



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

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

Project Name: South Watt Warehouse
Project Number: P07-036
Project Location: 8960 Alder Avenue
Southeast Corner of the Intersection of South Watt Avenue and Alder Avenue
Assessor's Parcel No.: 062-0042-027
Applicant: Sam Nabahani
Action Status: Approved Action Date: 7/10/2008

**REQUESTED
ENTITLEMENT(S):**

A request to construct a new, approximately 14,300 square foot warehouse, on approximately 4.6 acres, within the Light Industrial Review (M-1S R) zone.

ACTIONS TAKEN:

A. Environmental Determination: Exempt, CEQA Guidelines Section 15332; and	Approved
B. Plan Review to construct a new, approximately 14,300 square foot warehouse.	Approved

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: 7/14/2008

By: 
Stephanie Hockman

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary

entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richards Blvd., 3rd Floor, within 10 calendar days of this meeting, on or before 7/21/2008. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Attachment 1
Approved Findings of Fact and Conditions of Approval
South Watt Warehouse (P07-036)
8960 Alder Avenue

Findings Of Fact

A. Environmental Determination: Exemption

On July 10, 2008, based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission found that the Project is exempt from review under CEQA Guidelines **Section 15332, Infill Exemption** of the California Environmental Quality Act Guidelines as follows:

This project consists of a request to construct a new, approximately 14,300 square foot warehouse, on approximately 4.6 acres, within the Light Industrial Review (M-1S R) zone.

The proposed project is consistent with the General Plan and applicable zoning designations, is located within the City limits on a site that is not more than five (5) acres in size and is substantially surrounded by urban uses, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

B. On July 10, 2008, the Planning Commission approved the Plan Review to construct a new, approximately 14,300 square foot warehouse based on the following findings of fact:

1. The proposed project is consistent with the Heavy Commercial and Warehouse requirements of the General Plan and the Industrial requirements of the South Sacramento Community Plan.
2. The facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways as:
 - a. the proposed project has been reviewed by the Development Engineering Division, Utilities Department, Fire Department, and Utilities Department. All issues related to utilities, access, sanitation and drainage have been reviewed; and

- b. the project has been found to meet, or has been conditioned to meet, all applicable city requirements.
3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title as:
- a. the subject site has been reviewed and has been found to adequately accommodate the applicable building coverage and all of the setback requirements; and
 - b. parking spaces for the proposed project are all located on the subject site.
4. Approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that:
- a. the warehouse building will not create negative impacts that will result in the creation of a nuisance; and
 - b. site maneuvering and access have been reviewed and have been found to not cause any negative traffic impacts.

Conditions Of Approval

B. On July 10, 2008, the Planning Commission approved the **Plan Review** to construct a new, approximately 14,300 square foot warehouse subject to the following conditions of approval:

General

B1. The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

B2. The project shall be constructed in substantial conformance to the approved plans.

B3. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.

B4. All rooftop mechanical equipment shall be screened from all views. All vents and protrusions shall be painted to match the roof or walls depending on location. Any mechanical or electrical equipment located on the ground and visible from the street shall be screened.

B5. All building materials shall be consistent with approved plans.

B6. The applicant shall obtain all necessary sign permits.

B7. Final landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval. 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. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

B8. A six-foot high CMU wall shall be constructed along the entire length of the east property line, except through the area which is designated as a drainage easement.

B9. If dumpsters are used, they must be stored inside a trash enclosure or inside the building at all times. The trash enclosure shall be built to the standards in the Zoning Code. They shall not be located in any required setback area (including the required landscaped setback).

B10. The applicant shall pave any outdoor storage areas and screen the area.

B11. The appearance of the building and awnings shall be kept in good condition during the life of the project. The fabric in the awnings shall be replaced as needed in order to keep them in good working order and aesthetically appealing (i.e. they will be replaced if holes or other significant signs of weathering begin to appear).

Fire

B12. All turning radii for fire access shall be designed as 35' inside and 55' outside.

B13. 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 503.2.3

B14. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). Note: Turnaround verified on map. Comment will remain until it's verified at plan check.

B15. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

B16. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

B17. 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.

