Leo McGlade & associates, inc.
3417 Alden Way Sacramento, CA 95825 (916) 406-0300

May 19, 2004

204-058 PROPOSED BUILDING
8550 MORRISON CREEK DRIVE
CITY OF SACRAMENTO

Date: 6-26-03
Scale: 1"=60'-0"
Drawn: L.M.
Job: C-200-3
Sheet
SP1
Of 1 Sheets

EXHIBIT C



FLOOR PLAN

1/8" = 1'-0"



GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STEEL, FACE OF CONCRETE, FACE OF CONCRETE MASONRY UNITS OR FACE OF METAL STUDS, UNLESS OTHERWISE NOTED.
2. PROVIDE WOOD BLOCKING AS NECESSARY FOR ALL CABINETS, COUNTERS, SHELVING, TOILET PARTITIONS, GRAB BARS, CABINET GATES, ALL REQUIRED PLUMBING FIXTURES, ETC.
3. PLASTIC LAMINATE COVERED BASE CABINET. SEE SHEET A-5 FOR DETAILS.
4. PLASTIC LAMINATED COVERED COUNTER. SEE SHEET A-5 FOR DETAILS.
5. SEE 8/A-4 FOR WALL SECTION
6. ALL MINI-BLINDS TO BE 1" GRAY PLASTIC OR VINYL, LOUVER. (19 REQUIRED)
7. NO EXCESS OVER SPRAY OF PAINT ON CONCRETE FLOORS. PORCELAIN TILE WILL NOT BOND TO FLOOR.

WALL TYPE SCHEDULE

SYMBOL	PLAN DETAIL	FIRE RATING	LOAD BEARING
4	<p>PRE-FINISHED 28 GA METAL BOWING WITH 1\"/> </p>	NOT RATED	NO
5	<p>PRE-FINISHED 28 GA METAL BOWING WITH 1\"/> </p>	NOT RATED	NO
6	<p>3x4\"/> </p>	NOT RATED	NO
7	<p>3x6\"/> </p>	NOT RATED	NO
8	<p>6x8\"/> </p>	1 HOUR	NO

REVISIONS BY

Item 2

Leo McGlade & associates, inc.
3-17 Arden Way, Sacramento, CA 95825 (916) 468-0300



May 19, 2004

PROPOSED BUILDING
8580 MORRISON CREEK DRIVE
CITY OF SACRAMENTO

Sheet C-200-3
A1
Of 2 Sheets

The Lot Line Adjustment between two parcels to accommodate development on 35.0 ± acres in the M-2S and M-2S(R) zones (Exhibit 1B) is hereby approved subject to the following conditions which shall be completed by the applicant, prior to the Lot Line adjustment being recorded, with the Public Works Department - Development Services Division:

- C1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - C2. File a waiver of Parcel Map;
 - C3. File an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required in the submittal requirements checklist and pay the necessary fees;
- D.** The **Special Permit** to exceed the allowed 25 percent office use in the Heavy Industrial Special and Heavy Industrial Special Review {M-2S and M-2S(R)} zones (Exhibit 1E) is hereby approved subject to the following conditions of approval:
- D1. The approval of this Special Permit limits the office use in the 14,800 square foot building to 43 percent or 6,400 square feet of the building area;
 - D2. The applicant shall obtain all necessary building permits prior to construction.
- E.** The **Plan Review** of a 14,800 square foot warehouse building and auction yard. The Plan Review for the proposed remodel to the existing service station (Exhibits 1C, 1D, 1F, and 1H) is hereby approved subject to the following conditions of approval:

Planning and Building Department-Planning Division

- E1. The applicant shall provide the required handicap parking spaces as required by Title 24 of the City Code and the Americans with Disabilities Act (ADA) standards. Seven handicap accessible parking spaces, all proximate to the main entry to the building will be provided;
- E2. Provide a minimum of one bicycle locker in a secure location on-site, per Section 17.64.050 of Title 17 of the City Code;
- E3. An eight-foot tall enclosed steel wall will be constructed to screen and provide security for the entire storage area of the project site;

