36.1

Supplemental Material

For

City of Sacramento

City Council
Financing Authority
Housing Authority
Redevelopment Agency

Agenda Packet

Submitted: July 22, 2008

For the Meeting of: July 22, 2008

☐ Additional Material
☒ Revised Material

Title: Councilmember Call-up of the Planning Commission Decision of Budget Inn Conversion (P07-167)

Two revised Resolutions approving a Special Permit to convert a motel into a 75 unit residential hotel (SRO) are attached. One shows the changes that were made and one shows the final Resolution staff would like the Council to adopt. Revisions include: changes in the wording for condition **B7.4**; a revised condition **B58** which requires the applicant to work with the Police Department on operation issues, including safety, security and management policies (this language was previously found in condition **B59**); a revised condition **B59** relating to security guards (language previously found in condition **B59**); condition **B60** related to the tenant move-in schedule (language previously found in condition **B59**); renumbering of pay phone condition from **B58** to **B61**: and the addition of condition **B62**, the Good Neighbor Policy, with language previously found in old condition **B59**. No changes were made to the exhibits.

Please include this supplemental material in your agenda packet. This material will also be published to the City's Internet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604, (916) 808-7200.

RESOLUTION NO. 2008-_____

Adopted by the Sacramento City Council

APPROVING THE SPECIAL PERMIT TO CONVERT A MOTEL IN TO A 75 UNIT RESIDENTIAL HOTEL (SRO) (P07-167)

BACKGROUND

A. On June 12, 2008, the City Planning Commission conducted a public hearing on the project and approved all project entitlements. Within the time limits specified in the Zoning Code, the project entitlements approved by the Planning Commission were called-up by Councilmember Hammond.

B. On July 22, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 17.212.030 and 17.200.010(C)(2)(a, b, c, and d)(publication, posting, and mail) and received and considered evidence concerning the Project.

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the Budget Inn project, the City Council approves the Special Permit based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. Environmental Determination: In ~~accordnance~~accordance with Sections 15301 (Existing Facilities) and Section 15303 (New Construction or conversions of Small Structures) of the CEQA Guidelines this project is ~~exemept~~exempt from the provisions of CEQA.

B. Special Permit: The Special Permit to convert a former motel into a74 unit residential hotel and a manager's unit (75 units total) is approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that Residential hotels are permitted under the zoning designation for the site and the prior residential motel use is similar to the proposed residential hotel use. In addition, staff finds that the proposed project is appropriate because it provides for a housing type not found in this area of the City and helps the City address homeless issues by creating supportive housing in accordance with the Housing Element identified housing needs and goals.

2. The proposed use would not be detrimental to the public health, safety

and welfare, nor result in a public nuisance because the proposed project has been designed to include measures to minimize impacts of the residential hotel operations on adjacent uses. The applicant and staff worked diligently with the Police Department, community groups, and residents adjacent to the project site in order to insure that it is properly designed, conditions are imposed relating to its operations, and the property is properly managed with an on-site manager to ensure that its residents will have a minimal impact on adjacent properties.

3. The proposed use is consistent with the land use policies of the General Plan and the Broadway-Stockton Special Planning District, and the objectives of the City of Sacramento General Plan Housing Element to provide supportive housing and services for the homeless and persons with disabilities.

4. The proposed project is consistent with the City and County Ten Year Plan to End Chronic Homelessness because it will provide affordable housing for extremely low income and homeless people.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

B. Special Permit: The Special Permit to convert a former motel into an approximately 74 unit residential hotel and a manager's unit (75 units total) is approved 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. The applicant shall obtain all necessary sign permits.

B5. The proposed project shall meet all of the Design Review conditions from file DR07-405.

B6. Residential hotel units shall be occupied by no more than two people.

B7. A separate dead bolt and latch lock or a commercial-grade lockset connected to a card-key system shall be provided for all units.

B7.1 Graffiti removal shall be subject to City Code Section 8.24.040. Applicant shall attempt to address graffiti removal within 24 hours of being notified of its existence barring no unusual circumstances which would require longer period to remove.

B7.2 Property management shall be responsible for ensuring that the premises and immediate surroundings are free and clear of shopping carts.