B18. Provide a water flow test. (Make arrangements at the Permit Center's walk-in counter: 300 Richards Blvd., 3rd Floor, Sacramento, CA 95811)

B19. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)

B20. Provide appropriate Knox access for site.

B21. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

B22. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. City Code that will provide Amendments to Article 9, Section 903, is forthcoming.

B23. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

Development Engineering

B24. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division and the Sacramento County's Department of Transportation. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

B25. The applicant shall dedicate additional right-of-way (if necessary) and construct curb, gutter and sidewalk along Watt Avenue adjacent to the subject

property consistent with Sacramento County's 108-ft right-of-way (half-street only) cross-section (Sacramento County Plate 4-4).

B26. The applicant shall pave the area between the existing edge of pavement and the gutter adjacent to the subject property in preparation for a future travel lane and bike lane on South Watt Avenue. The construction of South Watt Avenue shall be to the satisfaction of the Development Engineering Division and the County's Department of Transportation.

B27. The applicant shall dedicate the property line adjacent to South Watt Avenue as a no ingress/egress rights line to motor vehicles.

B28. The applicant shall dedicate the additional right-of-way necessary to construct Alder Avenue to a City standard 63-ft industrial cross-section. The applicant shall reconstruct the portion of Alder Avenue that is adjacent to the length of the proposed development only. The construction of Alder Avenue shall include a 5-ft sidewalk adjacent to the subject property, 6.5-ft planter and standard curb and gutter, 8-ft parking, 12-ft east-bound travel lane, a west-bound travel lane per County standards and an acceptable shoulder and drainage on the other side of the street. The design and construction of Alder Avenue shall be to the satisfaction of the Development Engineering Division and the Sacramento County's Department of Transportation.

NOTE: The applicant has been made aware that any future development to the rest of the property will trigger the improvement of the eastern portion of Alder Avenue that is adjacent to the subject site.

B29. The applicant shall construct A.D.A. compliant ramp(s) at the corner of the intersection of South Watt Avenue and Alder Avenue adjacent to the subject property to the satisfaction of the Development Engineering Division.

B30. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.

B31. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.

B32. The minimum throat distance for the site driveway shall be 100-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).

B33. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

B34. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).

B35. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

Sacramento Area Sewer District (Formerly County Sanitation District 1)

B36. Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction.

B37. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.

B38. Private sewer service laterals will not be permitted to connect directly to the existing 91-inch or 102-inch diameter interceptor sewer lines along South Watt Ave.

B39. In order to obtain sewer service, construction of both onsite and offsite District sewer infrastructure will be required.

B40. Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.

B41. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

B42. Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Utilities

B43. The property owner/developer shall construct an offsite water main extension of no less than 12-inches in diameter in Alder Avenue to the satisfaction of the DOU. The proposed water main shall be located to the west or north of the centerline of Alder Avenue unless otherwise approved by DOU (Note: A 12-inch water main is located in South Watt Avenue).

B44. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. The point of service shall be at the Alder Avenue right of way.

B45. Per Sacramento City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.

B46. Multiple fire services are allowed per parcel and may be required.

B47. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements.

B48. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

B49. There is an existing storm drain ditch that borders the western (South Watt Avenue) and northern (Alder Avenue) edge of the property that captures offsite storm water runoff which outfalls into Morrison Creek located at the southwest corner of the property. Should the existing ditch be filled, the property owner/developer shall mitigate the volume displaced in the existing ditch. Offsite storm drainage main may be required.

B50. Prior to or concurrent to the submittal of the improvement plans, an onsite 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. It is the responsibility of the applicant to contact the Sacramento County Department of Water Resource (or other agencies) and obtain in writing the 10-year and 100-year HGL in Morrison Creek. The applicant shall field verify if there are existing outfall structures adjacent to the property. New outfall structures to Morrison Creek may be required. The applicant is responsible for obtaining all local, state, and federal permits for discharge into Morrison Creek. (Corps of Engineers, Dept. of Fish and Game, USFWS, etc.)

B51. An on-site surface drainage system is required. The onsite system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. Finished floor elevations shall be a minimum of 1.2 foot above the 100-year HGL and 1.50 feet above the local controlling overland release elevation. 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).

