

**DIRECTOR(S)**

**Bruce Monighan**, Design Director,  
**Sean de Courcy**, Preservation Director  
**Kevin Colin**, Zoning Administrator

**CITY STAFF**

**Jordyn Tanaka**, Administrative Technician

**Agenda**  
**Director Hearing**

Published by the  
Community Development Department  
(916) 264-5011

**Thursday January 29, 2026**  
**1:00 p.m.**

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**1. Preferred Pump (DR24-216) (Noticed 1/09/2026) [Continued from 1/22/2026]**

Location: Unaddressed Northwest corner of Dry Creek Road and Claire Avenue;  
APN(s): 215-0250-015-0000; (District 2)

Entitlements: **Item A.** Mitigated Negative Declaration (MND); **Item B.** Site Plan and Design Review to construct a warehouse with a deviation to omit the 6-foot masonry wall bordering residential uses on an approx. 7.2-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area; **Item C.** Tree Permit for the removal of five (5) City Trees

**Contact:** Sarah Scott, Assistant Planner, (916) 808-2688,  
[SScott@cityofsacramento.org](mailto:SScott@cityofsacramento.org)

**2. 8<sup>th</sup> Avenue Tentative Condominium Map (Z25-059) (Noticed 1/16/2026)**

Location: 6455 8<sup>th</sup> Ave; APN(s): 015-0083-028-0000; (District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities; and **Item B.** Tentative Condominium Map to create two airspace units within a residential building on a 0.08-acre lot within the Single-Unit Dwelling (R-1) zone. The currently vacant lot has a separate SB9 approval to construct a residential building (file # IR25-014). There are no proposed physical changes to the site with this application.

**Contact:** Danny Abbes, Associate Planner, (916) 808-5873,  
[DAbbes@cityofsacramento.org](mailto:DAbbes@cityofsacramento.org)



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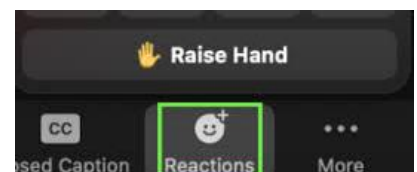
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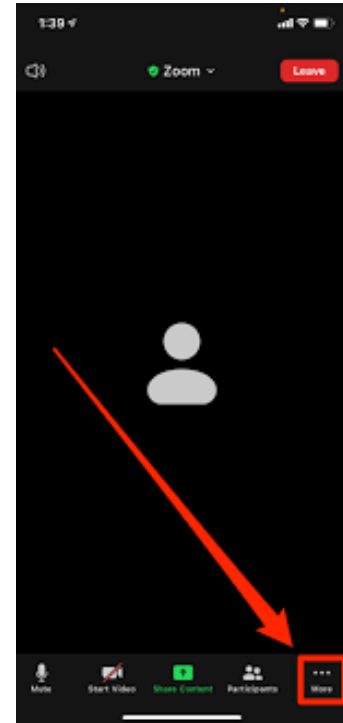


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**CITY OF SACRAMENTO COMMUNITY  
DEVELOPMENT DEPARTMENT  
DIRECTOR HEARING**  
300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

**STAFF RECOMMENDATION**

Staff recommends the Design Director approve with conditions the Site Plan and Design Review to construct a warehouse with a deviation for the 6-foot-high solid wall on an approx. 7.2-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area for the project known as file **DR24-216**. Draft Findings of Fact and Conditions of Approval for the project are included below.

**REQUESTED ENTITLEMENTS**

- A. Environmental Determination: a Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Sections 15000 et seq. of the California Code of Regulations), the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento, and the Sacramento City Code.
- B. Site Plan and Design Review to construct a warehouse with a deviation to omit the 6-foot-high solid wall on an approx. 7.2-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area
- C. Tree Entitlement for the removal of five (5) City Trees.

**PROJECT INFORMATION**

Location:	Unaddressed; NW Corner of Dry Creek Rd & Claire Ave., Sacramento, CA 95838
District:	2
Assessor's Parcel Number:	215-0250-015-0000
Applicant:	Luke Risner, Precision Civil Engineering, Inc. 1234 O Street, Fresno, CA 93721
Property Owner:	Lyne Realty Limited Partnership 2201 Scott Ave., Fort Worth, TX 76103
Project Planner:	Sarah Scott, Assistant Planner, (916) 808-2688
General Plan Designation:	Employment Mixed Use
Community Plan Area:	North Sacramento
Zoning:	Light Industrial Zone (M-1S-R)
Design Review Area:	Citywide SPDR
Existing Land Use of Site:	Vacant

### Surrounding Zoning and Land Use:

North:	(M-1S-R)	Single-Unit Dwelling
South:	(M-1S-R)	Single-Unit Dwelling
East:	(M-1S-R)	Single-Unit Dwelling
West:	(R-1)	Single-Unit Dwelling

### Site Information:

Existing Property Dimensions:	528' width, 660' depth; Approx. 8.00 acres
Topography:	Flat
Street Improvements:	Conditioned as part of this approval
Utilities:	Existing

### **ATTACHMENTS**

Exhibit A: Project Plans  
Exhibit B: Arborist Report  
Exhibit C: Mitigation Monitoring and Reporting Plan (MMRP)  
Exhibit D: Community Letter

### **PROPOSED PROJECT AND ANALYSIS**

#### Background

The project site consists of an existing vacant parcel of approx. 8.00-acre parcel located within the North Natomas Community Plan Area. The site is surrounded by residential and industrial uses. All properties immediately abutting the subject property are zoned Light Industrial (M-1S-R). The applicant is proposing to construct an approx. 40,500 sqft. warehouse building with office space. The majority of the site will be paved for outdoor storage and has an associated drainage basin.

#### Site Plan and Design Review

Site Plan and Design Review is required for the project to ensure compliance with applicable development standards and design guidelines. The project is in the Light Industrial Zone (M-1S-R) and Citywide Design Review Area. The proposed project complies with all of the applicable development standards of the M-1S-R zone with the exception of providing the masonry wall required on all property lines bordering residential uses and zones.

#### *Masonry Wall Deviation*

This project is required to comply with Sacramento City Code Section 17.620.120.A.1 which requires that, "a development, improvement, or use of a site for other than residential purposes shall provide a minimum 6-foot high solid wall of masonry, brick, or similar material along all property lines which abut a residential zone or use." The property to the north of the subject site and the two properties bordering the east of the subject site contain single-unit dwellings. To fully comply with this requirement, the applicant would be required to construct the solid masonry wall along roughly 640' of the 660' north property line and along roughly 480' of the 528' east property line.

The minimum 6-foot high solid wall of masonry is intended to separate residential and nonresidential uses. The three properties directly abutting the subject property all contain single

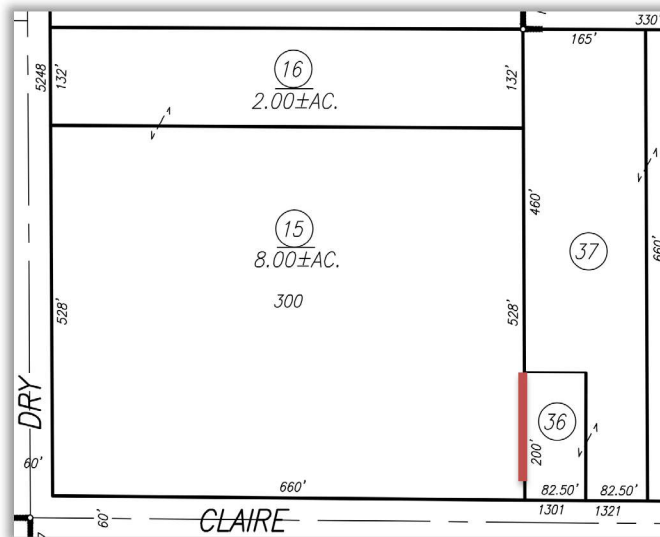


unit dwellings despite being zoned Light Industrial (M-1S-R). This is considered an existing nonconforming use.

The property to the north of the subject site (5248 Dry Creek) will be sufficiently removed from any industrial activities by the proposed detention basin. The detention basin runs the entire length of the existing home, and the rear of the property is fenced off and used for storage. The back portion of the property abuts a truck terminal/storage use.

As shown in figure 1 below, there are two properties to the east of the subject site containing single unit dwellings. One property (1321 Claire Ave) is irregularly shaped and shares the 328' of the eastern property line. The entire portion of the property that is shared with the subject site is either vacant or used for storage of agricultural equipment/vehicles. The existing home is not adjacent to any portion of the subject site. Instead, 1301 Claire Ave is a buffer between the subject site and 1321 Claire Ave.

Figure 1: Assessor's Map



The applicants are proposing to construct the 6' masonry wall along the rear approximately 150' of shared property line of 1301 Claire Ave. The wall will end at the front setback of the existing home (approximately 50' from the right of way) to comply with Sacramento City Code Section, 17.620.120.A.2, "The wall shall not extend into any front yard or street side yard setback area, or beyond the required setbacks of the abutting residential zone or use."

Additionally, for all property lines the subject site shares with other parcels, the applicants are proposing a line of cypress trees to reduce any air pollution and for a visual separation of uses. The applicants have also located the proposed building in the southwest corner of the site, as far away from the existing residential uses as is possible.

### Architectural Analysis

This project must comply with standards listed within the Citywide Industrial and Business Park Design Guidelines. These guidelines are meant to encourage high-quality development that protects and enhances property values and community economic viability. Overall, the guidelines are intended to encourage consistent design while allowing for variety and innovation.

The proposed development complies with these standards in that the warehouse building, large by its nature, is visually broken up so as not to appear overwhelming from street views. The entrance is clearly identifiable from the street to create a welcoming space for both visitors and passersby. Additionally, the proposed development includes generous landscaping, from the cypress trees along two of the property lines to the large setback with landscaping.

#### *Tree Permit*

The applicant is also requesting a tree permit to remove five (5) City Trees. These trees are proposed for removal as they conflict with right-of-way improvements conditioned by Public Works. They do not meet the definition of private protected trees and otherwise could have been removed without permit if not for being located in the public right-of-way. The right-of-way improvements will bring a sidewalk and street lighting along the entire width and length of the parcel. The applicants propose to plant additional trees in the proposed planting strip.

#### *Staff Recommendation*

Despite the deviation to omit the 6' masonry wall along the majority of the shared property lines, the design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design of the project will not impact the adjacent residential dwellings. The proposed development has successfully broken up the visual mass of the warehouse building and mitigated affects to neighboring properties through landscaping.

Staff supports the deviations since: 1) the proposed development complements and is consistent with the surrounding development and 2) the deviation will not create a detriment to the community as a buffer between uses is being proposed.

#### **PUBLIC COMMENTS**

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on Thursday, January 29, 2026. Neighborhood associations that were notified for the hearing include Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Robla Neighbors United, Robla Park Community Association, and North Sacramento Chamber Of Commerce. As of the drafting of this report, staff has received one letter of opposition from a neighbor. Staff has also received one phone call from a neighbor also stating their opposition due to concerns with potential noise and traffic on Claire Avenue, which is a dead-end street.