B7.3 The owner/operator shall provide an annual report back to the City Council regarding the operations and management of the residential hotel at this location. This report back may be included with SHRA's annual report to City Council on Residential Hotels."

B7.4 The management and social services plan shall ensure that if eviction is necessary, case workers staff shall use best efforts to diligently find alternatives to housing for the tenant. To the extent lawful the tenant shall not be discharged to the street (i.e. Stockton Boulevard) without alternatives.

Development Engineering

B8. Construct standard subdivision improvements as noted in these conditions pursuant to section16.48.110 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. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

B9. The existing driveways shall be reconstructed (if necessary) to City Standards to the satisfaction of the Development Engineering Division. Round corners are not standard for driveways within the City.

B10. The minimum throat distance for all site driveways shall be 25' (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).

B11. The site plan shall conform to A.D.A. requirements in all respects.

B12. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

Utilities

B13. Only one domestic water service is allowed per parcel. Any new domestic water service shall be metered. Excess domestic water service shall be abandoned to the satisfaction of the Department of Utilities. (Note: There is an existing 8" water main in Stockton Blvd.)

B14. The proposed project is located within the County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.

B15. The lot shall be graded so that drainage does not cross property lines.

B16. 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.

B17. If there is grading and the total paved area is greater than 6000 square feet, then an onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).

B18. If there is grading and the total impervious area is greater than one acre, then both source control and an onsite treatment control measure is required for the project. Onsite treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages. Refer to the "Guidance Manual for On-Site Stormwater Quality design Manual", dated May 2007, for appropriate source control and onsite treatment control measures.

Fire

B19. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access. If the property currently has one in place, provide proof.

B20. Vehicle gates shall have a minimum clear access width of 20' for singe and 16' each side for split gates. Electrically operated gates shall be equipped with a Key override (Knox) and Radio operated controller (click to enter). Man gates shall be a minimum of 4' in width.

Sacramento Area Sewer District (Formerly County Sanitation District 1)

B21. Connection or reconnection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction.

B22. 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 District public sewer line.

B23. Sewer service shall continue to be provided by District infrastructure to the existing sewer service laterals. Required modifications, if any, shall be to the satisfaction of the District.

Police

Lighting

B24. Exterior lighting levels of the parking lot, corridors and common areas shall minimally be maintained at 1.0 f/c. In any case where IESNA security lighting standards are higher, lighting levels shall be increased to meet those standards. All other interior and exterior areas shall minimally meet IESNA security lighting standards.

B25. Exterior lighting shall minimally have a minimum to average uniformity ratio of 4:1.

B26. All exterior lighting fixtures shall be vandal resistant.

B27. Fixtures in parking lots, along walkways, in common exterior areas and around buildings shall be a full cut-off design to eliminate glare and light trespass. These exterior lights shall be either Metal Halide or Induction lamps that provide for accurate color rendition and clear recognition of threats. Incandescent or compact fluorescent bulbs may be used for individual porches.

B28. The lighting plan shall be coordinated with the landscaping plan to ensure that there are no conflicts. The lighting plan shall be capable of meeting the minimum lighting level standards from the time of planting through the time of landscaping maturity.

B29. All exterior lighting shall be controlled by a photocell and remain on during all hours of darkness or diminished light.

Landscaping

B30. The landscaping plan must be coordinated with the lighting plan and video surveillance plan in order to ensure that lighting standards are met and the video cameras are not blocked from the time of initial planting through complete landscape maturity. There also must be an ongoing landscape maintenance plan.

B31. 3-8 Rule: Shrubs shall be maintained to a height no taller than three feet and trees shall be brushed up to at least eight feet. To avoid additional maintenance, trees and shrubs that naturally meet these requirements should be considered.

Fencing & Gates

B32. The entire property shall be fenced and gated, maximum height of the fence shall not exceed 7' inclusive of security topping (i.e. wrought iron spikes). Fencing along the north south and west shall be wrought iron, however, fencing that separates adjacent residential properties (east) shall be masonry and not exceed

7' in height inclusive of security topping (i.e. wrought iron spikes). In the event that construction of a masonry wall is not feasible (due to an easement, water main or other event that is out of the applicant's control), a solid wood fence may be installed subject to the satisfaction of the Planning Director. All iron fencing shall be of commercial grade.