B52. The proposed project is located in the 100-year floodplain, designated as an AE zone (base flood elevation (BFE) at 46.0 and 47.0 feet) on the latest Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMS). All new commercial structures shall be constructed with the lowest floor, a minimum of 1.2 feet above the BFE. An elevation certificate will be required with the building permit application and before final inspection. Structures built with the lowest adjacent grade at or above the BFE shall apply to FEMA for a Letter of Map Revision (LOMR) to remove the structure from the Special Flood Hazard Area.

B53. This project is greater than 1 acre in size; 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 www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

B54. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

B55. 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.

B56. 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, both source control and on-site treatment control measures are required. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Specific source controls are required for (1) vehicle and equipment fueling areas, (2) loading/unloading areas, (3) outdoor storage areas, (4) outdoor work areas, (5) vehicle/equipment wash, repair and maintenance areas, and (6) waste management areas. 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 Design Manual" dated May 2007 for appropriate source control measures. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

Sacramento Regional County Sanitation District (SRCSD)

B57. Prior to approval of the Final Map, improvement and utility plans shall be submitted to SRCSD for review and approval. A SRCSD signature block must be included on the submitted improvement plans.

B58. The improvement plans shall clearly delineate and identify existing SRCSD easement, interceptor, and facilities.

B59. Direct lateral connections to the SRCSD interceptor system shall not be allowed.

Advisory Notes

Sacramento Area Sewer District (Formerly County Sanitation District 1)

1. Should additional buildings or sewer sources be later constructed on these parcels, additional sewer service laterals may be required. District policies require that each parcel and each building with a sewage source have a separate connection to the District sewer system.

2. Proposed sewer connection from the project site will be at the existing 12-inch stub out from the 102-inch interceptor line along South Watt Avenue. Caution must be taken to protect the existing interceptor and the existing stub, while making the connection.

3. Collector sewer design and construction may qualify to participate in future reimbursement (as in-lieu fee) from adjacent landowners. Prior to initiating design of any sewer facility, contact the District for details. It will be necessary to schedule a meeting to discuss reimbursement requirements with appropriate District staff prior to any design. Failure to strictly comply with the District Ordinances may jeopardize all sewer reimbursement.

4. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Parks

5. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$2,145. This is based on 14,300 square feet at the industrial rate of \$0.15 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Utilities

6. 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 fire suppression systems.