#### **Environmental Considerations:**

A Mitigated Negative Declaration (MND) has been prepared pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Sections 15000 et seq. of the California Code of Regulations), the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento, and the Sacramento City Code.

In accordance with the California Environmental Quality Act (CEQA), the MND was circulated for a 30-day public review period which ended on December 26, 2025. The comment period was also advertised in a newspaper of general circulation. A notice of availability / notice of intent to adopt an MND was posted in the County Clerk's Office and was sent to applicable regulatory agencies, neighborhood associations and stakeholders in the project area. The MND was also circulated



through the California Governor's Office of Land Use & Climate Innovation's State Clearinghouse (CEQAnet) and received the State Clearinghouse Number: 2025111110.

The City received two letters/calls during the public comment period from two residents who live near the project site. The comments received expressed concerns regarding additional traffic, degradation of the streets and existing infrastructure, potential noise associated with construction and operation, as well as concern with potential safety risks for drivers, pedestrians, cyclists, and pets. The comments received did not identify any new significant effects, increase in severity of an impact identified in the Mitigated Negative Declaration, or provide significant new information.

The Environmental Services Manager has determined that adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan are appropriate actions under the CEQA. The initial study/MND for the project, and the comments, and responses, are available at the Community Development Department's office at 300 Richards Blvd., 3rd Floor, Sacramento, CA 95811, and webpage located at the following:

<https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports>

### **200-Year Flood Protection:**

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is not located within a flood hazard zone as defined by 7.108.070 of Sacramento City Code.

### **Draft Findings of Fact:**

## **California Environmental Quality Act**

### **Background:**

- A. Under applicable provisions of the Sacramento City Code, all City of Sacramento (City) approvals required for the above Project are within the approval authority of the undersigned City official, and do not require any action by the Sacramento City Council; and
- B. The City's Environmental Planning Services Division has prepared an Initial Study to determine if the Project may have a significant effect on the environment; and
- C. The Initial Study determined that there is no substantial evidence that the Project will have a significant effect on the environment, provided that specified mitigation measures are included in the Project, and a Mitigated Negative Declaration was prepared; and
- D. The City's Environmental Planning Services Division has circulated the Initial Study and Mitigated Negative Declaration for public review and comment pursuant to the California Environmental Quality Act (CEQA); and
- E. The City's Environmental Planning Services Division has prepared a Mitigation Monitoring and Reporting Plan to ensure compliance with and implementation of the mitigation measures specified for the Project.

### **CEQA Approval:**

**DR24-216**

**January 29, 2026**

1. Pursuant to section 15074(b) of the CEQA Guidelines, I have considered the Mitigated Negative Declaration for the Project, together with any comments received during the public review process, and find on the basis of the Initial Study/Mitigated Negative Declaration, the comments received and all other information before me that: (i) there is no substantial evidence that the Project will have a significant effect on the environment; and (ii) the Mitigated Negative Declaration reflects the City's independent judgment and analysis.
2. I hereby adopt the Mitigated Negative Declaration and the Mitigation Reporting Plan for the Project.
3. The record of proceedings for this matter shall be maintained in the office of the City of Sacramento Community Development Department, 300 Richards Blvd., 3<sup>rd</sup> Floor Sacramento, CA , 95811:

*Site Plan and Design Review:*

1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Employment Mixed Use.
2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the M-1S-R zone, with the exception of the 6' masonry wall, and meets all the design standards for industrial development. Furthermore, the project meets the citywide design principles in relation to industrial developments.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project is compatible with other industrial structures in the surrounding area.
5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.
6. The design, layout, and physical characteristics of the proposed project are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance and will not be a detriment to the neighborhood.
7. The project site is not located within a flood hazard zone as defined by section 17.108.070 of Sacramento City Code.

*Tree Permit:*

**The Tree Permit** for the removal of five City trees **is approved** based on the following Findings of Fact:

**DR24-216**

**January 29, 2026**



8. Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees and City trees requires a tree permit. This project proposes to remove the following City trees:

TREE-90228 (Arborist Tree #125), American Elm, 23" DSH

TREE-90229 (Arborist Tree #126), Almond, 14" DSH

TREE-90230 (Arborist Tree #127), Almond, 15" DSH

TREE-90226 (Arborist Tree #128), American Elm, 22" DSH

TREE-90224 (Arborist Tree #129), American Elm, 22" DSH

according to the Arborist report, by Arborstar Consulting, dated 2/25/2025, and the arborist report addendum by Moki Smith Arborist, dated 9/26/2025. The trees are proposed for removal because they conflict with necessary right-of-way improvements.

9. The applicant has provided a replacement plan that is consistent with the replacement requirement described in the Tree Planting, Maintenance and Conservation Ordinance. For the removal of 96 inches of DSH of City trees, the replacement plan proposes the planting equivalent of 9 inches DSH in the form of new City street trees. The remaining replacement requirement of 87 inches shall be met with the payment of in-lieu fees totaling \$28,275.00 to be deposited to the Tree Planting and Replacement Fund. In-lieu fees are billed at the time that the entitlements are approved and the fees are due upon receipt of the invoice.

#### **DRAFT CONDITIONS OF APPROVAL:**

##### **Planning / Design Review—Sarah Scott**

1. The new warehouse development shall be constructed per approved plans and conditions of approval.
2. Provide the following building materials for the warehouse and office building as indicated per approved plans.
  - a. Architectural wall panel (two different profiles) with pre-finished cap trims
  - b. Panel wall system with reveals to have a textured stucco finish
  - c. Concrete knee wall
  - d. Dark anodized aluminum storefront windows and doors.
  - e. Metal roll up doors
  - f. Painted metal man doors
  - g. Suspended metal awnings
  - h. Main entry canopy wrapped with Architectural panel 1 profile including concrete posts with reveals.
  - i. Corrugated metal roofing system
  - j. Gutters and downspouts
  - k. CMU trash enclosure with metal swing doors

3. A 6' high solid masonry wall shall be constructed along the shared property line between 1301 Claire Ave and subject site. The wall shall commence from the rear of the shared property line and end at the front setback of the single-unit dwelling located on 1301 Claire. Wall shall be approximately 150' and be setback from the right of way approximately 50'.
4. 6' high chain link fence shall be utilized elsewhere on adjoining property lines.
5. All mechanical equipment shall be ground-mounted (**no roof-mounted allowed**) and must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior mechanical equipment, along with any necessary screening and details, must be shown on site plans and exterior elevations. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. Louvered material shall be positioned so spacing does not align with line of sight views. All material shall be painted to match elements of building exterior finish.
6. All newly installed exterior wall-mounted and ground-mounted electrical service equipment, excluding transformers, must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior electrical equipment, along with any necessary screening and details, must be shown on site plans, floor plans, and exterior elevations, while maintaining all service clearance requirements. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. All material shall be painted to match elements of building exterior finish.
7. Trash receptacles and irrigation controls shall be screened from street view.
8. Signs were not reviewed as part of the review and approval of the proposed project. All signs shall require review and approval by Design Review and shall conform to the sign ordinance and require sign permit issuance.
9. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, and 19 Bldg-Frame. An 89 Planning Final shall be called for prior to 29 Building Final. Please coordinate with your assigned Planning Inspection Team reviewer.
10. Contractor and design team shall contact Planning Site Conditions unit for a Pre-construction meeting prior to any grading or construction activities on-site.
11. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day reconsideration period.
12. Provide the required X short-term bicycle spaces and X long-term bicycle storage spaces as shown on the approved plans in accordance with Municipal Code section 17.608.040N.1 and 17.608.040N.2. Bicycle parking shall comply with the City's Bicycle Rack Design and Placement Design Standards.
13. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.
14. Any work involving a city tree, private protected tree, or within the park strip requires a tree permit. If any work involving a city tree, private protected tree, or within the park strip a tree permit shall be obtained from Urban Forestry.



15. *Lighting:*

A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.

The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.

Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

The design of the light fixtures within the surface parking area shall be reviewed and approved by Planning and Design Staff. A lighting and photometric plan shall be provided for review and approval as part of Building Permit documents.

16. The 10-day appeal period shall commence from January 22, 2026.
17. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
18. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
19. This approval shall expire in three (3) years from the approval date.

**Department of Utilities—Saraí Ochoa Jimenez**

20. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
21. Common area landscaping exceeding 5,000 square feet shall have a separate street tap for a metered irrigation service.
22. This project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of building permit per City Council Resolution 2023-0338. The fee will be used to upsize City sewer mains and sewer pumps. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a separated sewer fee estimate.
23. This project is in Drainage Basin 157 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.



24. The proposed development is not contiguous to an existing public drainage main. The project shall either 1) provide a drainage study that illustrates there is capacity in the existing drainage ditch and provide onsite drainage mitigation as specified in the Onsite Design Manual or 2) construct a drainage main in Claire Ave and Dry Creek Road from the project to Magpie Creek as specified in the existing Basin 157 Drainage master plan or as otherwise approved by the DOU.
25. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,000 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.20 cfs/acre. The drainage study shall be consistent with the latest basin 157 drainage model for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
26. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.
27. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
28. 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.
29. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
30. 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.
31. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), source control, on-site treatment control measures, and certified full trash capture control devices will be required. The on-site storm water treatment control



measures required may affect site design and site configuration and should be considered during early planning stages.

32. A maintenance agreement will be required for on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures. Contact DOU for a list of accepted proprietary devices considered for treatment control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

#### **Fire—Morten Myers**

33. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4
34. The farthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (California Fire Code Sections 503.1.1 & 507.5.1)
35. 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. California Fire Code Section 503.2.1
36. 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.
37. All turning radii for fire access shall be designed as 35' inside and 55' outside. California Fire Code Section 503.2.4
38. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. California Fire Code Section 503.2.3
39. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at [DOUdevelopmentreview@cityofsacramento.org](mailto:DOUdevelopmentreview@cityofsacramento.org), California Fire Code Section 507.4
40. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1
41. Provide appropriate Knox access for site. California Fire Code Section 506
42. 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 or a change of use or occupancy that creates a greater fire or life safety hazard, and the floor area of that portion of the building, which is changed exceeds 3,599 square feet in area. California Fire Code as amended by the Sacramento City Code Amendments 903.2 (2&4)



43. Locate and identify Fire Department Connections (FDCs) on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.
44. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control rooms shall not be less than 50 square feet for rooms without a fire pump and 200 square feet when a fire pump is present. California Fire Code as Amended by the Sacramento City Code Section 901.4.7
45. Minimum gate width shall provide 20 feet clear access. Automatic gates shall have AC power and be provided with Key override switch (Knox) and Radio operated controller (Click2Enter). For gates that do not fail safe in the open position upon loss of AC power or are provided with battery back-up power, an approved pedestrian gate shall be installed within 10 feet of all vehicle gates. An approved key box (Knox) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.
46. Emergency Responder Radio Coverage may be required. Testing shall be conducted by an authorized technician to verify compliance with section 510, California Fire Code. This test shall verify that the building will support the Sacramento City Fire Department Radio Communication System. This test shall be performed in accordance with California Fire Code section 510.4.1
47. Provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:
  - a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
  - b. Procedures for reporting emergencies.
  - c. Fire Department Access Routes.
  - d. Location of fire protection equipment, including type and size of fire extinguishers.
  - e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
  - f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
  - g. Hot Work Plan when any welding and/or cutting shall occur.
  - h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
  - i. Designated smoking areas free of ignitable vapors and other combustible materials.