B33. No type of privacy screening shall be attached to wrought iron fencing.

B34. A Knox Box shall be provided at the front entrance that contains gate keys for Police and Fire Department personnel.

B35. All gate emergency exit systems shall be approved by the Fire Department.

Addresses

B36. There shall be positioned at the vehicular entrance to the complex an illustrated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. It shall also include location of all common spaces such as laundry rooms, recreation rooms, computer lab etc. The illuminated diagrammatic representation shall be protected by the use of a vandal resistant cover and shall be maintained in good working order.

B37. The numerals on the main building shall be a minimum of 6" in height and easily visible to all approaching vehicular and pedestrian traffic.

B38. Each individual unit within the complex shall display a prominent identification number on or adjacent to the front door. Numbers shall not be less than 4" in height.

B39. All address numbers shall be illuminated during hours of darkness and shall be of a contrasting color to the background to which they are attached.

Identification, Directional, and Informational Signage

B40. The property shall be properly posted per 602(k) PC allowing the Sacramento Police Department to be an authorized agent to assist in enforcing trespassing violations.

B41. The property shall be properly posted per 22658 CVC which allows agents of the property to remove / tow unauthorized vehicles.

B42. The manager's apartment and office shall be clearly identified with a sign.

B43. All common rooms / buildings shall have a unit number and be identified with a sign indicating what the function of the room or building is.

B44. Signs shall be posted at the main office that display basic facility rules such as business hours and visitor policies.

B45. A sign that states that no cash is kept on site shall be posted at the main office.

Alcove Staircases

B46. The two existing staircases that are in recessed alcoves shall be illuminated minimally to a foot candle level that is at least double to that of the adjacent area.

Alarm System

B47. A monitored and City permitted alarm system shall be installed at the facility. Minimally, the system shall include:

a. Burglary alarming of all facility office areas and all facility common areas such as the laundry room, storage rooms, recreation rooms, computer lab, etc.

b. Panic alarms at the front office where residents & visitors check in.

c. Locally monitored audible alarms shall be installed on any and all emergency exit gates located on the facility's perimeter. These audible alarms shall always be active.

Video Surveillance

B48. A Digital Video Recording (DVR) system shall be installed that has a minimum recording capacity of 30 days. The DVR system and all archived video shall be located in a locked and secure area that is accessible only to management staff.

B49. The system shall be capable of copying hard drive images to DVD's without taking the system off-line.

B50. Minimum archiving of DVD's shall be one year.

Management and Maintenance Requirements

B51. Per Section 17.24.050 (75) (D), buildings and premises, including paint, siding, roofs, windows, fences, parking lots and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris and abandoned vehicles.

B52. The project shall have management staff that resides onsite that has training consistent with the good neighbor policy.

B53. The owner/operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff. The signage shall be subject to review by the Planning Director.

B54. The owner/operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.

B55. The owner/operator shall establish and conduct a regular program of routine maintenance for the property. Such a program includes common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuously. The owner/operator repaints or retreats all painted or treated areas at least once every eight years, provided that the planning director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is

appropriate, given the nature of the materials used or other factors. The program is subject to review and approval by the Planning Director.

B56. The owner/operator shall keep landscaping and irrigation in a healthy and serviceable condition.

B57. The owner/operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforces rules related thereto.

B58. The owner/operator shall work with the Police Department on the following areas of site operation:

1. Operation and supervision of laundry room, computer lab, and other common areas.

2. Safety and security, including the video recording and monitoring of common areas, including timely Police Department access to recordings relevant to an on-going investigation.

3. Management policies, such as:

   a. Training of management staff - All on-site managers, and any assistant managers who fill in, shall minimally meet the standards of the Rental Housing Association (RHA) of Sacramento as is outlined in their 5 day "Apartment Management Training Program". This comprehensive training includes detailed instruction on: tenant screening (i.e.: criminal history checks, credit checks & background checks), rental agreements, fair housing laws, customer service, rents & deposits, and dealing with problem tenants, dealing with criminal activity and processing evictions;

   b. Management staff availability;

   c. Written "Management Rules and Procedures" for management and staff, including a plan for prompt response to disturbances and nuisance activities, cash management, and an emergency plan;

   d. Written "House Rules" for tenants;

   e. Vehicles.