- E4. A 25-foot wide landscaped setback with a 6-foot tall wrought iron fence at the rear running along the south side of Morrison Creek Drive shall be installed. Provide a mix of evergreen and deciduous trees, grouped in informal clusters, together with a mix of shrubbery and groundcover to provide thorough landscape screening, at maturity, of the site. Five screen trees shall be placed per 100 linear feet along Morrison Creek Drive. All setback soil shall be covered with living landscape material within two years of installation (except where groundcover will conflict with tree viability). Adequate spacing will be provided between the trees to allow the trees to obtain full maturity growth potential. Under no circumstance will turf be accepted as groundcover. Additionally, the entire landscape setback will be fully automatically irrigated. All trees must be from a minimum 15 gallon container size. For shrubbery, a 5 gallon can size (nursery stock) is required;
- E5. The 6-foot tall wrought iron fence shall be constructed of tubular steel and maintained in good repair in perpetuity;
- E6. Comply with the fifty percent shading requirement for all parking and maneuvering areas, (Section 17.64.030(H) of the Zoning Ordinance). All planters must maintain a minimum inside dimensions of 7-feet by 7-feet, be fully automatically irrigated, and enclosed with 6" concrete curbing on all sides. The overall landscape mix shall include at least five different (minimum 15 gallon size) tree types (genera) throughout the required shading area (staff recommends the landscaping plan include up to 20 percent oak trees). All planter soil surfaces shall be covered with living groundcover within two years of installation. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
- E7. Lighting for the parking lot and maneuvering areas shall be installed and shall be coordinated with the landscaping plan so there is minimal interference between the light standards and required illumination and the trees and required shading. Project lighting shall be provided as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space during business hours and .25 foot-candles 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. On-site

lighting shall be shielded from adjacent parcels and the street, so that the on-site illumination will not shine on to impact the adjacent properties or the street;

- E8. Two attached signs are approved with this application. Additional signage must comply with the City's Sign Ordinance;
- E9. The canopy color on the east and south elevations shall contrast with the building;
- E10. Replace the metal entryway canopy on the north elevation with a canvas (or other durable material) awning of similar proportions to the proposed canopy, with the awning treatment repeated for the adjacent windows, two windows to an awning. The remaining window shall receive a similar treatment on a smaller scale. The awnings should reiterate the color theme for the building, either contrasting colors or complementary stripes, serving as an accent and adding visual interest to the building;
- E11. No vehicle dismantling, except for inspection purposes, is allowed;
- E12. Obtain all required permits, Section 404 Clean Water Act Permit, Mitigation Credits, "NPDES General Permit for Stormwater Discharges Associated with Construction Activity", prior to issuance of grading and building permits;
- E13. The walls of the trash enclosure structure shall be constructed of solid, split face masonry material;

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access without having to open the main enclosure gates.

The trash enclosure facility shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines and shall be automatically irrigated.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size, and orientation of the concrete

apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup.

The minimum dimensions of the concrete apron for a single two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Plan Checker.

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

- E14. The 144-inch circumference heritage manna gum eucalyptus (*Eucalyptus viminalis*), located near the south property line of Parcel 2 shall be preserved. Prior to issuance of grading permits, a 6-foot chain link fence will be installed around the trunk of the heritage manna gum eucalyptus. The fence will be a minimum of 12 feet from the trunk on all sides. There shall be no grade changes or trenching within the fenced area. All roots shall be cut clean. Any roots greater than 2-inches in diameter require inspection by an ISA (International Society of Arboriculture) certified arborist prior to severing;
- E15. The applicant will pave, to the satisfaction of the Department of Public Works, the 75,500 square foot retail area, located directly south of the office/warehouse building. The remainder of the 30± acre storage area will be paved with the Chip-Seal paving method;
- E16. All mitigation measures, shown in Exhibit 1A, shall be fully complied with.

Department of Public Works-Development Services Division

- E17. Construct Morrison Creek Drive with full frontage improvements per City Codes and Standards and to the satisfaction of the Department of Public Works. The construction of Morrison Creek Drive shall be to the center line of the road plus one 12-foot travel lane plus a 2 foot shoulder and it shall match the existing segment of Morrison Creek Drive;
- E18. Street lights are required as part of this project and shall be coordinated with the Electrical Section of the Department of Public Works. The construction of street lights shall be to the satisfaction of the Department of Public Works;

- E19. All gates must be constructed a minimum of 20 feet behind the right-of-way. All gates shall be constructed to open inward into the site;
- E20. The secondary emergency access road gate off Florin-Perkins Road shall be located and constructed a minimum of 20 feet behind the right-of-way. The 20-foot wide emergency access road shall be paved the entire length and width to the satisfaction of the Department of Public Works and the Sacramento City Fire Department;
- E21. Construct a standard driveway for the secondary emergency access road off Florin-Perkins Road to the satisfaction of the Department of Public Works;
- E22. Prior to the issuance of grading permits, provide the recorded dedication document for the 25-foot wide emergency access easement, dedication of same to be approved and signed off by the Sacramento City Fire and Public Works departments.