**Public Works—James Switzgale**

48. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as



set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

49. 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 Department of Public Works. The center lines of such streets shall be aligned.
50. The applicant shall construct Dry Creek Road to a City Standard 77-ft. wide 2-Lane Arterial street-section (half-street only) with a 3-ft. buffered bicycle lane (44.5-ft. half section) adjacent to the subject property to the satisfaction of the Department of Public Works.
51. The applicant shall construct Claire Avenue to a City Standard 63-ft. wide Local Industrial street-section (half-street only) adjacent to the subject property to the satisfaction of the Department of Public Works.
52. The applicant shall install proper signage to direct truck traffic to the nearest City Truck Route along Raley Blvd. and restrict truck-use along Claire Avenue west of the project and Dry Creek Road south of the project. The signs shall be installed at the following intersections:
  - Dry Creek Road and Claire Avenue
  - Dry Creek Road and Vinci Avenue

The signs shall be installed to direct trucks to drive north along Dry Creek Road and then to the east along Vinci Avenue to Raley Blvd. The signs shall be installed to restrict truck traffic west and south of the Dry Creek Road/Claire Avenue intersection. The signs shall be installed to City standards to the satisfaction of the Department of Public Works.
53. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
54. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
55. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
56. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

**Sac Sewer—Robb Armstrong**



57. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

**SMUD—Ellen Springer**

58. SMUD has existing overhead 12kV and secondary facilities along Dry Creek Road and Claire Avenue that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
59. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
60. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
61. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
62. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
63. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
64. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
65. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
66. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
67. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
68. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.



## **Recycling & Solid Waste—Margaret Kashuba**

69. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.
70. The trash enclosure must have sufficient space to accommodate bins for trash, recycling, and organics. Smaller containers may be used with an increase in collection frequency. Service level minimums for recycling and organics can be found in Ch. 13.24.600. Trash and organics must be collected at least weekly. Recycling must be collected at least monthly.
71. Applicant must provide a statement of how trash, recycling and organics will be organized and collected after project is complete, per City Code Chapter 17.616.020. This statement must explain how the property manager will collect from the trash, recycling and organics receptacles located around the site and place each material type in the appropriate bin in the trash enclosure.
72. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
73. This project may be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <https://www.cityofsacramento.gov/public-works/recycling-solid-waste/Commercialwasteservices/construction---demolition-recycling>. Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965

Email: [C&D@cityofsacramento.org](mailto:C&D@cityofsacramento.org)

## **Sacramento Police Department—Ryan Buchanan**

### *Lighting:*

74. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.
75. Light poles, if applicable, shall be no higher than 16'.
76. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
77. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.
78. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.
79. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

80. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

*Landscaping:*

81. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.
82. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

*Security:*

83. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.
84. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
85. Manager with access to VASS storage shall be able to respond to any activation within two hours.
86. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.
87. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.
88. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.
89. VASS shall be capable of storing no less than 30 days' worth of activity.
90. VASS shall provide comprehensive coverage of:
- areas of ingress and egress
  - parking lot
  - coverage of all exterior sides of the property(s)
  - adjacent public rights of way
  - main lobby entrance
  - hallways
  - elevators (if applicable)
91. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.



92. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
93. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
94. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.
95. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).
96. Property management shall be responsible for the daily removal of all litter from the site.
97. Applicant shall install a law enforcement "Knox Box" for police access to common areas on the premises, including, but not limited to the main lobby entrance. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.
98. Applicant shall employ uniformed security to respond to on-site disturbances, 24/7. Security shall conduct no less than two (2) site inspections daily. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

*During Construction:*

99. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
100. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
101. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixture

**Environmental Planning Services – Charles Tschudin**

102. The applicant shall comply with all requirements set forth in the Mitigation Monitoring and Reporting Plan adopted for the project.
103. In the event that archaeological resources or human remains are encountered during construction, work within 100 feet of the discovery shall cease until a notice to proceed is issued by the City. The applicant shall notify the City of Sacramento Manager of Environmental Planning Services (phone 311 or (916) 808-8145; email [ctschudin@cityofsacramento.org](mailto:ctschudin@cityofsacramento.org)) and shall comply with City direction, and federal and State regulations and guidelines regarding the treatment of cultural resources and human remains. The Coroner shall be notified in the event human remains are discovered; the applicant shall be responsible for the employment of a qualified archaeologist to advise regarding treatment of any artifacts.



104. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See [www.airquality.org](http://www.airquality.org). Other air district rules may apply and the air district should be consulted.

### **Urban Forestry—Erica Allen**

The Tree Permit for the removal of five (5) City trees, according to the Arborist report, by by Arborstar Consulting, dated 2/25/2025, and the arborist report addendum by Moki Smith Arborist, dated 9/26/2025 is approved with the following conditions:

105. The applicant shall provide for the planting and irrigation of 9 inches DSH in the form of street trees according to the landscape plan and to the satisfaction of the City Urban Forester.
106. The applicant shall satisfy the remaining 87 inches of replacement requirement for City trees with the payment of in-lieu fees in the amount of \$325/inch of diameter removed, totaling \$28,275.00 to be deposited to the Tree Planting and Replacement Fund.
107. The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.
108. The following tree preservation measures shall apply to all City and Private Protected Trees on site and in the adjacent planting strip.

### **Required Tree Preservation Measures for City and Private Protected Trees**

1. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
  - a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
  - b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
  - c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
  - d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
  - a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by  $\frac{3}{4}$ -inch plywood or trench lates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
3. Right-of-way planters and City trees shall be separated from the construction site with a six-foot-high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
4. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.
5. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be



separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to [UrbanForestry@cityofsacramento.org](mailto:UrbanForestry@cityofsacramento.org) and refer to the planning project number or off-site project number.

6. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
7. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
8. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
9. There shall be no soil compaction within the dripline of protected trees.
10. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
11. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
12. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
13. All trees shall be watered regularly according to the recommendation of the project arborist.
14. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

#### Advisory Notes

- ADV.1. SACSEWER: The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.
- ADV.2. UF: Trees on Adjacent Parcels - While not required by city code for unprotected trees, the applicant has an obligation to protect trees owned by others on adjacent properties and should obtain permission to perform any work such as pruning or excavation within the dripline of such tree. Case law in California requires that reasonable care be taken to protect trees owned by others.
- ADV.3. BLDG: Projects must be submitted prior to December 12, 2025 to be reviewed under the 2022 CBC, otherwise they will be subject to the 2025 CBC. See <https://www.cityofsacramento.gov/content/dam/portal/cdd/Images/CodeAdoptionTimeline2025.jpg> for more important dates regarding 2025 CBC adoption.
- ADV.4. DOU: All stormwater and surface runoff drainage impacts resulting from new



impervious areas (such as but not limited to roof areas, driveway, paving, etc.) shall be subject to drainage mitigation as specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Drainage mitigation shall be accomplished by: (1) conforming to a City approved Drainage Study or Master Plan, (2) providing onsite drainage detention, or (3) payment of combined sewer system drainage impact fees (applies only in the CSS). Applicant is advised to contact the City of Sacramento Department of Utilities Development Review Section (916-808-7890) or [DOUDevelopmentReview@cityofsacramento.org](mailto:DOUDevelopmentReview@cityofsacramento.org) at the early planning stages to address any onsite drainage related requirements.

- ADV.5. DOU: Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU 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 fire suppression system.
- ADV.6. DOU: Building permits filed on or after July 1, 2023 for all new commercial nonresidential buildings shall comply with the Alternate Water Systems Ordinance as stated in the Sacramento City Code section 15.24.030, 15.24.040 and 15.24.050. The requirement at minimum for all new commercial nonresidential buildings that are 10,000 square feet or greater must include a gray water system that can be utilized to provide subsurface irrigation.
- ADV.7. DOU: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- ADV.8. DOU: The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
- ADV.9. DOU: On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.
- ADV.10. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$9,250. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$0.20 per square foot for industrial projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- ADV.11. PLANNING: If the aggregate landscape area of this project is equal to or greater than 500 sq. ft., it is subject to Water Efficient Landscape Requirements, Chapter 15.92 of the Sacramento City Code, consistent with Chapter 2.7 of the California Code of Regulations, the Model Water Efficient Landscape Ordinance.
- ADV.12. RSW: Standard Bin and Can Dimensions

Size	Height	Depth	Width
32 gal. can	39 in.	25 in.	20 in.
64 gal. can	41 in.	30 in.	28 in.
96 gal. can	47 in.	35 in.	29 in.
1 yd. bin	4 ft.	2 ft., 9 in.	6 ft., 10 in.
2 yd. bin	4 ft., 5 in.	4 ft.	6 ft., 10 in.
3 yd. bin	5 ft., 1 in.	3 ft., 7 in.	6 ft., 10 in.
4 yd. bin	5 ft., 9 in.	4 ft., 8 in.	6 ft., 10 in.
5 yd. bin	5 ft., 3 in.	5 ft., 9 in.	6 ft., 10 in.
6 yd. bin	6 ft.	5 ft., 10 in.	6 ft., 10 in.

*Sarah Scott*

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Sarah Scott  
Assistant Planner

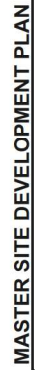


Matthew Sites (Jan 23, 2026 11:30:01 PST)

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Matthew Sites, AIA, LEED AP  
Senior Architect







GAS LINE

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VICINITY MAP :