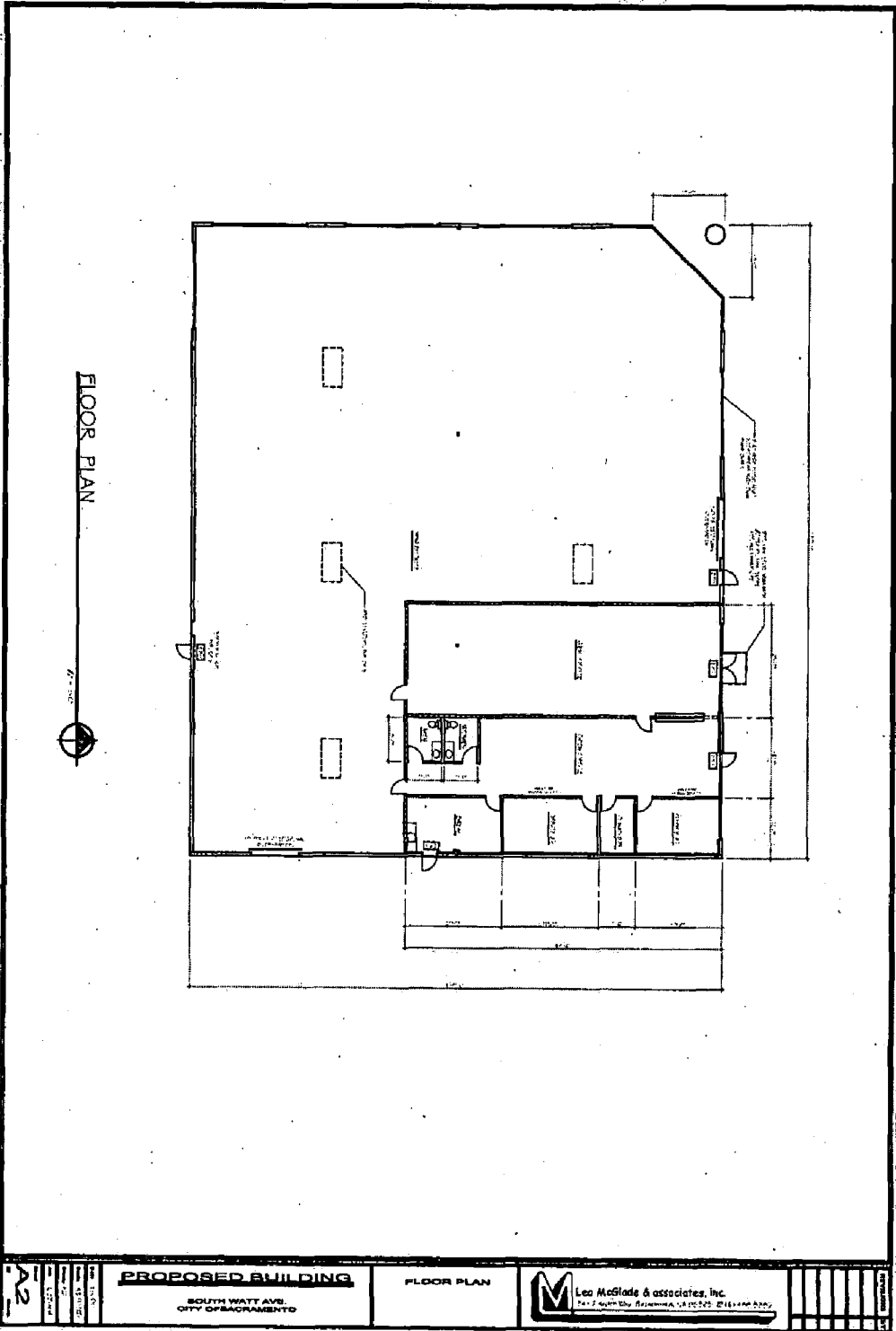
Sacramento Regional County Sanitation District (SRCSD)

7. SRCSD manholes are classified as confined spaces. Access to, and any modifications of SRCSD facilities shall require an approved Access Request and may require the submittal of a permit-required confined space operating procedure before entry shall be permitted. All proposed modifications to SRCSD facilities shall be submitted to SRCSD for approval prior to beginning work.

8. Developing this property will require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant shall contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