Department of Utilities

The following conditions shall be satisfied prior to issuance of building permits :

- E23. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Water, sewer and drainage mains shall be extended in Morrison Creek Drive. An off-site water main extension may be required;

Water:

- E24. An existing 12 inch water distribution main on Morrison Creek Drive shall be extended to the easterly parcel line and a public utility easement provided along the property line northerly to the extent of the 12 inch dead-end main located easterly of the parcel in order to maintain a looped system, to the satisfaction of the Department of Utilities;
- E25. Only one domestic water service will be allowed per parcel. Any new domestic water service shall be metered;
- E26. Multiple fire services are allowed per parcel and may be required;

Sewer:

E27. The proposed development is located within County Sanitation District No.1. Meet all County Sanitation District requirements. (Call 875-6820);

E28. Disposal of concentrated wash water and sediment will have to be accomplished in accordance with County guidelines.

Drainage:

E29. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished building pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities;

E30. 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 upon completion of the street frontage. 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). Since the drainage system was designed at .3 cfs/acre, the difference between the design runoff and the pipe system capacity shall be detained on-site.

Grading and Water Quality:

E31. 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 (e.g. water quality pond, vegetated swale, infiltration trench) 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;

E32. 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;

E33. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities;

E34. This project is greater than 5 acres (35± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400;

E35. The applicant must determine if they are required to obtain the State "NPDES General Permit for Stormwater Discharges Associated with Industrial Activity". Applicant shall submit the determination to the Department of Utilities for approval. The submittal must include the applicable Standard Industrial Classification (SIC) Codes which describe the business activities which will be occurring at the facility;

E36. Refer to the California Storm Water Best Management Practice Handbook, March 1993, "Industrial/ Commercial", for acceptable BMP's for post construction urban stormwater pollution control at Industrial and Commercial Projects".

Department of Public Works-Solid Waste Division

E37. Construction waste shall be separated and recycled. Construction materials to target for recycling should include, but are not limited to: scrap metal, wood waste, dry wall, and cardboard;

E38. Recycle automotive fluids. Install state of the art recycling tanks for automotive fluids such as used motor oil, and ethylene glycol. 55-gallon drums are typically used for recycling used automotive filters.

Fire Department

- E39. **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
- E40. **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
- E41. **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
- E42. **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, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3
- E43. **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
- E44. **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 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2
- E45. **Turning radius.** The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3
- E46. **Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provisions for the turning around of fire engines. CFC 902.2.2.4
- E47. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved

accessible locations or areas in order to permit immediate fire department access. CFC 902.4

- E48. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3
- E49. **Fire service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1
- E50. **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 with the Department of Utilities at 264-1430, for flow test required for sprinkler submittal;
- E51. **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 approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants;
- E52. **Fire access** throughout the storage area will be provided via fire access roads, built to city standards, running east-west the width of the storage area at no more than 300-feet apart as well as around the perimeter of the storage area. Primary access will be provided to the storage area through an entrance gate located directly east of the front of the office/warehouse;
- E53. **Emergency access** will be provided at the northeast corner of the site, off Morrison Creek Drive and secondary emergency access will be provided at the southwest corner of the site, via a 25-foot wide emergency access easement running along the south portion of parcels 064-0020-028 and 064-0020-027 (**Note: the parcels on which the emergency access roadway lies are in the County and may be subject to County Roadway Development Standards**). Access to the secondary access easement will be

provided along a 20 foot long driveway off Florin-Perkins Road which then is gated and locked with a KNOX Lock which may be obtained through the Fire Department, contact Trish O'Connell at 264-5863. The east end of the secondary emergency access road will also be gated with a 25 foot wide emergency access gate with KNOX Lock. Applicant must provide the recorded document allowing the 25' wide emergency access easement dedication to exist in perpetuity, to the satisfaction of both Public Works and Fire departments. The entirety of the secondary access road will be constructed to City standards to the satisfaction of the Fire department;

E54. Install a looped hydrant system. The system will require two connections to the main and cannot be a dead end main.

Sacramento Metropolitan Air Quality Management District(SMAQMD)

E55. Comply with the provisions of District Rule 403-Fugitive Dust during all grading and construction operations.

County Sanitation District 1 (CSD-1)

E56. Construction of public collector sewer is required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to all on-site sewer construction;

CSD-1 Advisory

E57. Developing the property will require the payment of sewer facility impact fees. Applicant should contact the Sewer Fee Quote Desk at 875-6679 for sewer impact fee information.