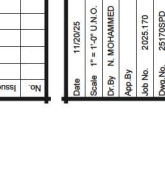
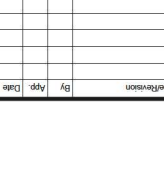
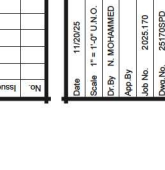
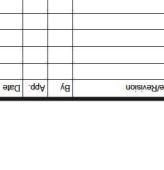
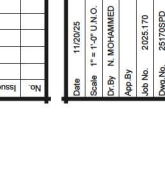
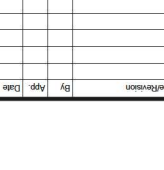
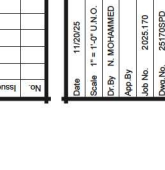
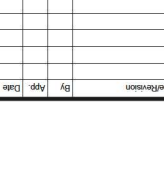
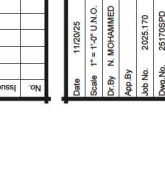
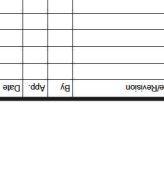
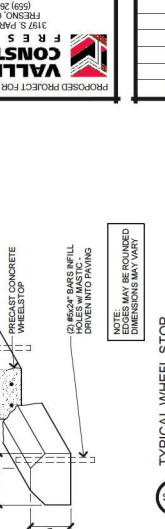
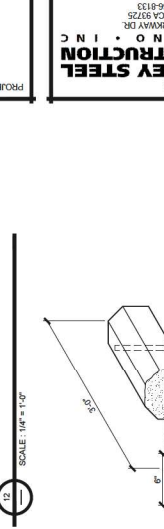
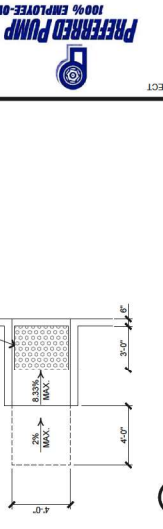
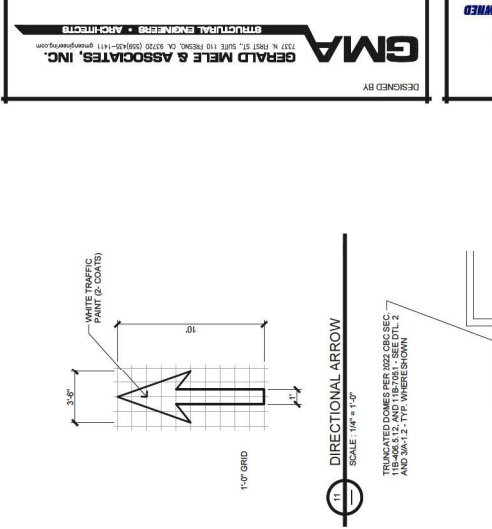
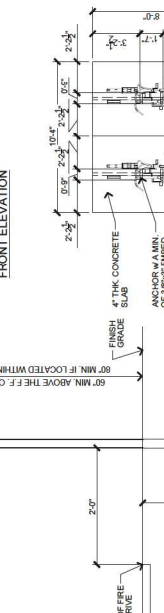
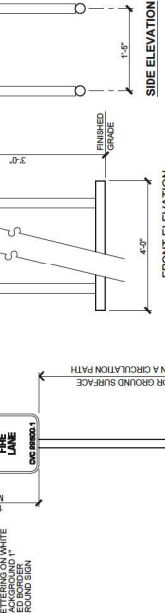
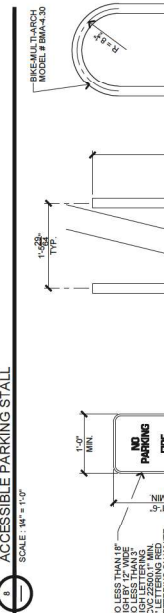
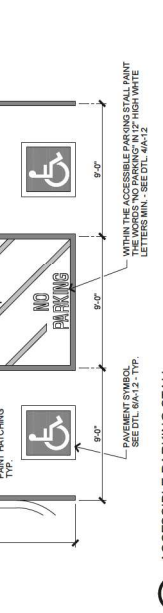
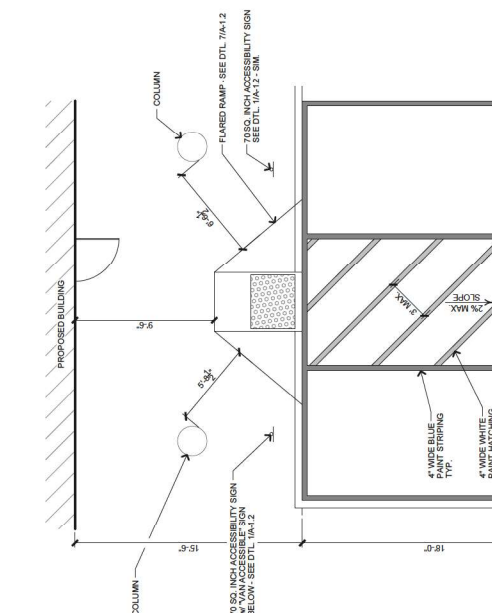
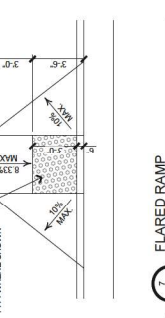
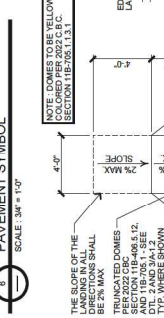
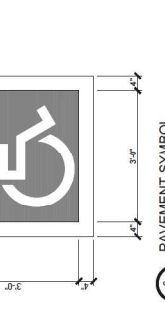
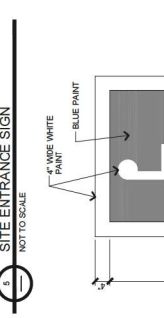
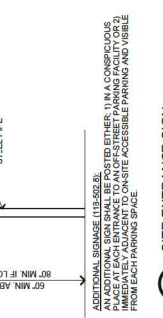
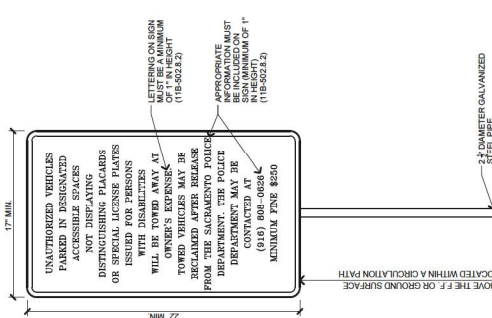
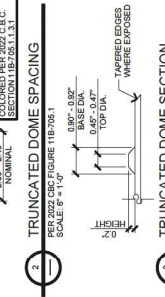
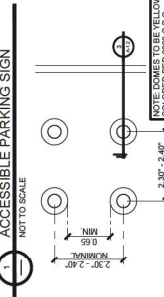
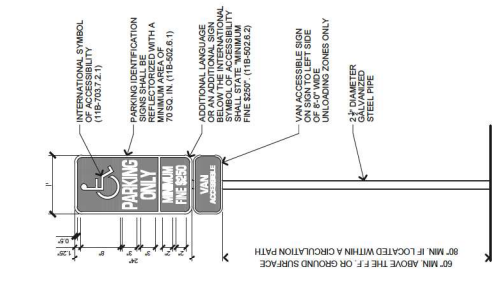
#### CITE NOTES:

<b>SITE NOTES.</b>  PROPOSED PROPOSED LANE MARKING SEE PAVEMENT PLAN	SEWER SYSTEM	
	DOMESTIC WATER LINE	
	STORM DRAIN	
	PROPOSED ROAD PAVEMENT - SEE CIVIL PLANS	
	OVERHEAD ELECTRICAL LINE	
	GAS LINE	



## NOTES AND SITE CALCULATIONS







1. ALL SITE PLANS SHALL HAVE THE SIGNATURE APPROVAL OF A SOLID WASTE MANAGEMENT DIVISION REPRESENTATIVE.
2. CONTAINERS USED AT ALL PLACES SHALL BE PLACED FOR COLLECTION AT SERVICE LOCATIONS APPROVED BY THE PUBLIC UTILITIES DIRECTOR, OR HIS/her DESIGNEE, BUT SHALL NOT BE STORED IN THE PUBLIC RIGHT-OF-WAY.

3. THE DESIGN OF ANY NEW, SUBSTANTIALLY REMODELED, OR EXPANDED BUILDING OR OTHER FACILITY SHALL PROVIDE FOR PROPER WASTE REMOVAL HANDLING WHICH WILL ALLOW FOR SAFE AND EFFICIENT WASTE REMOVAL.
4. THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, SHALL PLAN W/ THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVE AS TO THE PLACEMENT OF STORAGE CONTAINERS TO MINIMIZE TRAFFIC, AESTHETIC AND OTHER PROBLEMS BOTH ON THE PROPERTY, AND FOR THE GENERAL PUBLIC.

A. REFUSE, RECYCLABLES, AND GREASE BARRELS SHALL BE STORED FOR LATER REMOVAL FROM THE PREMISES IN AN AREA THAT IS SCREENED FROM VIEW OF THE PUBLIC STREETS. APPROVED STANDARD ENCLOSURES ARE TO BE BUILT USING EIGHT INCH / 8" CONCRETE BLOCKS AT A HEIGHT OF SIX FEET (6').

- B. SERVICE ACCESS TO ENCLOSURE SHALL BE A MINIMUM UNOBSTRUCTED OPENING OF EIGHT FEET (8') AND BE DESIGNED TO ALLOW EIGHTEEN (18) INCH OVERHEAD CLEARANCE FOR UNLIFTED DOMESTIC RECEPTACLE. SERVICE ACCESS TO ENCLOSURE SHALL BE A MINIMUM UNOBSTRUCTED OPENING OF EIGHT FEET (8') AND BE DESIGNED TO ALLOW EIGHTEEN (18) INCH OVERHEAD CLEARANCE FOR UNLIFTED DOMESTIC RECEPTACLE. SERVICE ACCESS TO ENCLOSURE SHALL BE A MINIMUM UNOBSTRUCTED OPENING OF EIGHT FEET (8') AND BE DESIGNED TO ALLOW EIGHTEEN (18) INCH OVERHEAD CLEARANCE FOR UNLIFTED DOMESTIC RECEPTACLE.

D. THE FLOOR OR BOTTOM SURFACE OF THE COLLECTION AREA SHALL BE MADE OF CONCRETE (SLOPED) ONE PERCENT (1%) TO THE FRONT, AND THERE SHALL NOT BE ANY DRAINAGE GUTTER IN FRONT OF ENTRANCE. THE UNENUMBERED OPENING OF EIGHT FEET (8) REFERENCED IN B. ABOVE SHALL BE A LEVEL SURFACE. THE FLOOR SHALL NOT SLOPE TO THE BACK OR SIDES OF THE ENCLOSURE TO ALLOW DRAINAGE TO THE REAR OF THE AREA OR CAUSE ANY STANDING WATER WITHIN THE ENCLOSURE. IT SHALL BE CONSTRUCTED SO THE COLLECTION VEHICLE CAN DRIVE DIRECTLY INTO THE POCKETS OF THE CONTAINERS

- E. WITHOUT ANY OBSTRUCTIONS. INGRESS AND EGRESS SHALL HAVE AN UNOBSTRUCTED CLEARANCE OF NOT LESS THAN SIX FEET. ALL NOT BE LESS THAN EIGHTEEN FEET (18') HIGH, AND CAPABLE OF ACCOMMODATING A TRUCK WITH A TWO HUNDRED FIFTY FIVE (250) WHEELBASE, A FORTY-FOUR FOOT (44') CENTERLINE, TURNING RADIUS AND A SUPPORT WEIGHT OF THIRTY-FIVE (35) TONS. A TRUCK SHALL BE ABLE TO MAKE A ROUND TURN FROM THE PUBLIC RIGHT-OF-WAY TO THE COLLECTION AREA AND RETURN WITHOUT EXCESSIVE BACKING INTO A TRAFFIC LANE OR A PUBLIC THOROUGHFARE. BACKING AROUND A BUILDING IS NOT

F. BIN ENCLOSURE GATES AND SERVICE AREA SHALL NOT OPEN INTO OR BE A PART OF A PARKING STALL OR LOADING ZONE.

G. GATED ENTRANCE EXIT SERVICE SITES SHALL BE AT LEAST FORTY FEET (40') AWAY FROM ENTRANCES AND EXITS TO PREVENT TRUCKS FROM STICKING OUT INTO THE ROADWAY WHILE WAITING TO ACCESS ENCLOSURE AND ALLOW TRUCKS TO ACCESS ENCLOSURE AND SERVICE AREA.