B59. At the time of occupancy, the applicant shall provide a minimum of one uniformed security guard on site from 6 pm to 2 am seven days a week. After the initial six month operation, if the Police Department determines that significant negative and/or criminal activity is occurring at the site, the Police Department may recommend to the applicant that one or more security guards continue to be employed at the site. If the applicant disagrees with this recommendation, the Special Permit shall be set for hearing before the Planning Commission for consideration of a condition to require the owner/operator to employ uniformed security guards as needed to address the negative/criminal activity. Uniformed security guards shall meet the requirements of section 7582

of the Business & Professions Code and be on the approved City of Sacramento list.

B60. Initial tenant move-in shall be spread over a period of no less than four months.

Payphones

B61. No payphones shall be allowed on the premises.

Good Neighbor Policy

B62. The applicant shall work cooperatively and collaboratively with the Police Department and Community Relations Committee to develop a Good Neighbor Policy to help ensure that the project is managed and operated professionally and effectively to maintain a positive and mutually beneficial interface with surrounding neighborhood and to minimize conflicts and nuisance-producing activities. The Community Relations Committee shall be composed of representatives of the neighborhood residents and neighborhood associations including, but not limited to, Tahoe Park, Colonial Heights, Fruitridge Manor and Lawrence Park; the Stockton Boulevard Partnership and businesses located between 14th Avenue and Fruitridge Road; the Police Department; service provider staff; and Mercy Housing staff.

The applicant shall provide the Planning Director with the Good Neighbor Policy or status report on the development of the Good Neighbor Policy prior to issuance of building permits. If the Good Neighbor Policy is not complete prior to the issuance of building permits, the applicant shall provide the Planning Director with monthly status reports. The applicant shall make reasonable efforts to have the Good Neighbor Policy in place prior to the issuance of the Certificate of Occupancy.

The Community Relations Committee shall meet on a monthly basis during the first initial 6 months of operation and quarterly thereafter. The Community Relations Committee meetings shall be noticed to the properties located within 500 feet of the subject property.

The Good Neighbor Policy shall address, at a minimum, the following issues:

1 Access, fencing, and vehicle and pedestrian gates.

2. Adequate bicycle parking facilities to meet demand.

3. Compliance with Police conditions.

~~*Payphones*~~

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~~*Good Neighbor Policy*~~

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~~1 Access, fencing, and vehicle and pedestrian gates.~~

~~2. Adequate bicycle parking facilities to meet demand.~~

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~~4. Safety and security, including:~~

~~a. Video recording and monitoring of common areas, including timely Police Department access to recordings relevant to an on-going investigation;~~

~~b. Use of uniformed private security guards: At the time of occupancy, the applicant shall provide a minimum of one uniformed security guard on site from 6 pm to 2 am seven days a week. After the initial six month operation, if the Police Department determines that significant negative and/or criminal activity is occurring at the site, the Police Department may recommend to the applicant that one or more security guards continue to be employed at the site. If the applicant disagrees with this recommendation, the Special Permit shall be set for hearing before the Planning Commission for consideration of a condition to require the owner/operator to employ uniformed security guards as needed to address the negative/criminal activity. Uniformed security guards shall meet the requirements of section 7582 of the Business &~~

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~~5. Management policies, such as:~~

~~a. Training of management staff – All on-site managers, and any assistant managers who fill in, shall minimally meet the standards of the Rental Housing Association (RHA) of Sacramento as is outlined in their 5 day "Apartment Management Training Program". This comprehensive training includes detailed instruction on: tenant screening (i.e.: criminal history checks, credit checks & background checks), rental agreements, fair housing laws, customer service, rents & deposits, and dealing with problem tenants, dealing with criminal activity and processing evictions.~~

~~b. Management staff availability;~~

~~c. Written "Management Rules and Procedures" for management and staff, including a plan for prompt response to disturbances and nuisance activities, cash management, and an emergency plan;~~

~~d. Written "House Rules" for tenants;~~

~~e. Vehicles.~~

~~6. Initial tenant move-in shall be spread over a period of no less than four months.~~

Advisory Notes

Parks

1. 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 $12,664. This is based on 37,246 sq. ft at the commercial rate of $0.34 per sq. ft. 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.