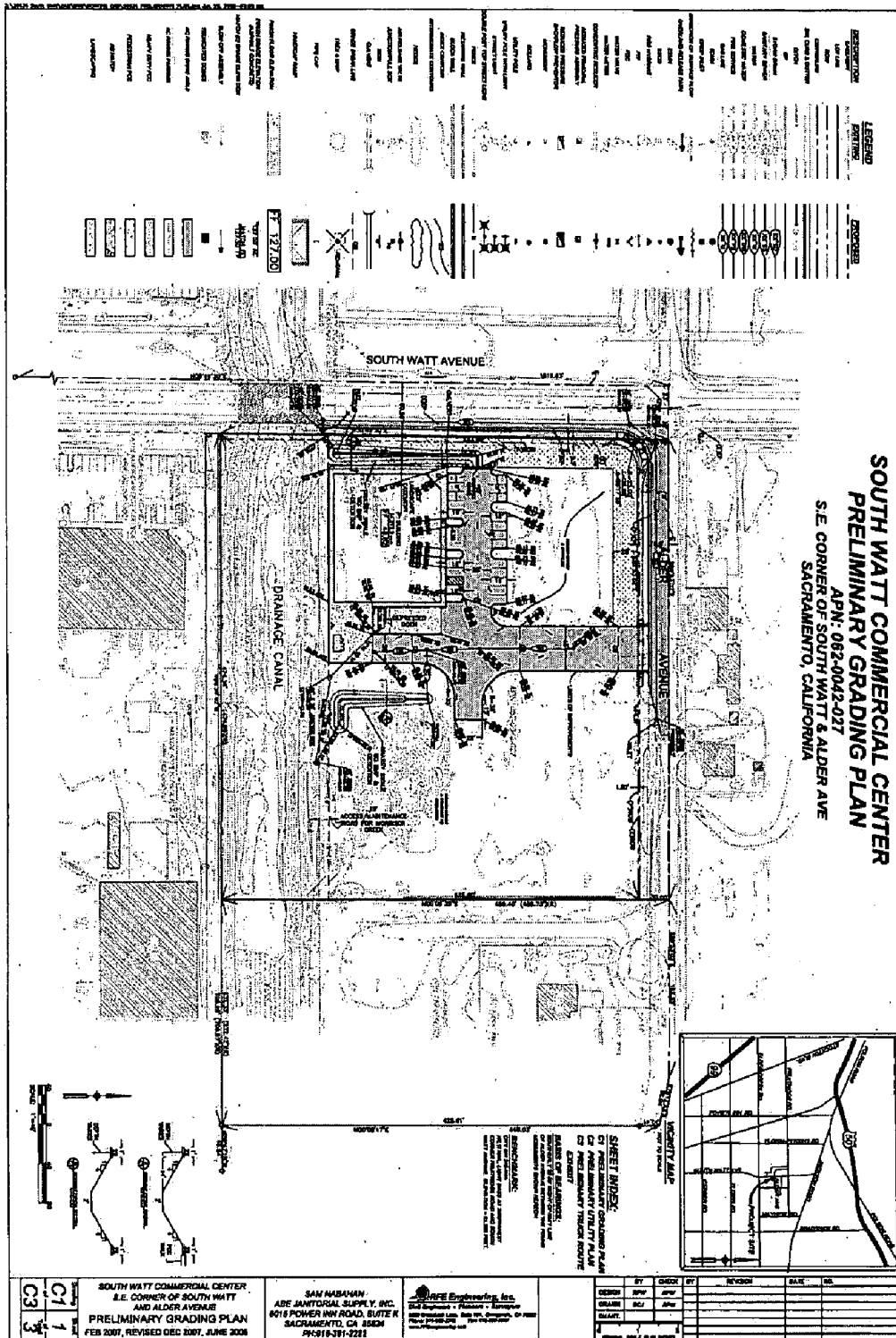
9. SRCSD will issue a sewer permit to connect to the system if it is determined that capacity is available, and the subject property has met all other requirements for service and approval. SRCSD does not guarantee capacity; the process to connect to the SRCSD system is on a "first come, first served" basis. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of appropriate fees.

Exhibit 1B – Floor Plan



10/15/01

Exhibit 1G – Preliminary Grading Plan





SACRAMENTO CITY PLANNING DIVISION

300 Richards Blvd., Third Floor, Sacramento, CA 95811
(916) 808-5656 x3

Application taken by: Jamie Broker / Date: 03/05/07

Project Location: 8960 Alder Ave. SE Corner of S. Watt & Alder Ave.
Assessor's Parcel No.: 062-0042-027
Owner: Hussein & Waleed Nabahoni
Address: 6015 Power Inn Rd. # K
Applicant: Sam Nabahoni
Address: 6015 Power Inn Rd. # K Sacramento, CA 95824

**REQUESTED
ENTITLEMENT(S):**

- A.) **Environmental Determination:** Exempt, CEQA Guidelines Section 15332
- B.) **Plan Review:** to construct a new, approximately 14,300 square foot warehouse, on approximately 4.6 acres

ACTIONS TAKEN: A-B approved

Sent to Applicant: Sam Nabahani
Date: 08/22/08

By: Sharon Shurtleff

Customer Service Representative

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Original to Applicant
Copies: File & Permit Book

P07-036



Development Services
Department

CITY OF SACRAMENTO
CALIFORNIA

300 Richards Blvd., Third Floor
Sacramento, CA 95811
Phone: 916/808-5656 x3

Date: 08/22/08

Sacramento County Assessor
Real Property Support
3701 Power Inn Road #3000
Sacramento, California 95826-4329

RE:062-0042-027

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

A.) **Plan Review:** to construct a new, approximately 14,300 square foot warehouse, on approximately 4.6 acres

Yours truly,

Sharon Shurtleff
Customer Service Representative

Cc: Hussein & Waleen Nabahani

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.

P07-036