- H. THE ENCLOSURE(S) SHALL ACCOMMODATE REFUSE BINS, RECYCLING BINS, GREASE TRAP(S) WHEN APPLICABLE, AND OTHER ASSETS OF THE CYCLOCAR COMPANY THAT ARE REQUIRED TO BE MOVED IN ORDER TO PLACE THE OTHER GREASE BARRELS SHALL NOT BE PLACED IN THE SAME AREA OF THE ENCLOSURE WITH REFUSE OR RECYCLABLES.

↓  
SIGNS SHALL BE PERMANENTLY POSTED OR PAINTED ON EACH RECYCLE AND TRASH ENCLOSURE. THE GENERAL INSTRUCTIONS DISPOSED OF IN THAT RECEPTACLE. GENERAL INSTRUCTIONS ABOUT HOW TO RECYCLE SHALL BE POSTED WITHIN THE RECYCLING AND TRASH ENCLOSURE NEAR THE RECEPTACLE AREA AND SHALL BE VISIBLE TO THE ENCLOSURE OR RECEPTACLE USERS. THE NAME AND PHONE NUMBER OF THE PERSON RESPONSIBLE FOR MAINTENANCE OF THE ENCLOSURE

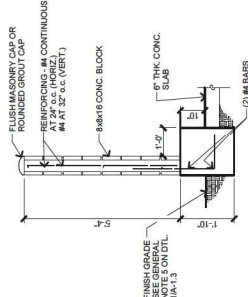
- K. SITES UTILIZING COMPACTORS AND/OR ROLL-OFFS REQUIRE SIXTY FEET (60') OF CLEARANCE IN FRONT OF THE UNIT, AND A MINIMUM OF THREE FEET (3') ON EACH SIDE, FOR LOADING AND OR RECEPTACLE SHALL BE POSTED. ANY SIGN VISIBLE FROM OUTSIDE THE ENCLOSURE SHALL BE NO LARGER THAN 4 SQ. FT.

**GENERAL NOTES:**

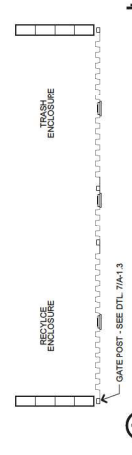
10. GROUT SHALL BE A MINIMUM OF 2000 PSI AT 28 DAYS  
A. ONE (1) PART CEMENT  
B. THREE (3) PARTS SAND  
C. TWO (2) PARTS GRAVEL
11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS  
PAVEMENT.
12. ANY GATE HINGES SHOULD BE LOCATED ON THE OUTSIDE.
13. METAL DOORS ARE REQUIRED ON ALL ENCLOSURES. CHAIN LINK  
NOT ACCEPTABLE.
14. 8" CONCRETE BLOCK TO BE USED FOR WALLS.

—

SCALE: 1/4" = 1'-0"



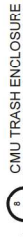
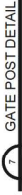
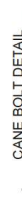
—  $\bigcirc$  — SCALE: 1/2" = 1'-0"



1. GATES TO BE PAINTED TO MATCH BUILDING ACCENT FEATURES.
2. DESIGN, ENGINEERING AND CONSTRUCTION NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND OF FIRST QUALITY.
3. SECONDARY GATE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90° TO THE CLOSED POSITION. SUBSEQUENT GATE REQUIRED ON EACH LEVEL, WHERE THE CLOSING OF ONE GATE LOCKS THE OTHER.

—

SCALE: 1/4" = 1'-0"







**project**

Claire Ave/Dry Creek Rd  
Sacramento, CA 95838

**client**  
**PREFERRED PUMP**

content  
ELEVATION PLAN  
CONCEPTUAL

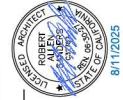


drawn by: C.E.D.

checked by:

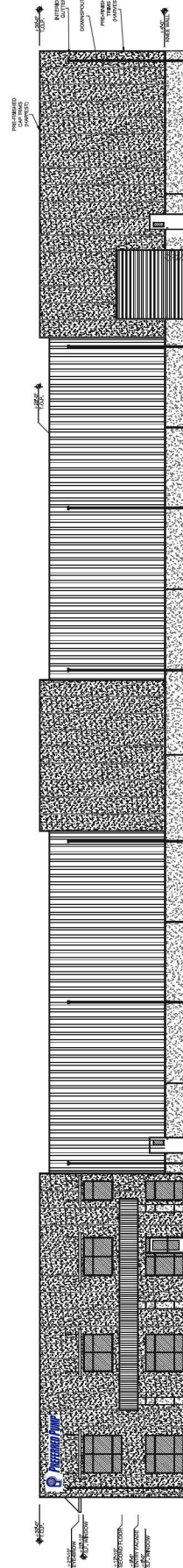
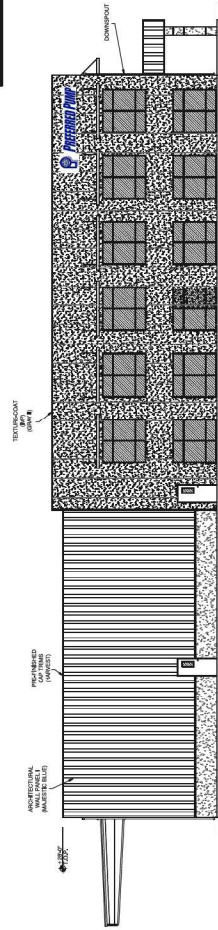
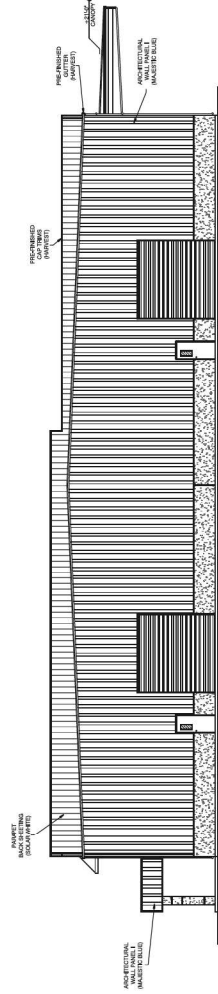
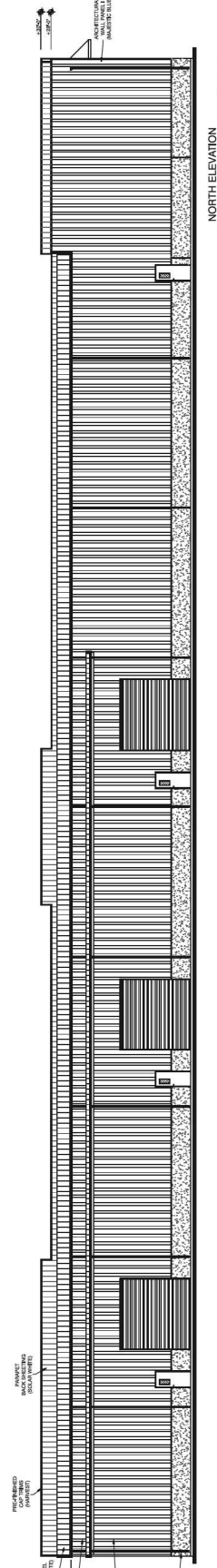
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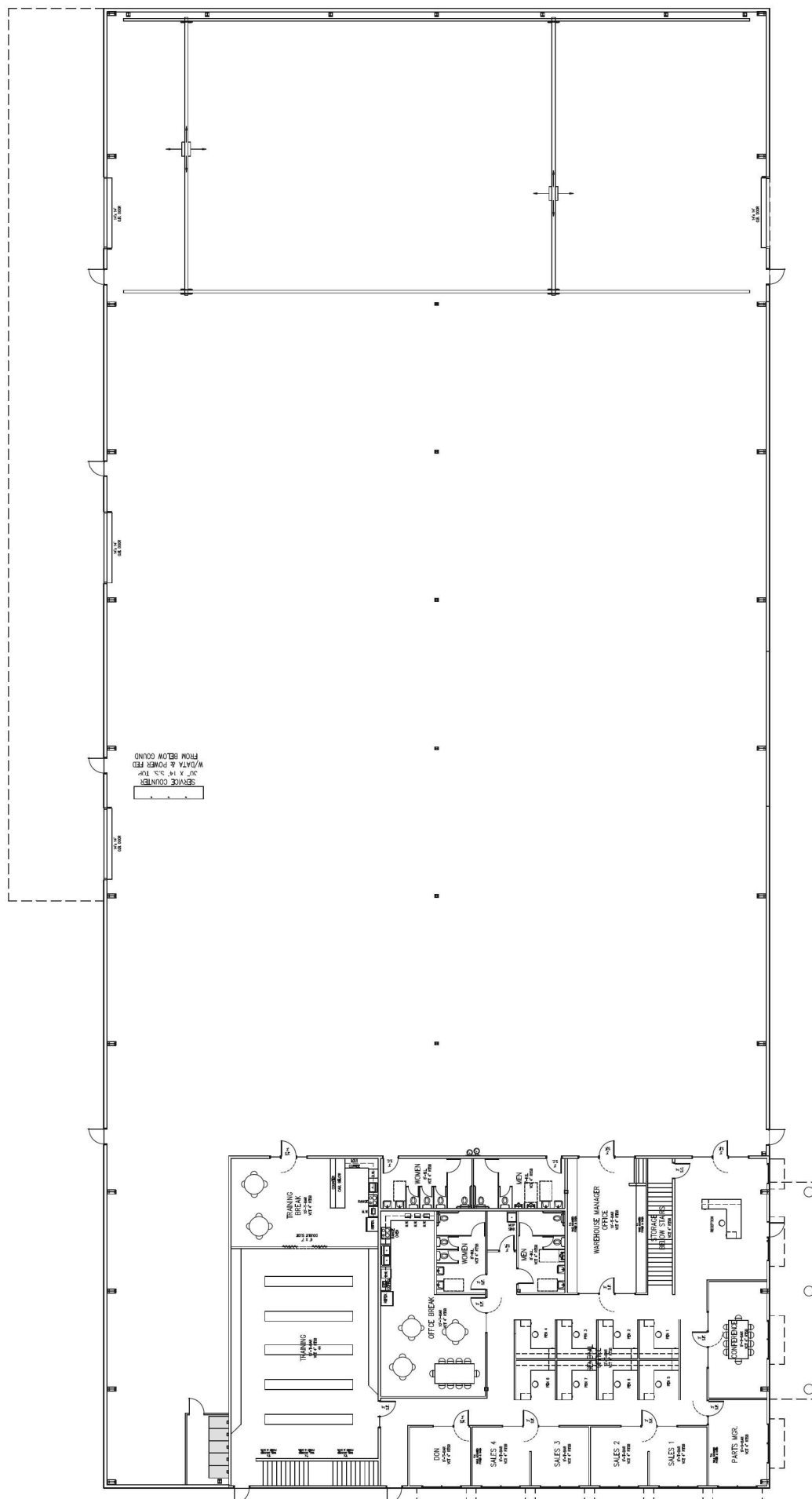
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## ELEVATION PLAN

SCALE  $3/32" = 1'-0"$





**ENLARGED - SECOND FLOOR**

drawing no.