Building

2. This project is change of occupancy from occupancy group R-1 to occupancy group R-2 as defined by 2007 CBC, Chapter 3, Section 310. According to section 3406, this building is required to comply with the requirements of 2007 CBC for R-2 occupancy group such as:

    a. Fire Resistance Rating for building elements based on Fire Separation Distance,
    b. Maximum Allowable Area for existing building
    c. Maximum Area of Exterior Openings.
    d. Fire Partitions are required per section 708.1(2).

3. Based on available information this project is going to be publicly funded and according to section 1111B.5, is required to comply with 1134B for Accessibility of Existing Buildings.

Utilities

4. 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.

5. The proposed project is located in the Flood zone designated as Zone X on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within Zone X, there are no requirements to elevate or flood proof.

Fire

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

7. 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.

8. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (503.2.3)

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

10. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

11. Provide a water flow test. (Make arrangements at 300 Richards Blvd., 3rd Floor, Sacramento, CA 95811)

12. Provide appropriate Knox access for site.

13. 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.

14. 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.

15. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.

Police

Landscaping

16. Vines, shrubs or other materials should be placed on the wall along the east side

of the property to deter graffiti.

17. Hostile Plants: Certain plants (such as those with thorns) can be used to defend space and discourage trespassing. These hostile plants should be considered along some of the perimeter fencing and the trash enclosures.

Public Art

18. Public art should be utilized to enhance the atmosphere of the facility and create a positive perception. If public art is planned or proposed at this location, the applicant is strongly encouraged to involve the residents and people from the local neighborhood in the design and utilize the Art in Public Places process. Establishing ownership of the project will ensure that the area will be better maintained.

19. Murals or other art should be considered to cover large blank walls that often attract graffiti.

20. Murals should also be considered to cover objects like utility cabinets that often get tagged.

Public Bathrooms

21. Inside Buildings: Bathrooms should be located as near the main public entrance as possible. Entrances to the bathrooms should be in constant view of employees when possible. If unable to be within constant view, they should be in high activity areas. The required bathroom design is a maze entry that has no doors or doors that remained locked open during operational hours.

22. Exterior: Bathrooms should be located as near the main public entrance as possible. Entrances to the bathrooms should be in constant view of employees when possible. If unable to be within constant view, they should be in high activity areas. The required bathroom design is a maze entry that has doors that are locked open during business hours. Exterior privacy screens shall not be used.

23. Stand Alone: Bathrooms should be located in areas of high activity. Doors shall be oriented to face the areas that provide the most eyes-on. The required bathroom design is a maze entry that has exterior doors that are locked open during business hours. Exterior privacy screens shall not be used. Bathrooms that are self locking and self cleaning should be considered.

Safe

24. A drop safe should be installed at the main office that has minimum rating of "TL-15" or class "C".

Urban Forest Services

25. To improve tree canopy coverage west of new community building and the hotel, consider revising lawn area shown west of existing hotel building and eliminating three accent trees near new community building to make space for two large canopy trees.

26. Consider eliminating Platanus; this genus is over planted and susceptible to anthracnose, canker stain and powdery mildew). Good replacements would be October Glory Maple or Shumard Oak.

27. Specifying Pistacia chinensis 'Keith Davey' cultivar will reduce the likelihood of verticillium wilt problems.

28. All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads with 3' radius nozzles installed 30" to 40" from center trunk line. Other irrigation designs may be approved pending City Landscape Architecture department and Urban Forest Service review.

29. All trees are to be planted in a gradual mound 2" to 3" above the surrounding grade and mulched with wood chips (playground fiber or coarser) to a depth of approximately 3". The plans should be revised to show turf, groundcover or shrubs planted within 4' of any parking lot or City tree trunk.

30. Consider revising the plan to show a12' to 15' long turf free planter section for each park strip tree along Stockton Blvd.

Sacramento Area Sewer District (Formerly County Sanitation District 1)

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

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