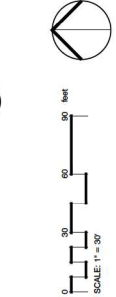
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**PREFERRED PUMP**  
100% EMPLOYEE-OWNED



OS LANDSCAPE  
ARCHITECTURE INC.  
ESTD IN CEDAR AVE. STE 205  
P.O. BOX 100  
59013-1000  
GABRIELLA@OSLANDSCAPEARCH.COM





# ARBORSTAR CONSULTING

## ARBORIST SERVICES

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### **Arborist Report**

**Client: Preferred Pump & Equipment L.P.**

**Location: Northeast corner of Dry Creek Road and Claire Avenue**  
**Sacramento, CA 95838**

**Date: 2/25/25**

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**Prepared by: W. M. Smith**

**License: WE-13625A**

### **Introduction:**

This site location is an empty parcel of land on the northeast corner of Dry Creek Rd. and Claire Ave. The property parcel is located just northeast of the Robla neighborhood and northwest of the Raley industrial park. This parcel of land is under the jurisdiction of the city of Sacramento. There are 19 trees included in this report. Below you will find key data pertaining to each individual tree, their conditions, and locations.



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Tree Assessment and Observations	Page 9
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## **Report Contents:**

### **1. Tree Survey Data:**

- Tag numbers, species, trunk diameters (DBH), approximate tree heights, approximate canopy spreads, and overall conditions.
- Visual assessment and specific observations to highlight specific tree health and structural issues.

### **2. Tree Protection Plan:**

- Outline of preservation measures for trees that will remain on-site during development.
- Assessment of development impacts on the trees located on site.

## **Survey Methods:**

The tree survey and inventory were conducted by ISA Certified Arborist W. M. Smith (Certification #WE-13625A), with a focus on assessing all trees with a single main stem diameter at breast height (DBH) of 6 inches or more, or co-dominant stems with a combined DBH of at least 8 inches. This survey includes all trees located on the subject parcel. It was determined that none of the trees in this survey are classified as heritage trees, nor are they considered orchard trees cultivated for commercial purposes. This assessment provides a comprehensive overview of each tree's current health, structural condition, and potential impact within the context of the proposed site development.

### **The following data was collected for each tree:**

- **Trunk Diameter:** Measured at 54 inches above grade (DBH).
- **Tree Species:** Identified based on observed characteristics.
- **Tree Height:** Approximate measurements taken visually.



- **Canopy Spread:** Approximate measurements taken visually.
- **General Condition:** Based on a visual assessment - no coring, lab testing, or aerial inspection were employed.

## **Inventory Results:**

This report includes a total of 19 trees across the subject property. There are no Indigenous tree species located on this parcel of land. All of the documented trees are considered non-indigenous species.

The following non-indigenous trees were found on the surveyed property and are included in this report. Thirteen Almond (*Prunus dulcis*), three olive (*Olea europaea*), and three American elm (*Ulmus americana*)

## **Tree Condition and Structure:**

A visual assessment of health and structure were used to assign a general condition rating for each tree. The evaluation of the trees surveyed in this report was limited to a visual inspection of accessible parts without dissection, excavation, probing, or coring. There is no guarantee that additional problems or defects in the trees may not arise in the future.

This assessment includes 19 trees, with the majority (13) rated in *Fair* condition due to both health and structural challenges. Trees in this category generally exhibit some vigor in foliage and growth, though they have moderate defects that impact their structural stability, such as multiple co-dominant stems, lean, and included bark. These moderate defects contribute to a reduced suitability for preservation under current site conditions.

Four trees have been classified in *Poor* condition, showing significant decline in health and structural integrity, often due to past damage, disease, or inadequate previous maintenance.

Only two trees have received a *Good* condition rating, distinguished by healthy, dense foliage and an absence of significant structural or health defects. These trees represent the best preservation candidates, as they are expected to continue thriving with minimal intervention.

**Refer to the following scale for general condition:**

**Good**: 75%-100% healthy foliage, free of major defects, good form and function for the location.

**Fair**: 40-75% healthy foliage, moderate defects that may compromise the function or form of the tree overtime if left un-treated.

**Poor**: Less than 40% of healthy foliage and significant defects resulting in a low life expectancy.

**Suitability for Preservation:**

In assessing the trees' suitability for preservation, several factors were considered:

1. **Health**: Healthy trees are better equipped to tolerate development impacts, such as soil compaction and changes in moisture.
2. **Structural Integrity**: Trees with significant decay or structural defects increase the likelihood of failure, which can increase the possibility that the tree poses a threat or hazard, particularly in areas near people or property.
3. **Species Response**: Certain species, such as those accustomed to the native environment, are more tolerant of development impacts than non-native species which may require different environmental conditions to prosper ( such as increased irrigation).
4. **Age and Longevity**: Older trees may be less adaptable to development impacts and root damage/loss, while younger trees have greater capacity for regeneration and adjustment.



Many of the trees evaluated in this report exhibit characteristics that diminish their suitability for long-term preservation. Structural deficiencies, including large failed limbs, the presence of included bark, and extensive decay wounds, compromise the stability and longevity of these trees. As a result, trees classified in Poor condition pose significant risks and should be prioritized for removal and replacement to mitigate potential hazards and maintain a healthy landscape.

Conversely, trees rated in Good condition demonstrate strong structural integrity and possess well-developed, vigorous canopies. These trees are more resilient and adaptable, making them excellent candidates for preservation as they contribute positively to the site's ecological and aesthetic value.

A substantial portion of the trees categorized as Fair should be considered for removal and replacement, particularly where they conflict with proposed construction activities. Many of these trees are non-native species, which presents an opportunity to introduce native tree species that are better adapted to the local climate, soil conditions, and ecological interactions. Replacing non-native trees with native species will not only enhance the sustainability of the landscape but also support local biodiversity and long-term environmental health.

The following trees have a combined DSH over larger than 24”.

These trees have been un-maintained for many years, and the result is that these trees all have developed very poor structure. The suitability for preservation for these trees is very low and it is not recommended that these trees be retained.

Tree #111 – Almond, multi-stem, total DSH 34”

Tree #112 – Almond, multi-stem, total DSH 32”

Tree #117 – Almond, multi-stem, total DSH 28”

Tree #119 – Almond, multi-stem, total DSH 26”

Tree #122 – Almond, multi-stem, total DSH 28”

Tree #123 – Almond, multi-stem, total DSH 35”

## City Street Trees

### Tag 126 - Almond

GISOBJID	10211811
OBJ_CODE	90229

### Tag 127- Almond

GISOBJID	10209301
OBJ_CODE	90230

### Tag 125 American Elm

GISOBJID	10206301
OBJ_CODE	90228

### Tag 128 - American Elm

GISOBJID	10205650
OBJ_CODE	90226

### Tag 129 - American Elm

GISOBJID	10208228
OBJ_CODE	90224



**Tree Inventory Table**

Tree Tag ID	Common Name	Species	D.B.H.	Height	Crown Spread	Condition
111	Almond	<i>Prunus dulcis</i>	10,9,9,6,6, 5,5,5,4,4	15	20	Fair/poor
112	Almond	<i>Prunus dulcis</i>	20,12,12	15	25	Poor
113	Almond	<i>Prunus dulcis</i>	10	15	10	Good
114	Olive	<i>Olea europaea</i>	10,9,8,8	20	30	Fair
115	Almond	<i>Prunus dulcis</i>	10,8,7	15	15	Fair
116	Almond	<i>Prunus dulcis</i>	8	12	10	Fair
117	Almond	<i>Prunus dulcis</i>	15,10,8,8	20	15	Fair/poor
118	Almond	<i>Prunus dulcis</i>	13,9	18	15	Fair
119	Almond	<i>Prunus dulcis</i>	20,12	13	15	Poor
120	Olive	<i>Olea europaea</i>	10,9,7	20	20	Fair
121	Olive	<i>Olea europaea</i>	10,10,9,7	22	20	Poor
122	Almond	<i>Prunus dulcis</i>	14,12,10,6	13	10	Poor
123	Almond	<i>Prunus dulcis</i>	14,12,12, 10,9	20	20	Fair/poor
124	Almond	<i>Prunus dulcis</i>	15	25	20	Fair
125	American elm	<i>Ulmus americana</i>	23	35	20	Fair
126	Almond	<i>Prunus dulcis</i>	14	15	10	Fair
127	Almond	<i>Prunus dulcis</i>	15	20	10	Fair
128	American elm	<i>Ulmus americana</i>	22	30	30	Good
129	American elm	<i>Ulmus americana</i>	22	30	25	Fair

## **Assessment and Observations**

### **Tree# 111 Almond**

Dead wood in canopy, Multi Stem, active beehive nearby.

### **Tree# 112 Almond**

Total failure at main crotch resulting in horizontal multi trunk canopy.

### **Tree# 113 Almond**

Dead wood in canopy. Canopy is extremely dense and needs pruning. Significant Eastern lean.

### **Tree# 114 Olive**

Large limb failure. Multi stem. Dense canopy in need of pruning. Rotting decay wound at root flare.

### **Tree# 115 Almond**

Dead wood. Many dead and decaying limbs along the trunk and in upper canopy. Included bark at major attachments.

### **Tree# 116 Almond**

Dead wood. Previously lost Co-dominant upright. Decays wounds located in canopy.

### **Tree# 117 Almond**

Destroyed main crotch with multiple limb failures. Many decay wounds throughout the tree.

### **Tree# 118 Almond**

Included bark. Significant Western lean. Dead wood. Decay wounds located in the trunk.



**Tree# 119 Almond**

Poor attachment at main crotch. Large hollow decay wounds throughout the tree. Dead wood. Sparse foliage.

**Tree# 120 Olive**

Minor dead wood in canopy. Dense canopy in need of pruning. Minor included bark. Multi stem.

**Tree# 121 Olive**

Significant die back. Decay cavities through the trunk. Minor limb failure. Circular hole in the main crotch approximately five inches wide.

**Tree# 122 Almond**

Large decay wound in trunk. Significant die back. Poor attachment in some limbs. Included bark.

**Tree# 123 Almond**

Many large decay wounds located throughout tree. Included bark. Minor dieback.

**Tree# 124 Almond**

Decay wounds in trunk. Dead wood. Included bark. Minor dieback.

**Tree# 125 American Elm**

Included bark at first main crotch. Co-dominant upright. Minor dead wood.

**Tree# 126 Almond**

Multi stem. Die back. Decay wounds located throughout canopy. Dense canopy in need of pruning. Dead wood.

**Tree# 127 Almond**

Overlapping limbs throughout canopy. Minor dead wood.

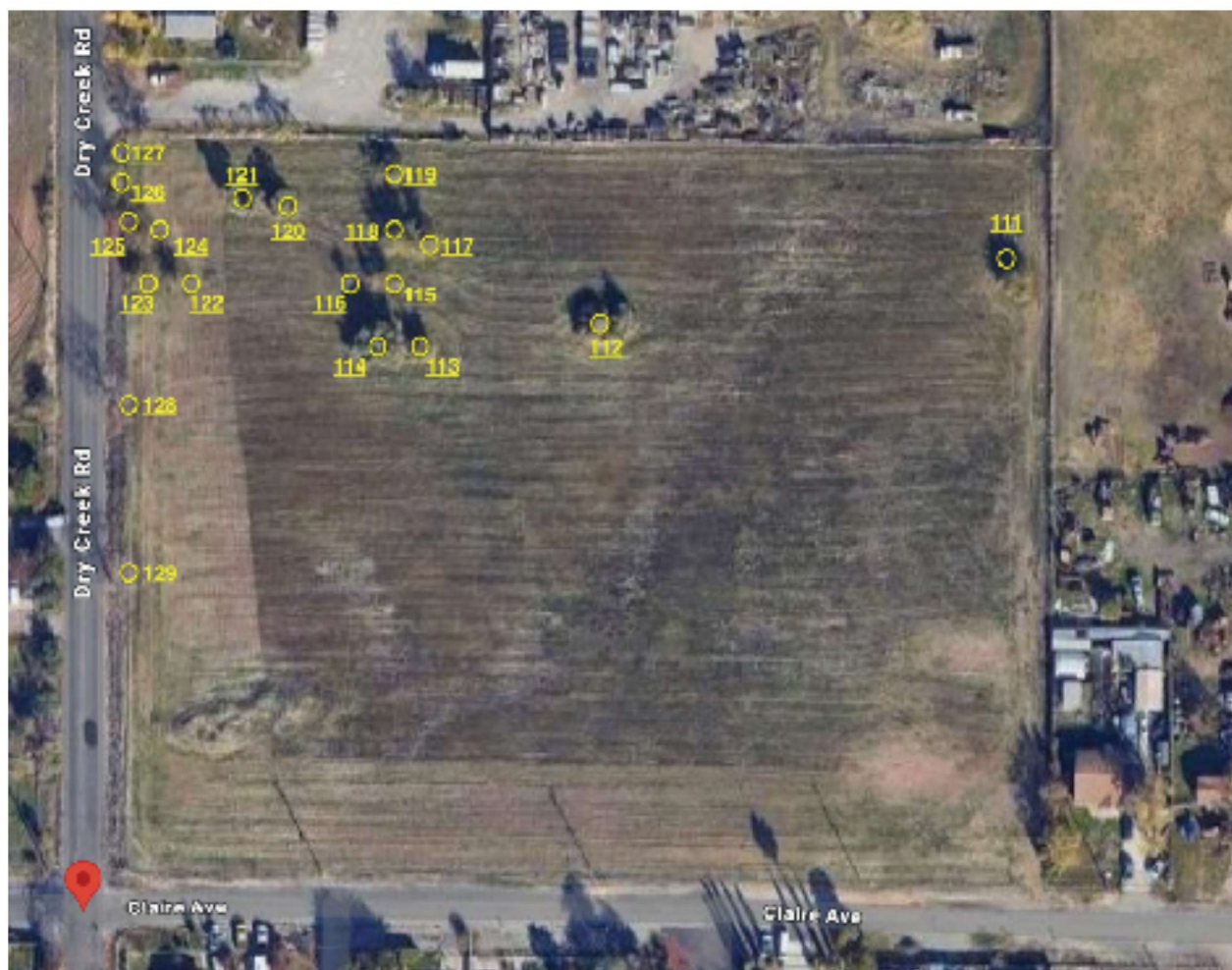
**Tree# 128 American Elm**

Included bark at first main crotch. Otherwise good structure and morphology.

**Tree# 129 American Elm**

Dead wood. Overlapping limbs throughout canopy. Decay wounds throughout trunk.

**Site Map**





### **Tree Protection Measures for Construction**

- Avoid root damage through grading, trenching, compaction, etc., at least within an area 1.5 times the 'drip-line' area of trees (unless under specified exception). Where root damage cannot be avoided, roots encountered (over 1" diameter) should be exposed approximately 12" beyond the area to be disturbed (towards tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw, and immediately back-filled with soil. Avoid tearing, or otherwise disturbing that portion of the root(s) to remain.
- Construct a temporary fence as far from the tree stem (trunk) as possible, and at least as far as the drip-line of the tree (unless under specified exception). This fencing should completely surround the tree. Post no parking or storage signs outside / on fencing. Do not attach posting to the main-stem of the tree.
- Do not allow vehicles, equipment, pedestrian traffic; building materials or debris storage; or disposal of toxic or other materials inside of the fenced off area.
- Trees that will be impacted by construction may benefit from fertilization, ideally performed in the fall, and preferably prior to any construction activities.
- Mulch rooting area with an acidic, organic compost or mulch.
- Arrange for periodic (Biannual/Quarterly) inspection of tree's condition, and treatment of damaging conditions (insects, diseases, nutrient deficiencies, etc.) as they occur, or as appropriate.
- Individual trees likely to suffer significant impacts may require specific, more extensive efforts and/or a more detailed specification than those contained within these general guidelines.

**Protective tree fencing shall specify the following:**

- (1) **Size and materials.** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
- (2) **Area type to be fenced.**
  - Type I: Enclosure with chain link fencing of either the entire drip-line area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist.
  - Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches.
  - Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
- (3) **Duration of Type I, II, III fencing.** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
- (4) **Warning sign.** Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025"
- (5) Prior to the commencement of construction, install the fence at the dripline, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
- (6) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
- (7) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
- (8) Prohibit the attachment of wires, signs or ropes to any protected tree.
- (9) Design utility services and irrigation lines to be located outside of the dripline when feasible.



- (10) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
- (11) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

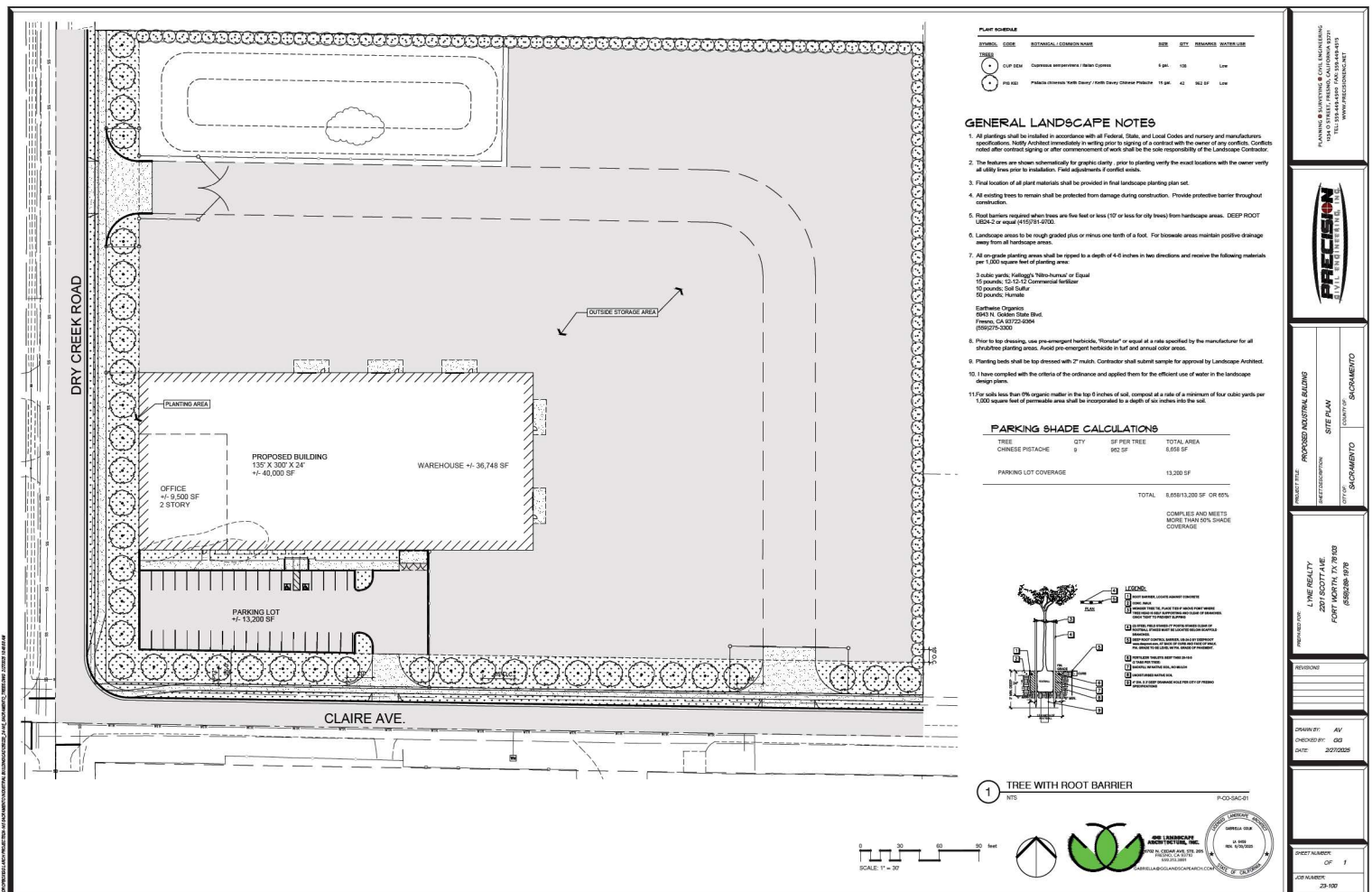
## Tree Replacement Plan

In order to adequately offset the canopy loss resulting from the removal of existing trees—including protected trees tagged 111, 112, 117, 119, 122, and 123, as well as street trees tagged 125, 126, 127, 128, and 129, a comprehensive tree replacement plan has been developed.

The plan includes the planting of 108 Italian cypress trees (*Cupressus sempervirens*) in 5-gallon containers and 42 Chinese pistache trees (*Pistacia chinensis*). Both species are recognized for their low water requirements and suitability for California's urban landscapes, making them an appropriate and sustainable choice to replace the higher-water-use almond trees currently present on site.

The Italian cypress trees will be strategically installed along the northern and western perimeters of the property to provide vertical structure and visual screening, while the Chinese pistache trees will be planted along the western and southern perimeters to establish broad canopy coverage.

This replacement plan is designed to restore the lost canopy cover and contribute to the long-term environmental and aesthetic value of the site. For exact planting locations and spacing, please refer to the accompanying landscape plan.





**Prepared by:**

**W. M. Smith**

**ISA Certified Arborist WE-13625A**

**arborstarconsulting@gmail.com**



# MOKI SMITH ARBORIST

mokismitharborist@gmail.com

408-722-8942

Date: 9/26/25

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## Arborist Report

**Prepared for:** Preferred Pump & Equipment L.P.

**Site Address:** Northeast corner of Dry Creek Road and Claire Avenue,  
Sacramento, CA 95838

**Prepared by:** Nathan Basista, ISA Certified Arborist (WE 15570A)

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## Arborist Letter

At the request of the client, several orchard trees on the subject property were re-measured to obtain accurate trunk dimensions. The original measurements were taken using a diameter tape. However, given that these trees exhibit co-dominant uprights, a more accurate approach was to record the circumference and calculate the diameter measurement. This method avoids the potential for inflated readings that can occur when attempting to measure trunk diameters across irregular stem structures.

The re-measured trees consist of old orchard Almond plantings that have exceeded their functional landscape lifespan. These trees, while historically valuable as part of the former orchard, are in late maturity and not well suited for long-term retention, especially considering the highest and best use of the property for future development. Their structural form, age-related decline, and reduced landscape value support the recommendation for removal and replacement with species more appropriate to the site's intended use.



## Tree Data – Remeasured Orchard Trees

- **Tag #111 – Almond (*Prunus dulcis*)**  
Circumference: 30 in., 32 in., 33 in.

**\* Other stems are epicormic growth and incorrectly included in original measurement**

$$\begin{aligned}\text{Cumulative Diameter} &= 10.50 + (9.55 \div 2) + (10.19 \div 2) \\ &= 10.50 + 4.78 + 5.10 \\ &= \mathbf{20.38'' \text{ cumulative DBH}}\end{aligned}$$

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- **Tag #112 – Almond (*Prunus dulcis*)**  
Circumference: 31 in., 29 in., 43 in.

$$\begin{aligned}\text{Cumulative} &= 13.69 + (9.87 \div 2) + (9.23 \div 2) \\ &= 13.69 + 4.94 + 4.62 \\ &= \mathbf{23.25'' \text{ cumulative DBH}}\end{aligned}$$

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- **Tag #117 – Almond (*Prunus dulcis*)**  
Circumference: 29 in., 23 in., 43 in.

**\*Fourth Stem measured is an epicormic shoot growing adjacent to main-stem**

$$\begin{aligned}\text{Cumulative} &= 13.69 + (9.23 \div 2) + (7.32 \div 2) \\ &= 13.69 + 4.62 + 3.66 \\ &= \mathbf{21.97'' \text{ cumulative DBH}}\end{aligned}$$

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- **Tag #119 – Almond (*Prunus dulcis*)**  
Circumference: 35 in., 48 in.

$$\begin{aligned}\text{Cumulative} &= 15.28 + (11.14 \div 2) \\ &= 15.28 + 5.57 \\ &= \mathbf{20.85'' \text{ cumulative DBH}}\end{aligned}$$

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- **Tag #122 – Almond (*Prunus dulcis*)**  
Circumference: 35 in., 27 in., 21 in., 15 in.

$$\begin{aligned}\text{Cumulative} &= 11.14 + (8.59 \div 2) + (6.69 \div 2) + (4.77 \div 2) \\ &= 11.14 + 4.30 + 3.35 + 2.39 \\ &= \mathbf{21.18'' \text{ cumulative DBH}}\end{aligned}$$

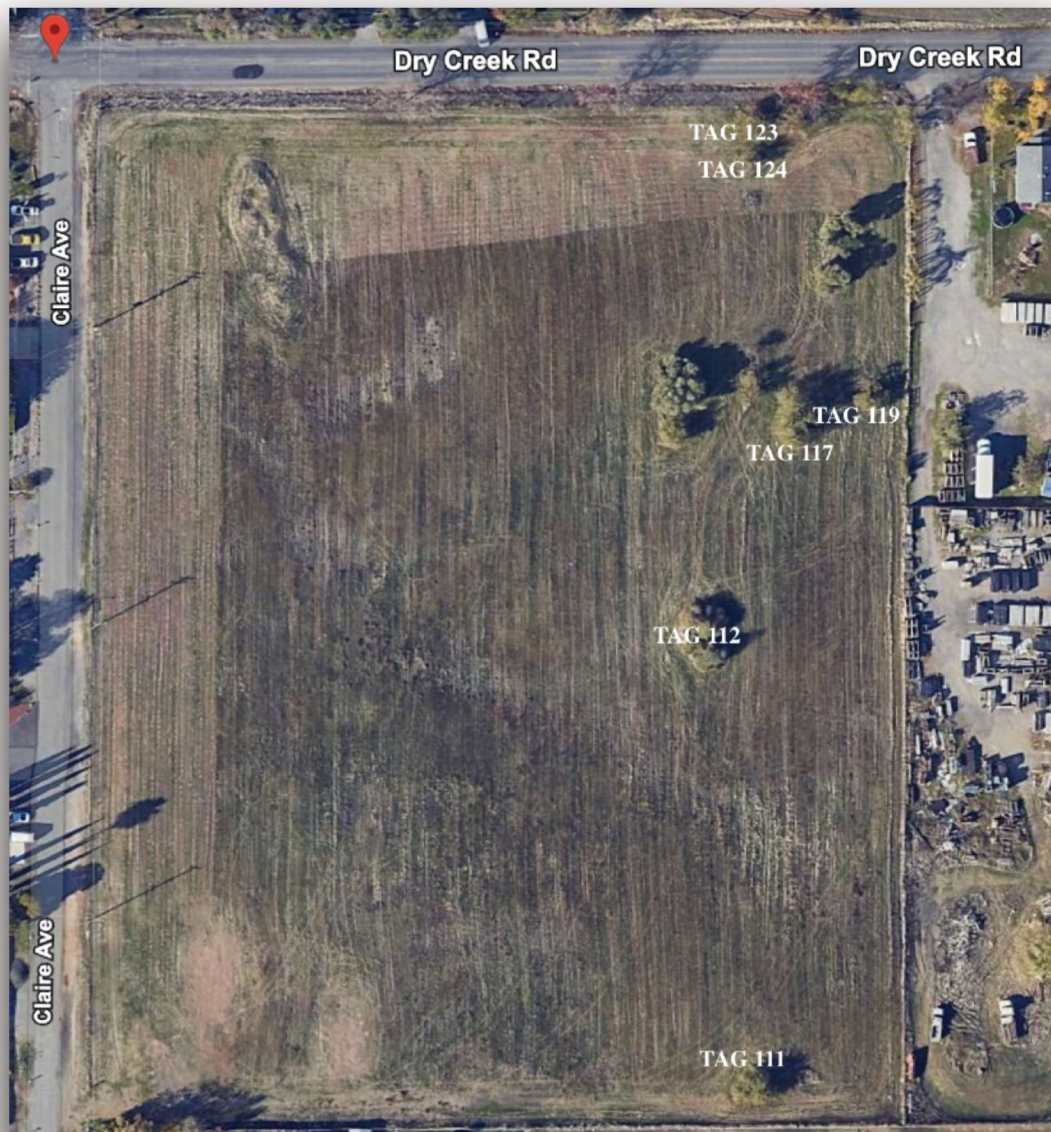
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- **Tag #123 – Almond (*Prunus dulcis*)**  
Circumference: 31 in., 35 in., 21 in., 24 in.

$$\begin{aligned}\text{Cumulative} &= 11.14 + (9.87 \div 2) + (6.69 \div 2) + (7.64 \div 2) \\ &= 11.14 + 4.94 + 3.35 + 3.82 \\ &= \mathbf{23.25'' \text{ cumulative DBH}}\end{aligned}$$

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Site Map



## **Conclusion**

The trees evaluated are aging orchard specimens with co-dominant uprights and poor structural suitability. Removal and replacement with suitable landscape species is recommended to ensure safety, aesthetics, and compatibility with the property's future use.

**Respectfully submitted,**

**Nathan Basista**

ISA - WE-15570-A

Mokismitharborist@gmail.com



## 5. MITIGATION MONITORING AND REPORTING PROGRAM

### MITIGATION MONITORING AND REPORTING PROGRAM FOR PREFERRED PUMP & EQUIPMENT SITE PLAN AND DESIGN REVIEW

DATED NOVEMBER 2025

This mitigation measure monitoring and reporting checklist was prepared pursuant to California Environmental Quality Act (CEQA) Guidelines *Section 15097 and Section 21081.6* of the PRC (PRC). The timing of implementing each mitigation measure is identified in the checklist, as well as the entity responsible for verifying that the mitigation measures applied to a Project are performed. Project applicants are responsible for providing evidence that mitigation measures are implemented. As lead agency, the City of Sacramento is responsible for verifying that mitigation is performed/completed.

Mitigation Measures	Party Responsible for Implementing Mitigation	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initials
<b>Air Quality</b>					
<b>Mitigation Measure AIR-1:</b> The following SMAQMD's Basic Construction Emissions Control Practices (BMPs) for dust control shall be included through a notation on all project grading plans prior to the issuance of grading permits, to the satisfaction of the City of Sacramento Community Development Department. <ul style="list-style-type: none"><li>Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads;</li><li>Cover or maintain at least two feet of free board space on haul trucks transporting soils, sand, or other loose material on the site. Any haul trucks that would be travelling along freeways or major roadways should be covered;</li><li>Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited;</li><li>Limit vehicle speeds on unpaved roads to 15 miles per hour (mph);</li></ul>	Project Applicant	Prior to issuance of grading permits	City of Sacramento		

<ul style="list-style-type: none"> <li>• All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible unless seeding or soil binders are used;</li> <li>• Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [CCR Title 13, Section 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site;</li> <li>• Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [CCR Title 13, Sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, <a href="mailto:doors@arc.ca.gov">doors@arc.ca.gov</a> , or <a href="http://www.arb.ca.gov/doors/compliance_cert1.html">www.arb.ca.gov/doors/compliance_cert1.html</a> ; and</li> <li>• Maintain all construction equipment in proper working condition according to manufacturer's specifications.</li> </ul>	Project Applicant	Prior to issuance of grading or building permits	City of Sacramento		
<p><b>Mitigation Measure AIR-2:</b> Before a construction permit is issued for the Project, the project applicant, project sponsor, or construction contractor shall submit documentation demonstrating reasonably detailed compliance with the following requirements to the City of Sacramento:</p> <ul style="list-style-type: none"> <li>• Prior to the issuance of any grading or building permits (whichever occurs earliest), the project applicant and/or construction contractor shall prepare a construction operations plan that, during construction activities, requires all off-road equipment with engines greater than 75 horsepower to meet either the particulate matter emissions standards for Tier 4 Interim engines or be equipped with Level 3 diesel particulate filters. Tier 5 Interim engines shall, at a minimum, meet EPA or CARB particulate matter emissions standards for Tier 4 Interim engines. Alternatively, use of CARB-certified Level 3 diesel particulate filters on off-road equipment with engines greater than 50 horsepower can be used in lieu of Tier 4 Interim engines or in combination</li> </ul>					

<p>with Tier 4 Interim or better engines. The construction contractor shall maintain records documenting its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information shall include, but are not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The project applicant and/or construction contractor shall submit the construction operations plan and records of compliance to the City of Sacramento.</p>					
<p><b>Biological Resources</b></p> <p><b>Mitigation Measure BIO-1:</b> If construction activities on the project site are to begin during the nesting season for raptors or other protected bird species in the region (generally February 15-September 15), a qualified biologist shall be retained by the project applicant to conduct pre-construction surveys in areas of suitable nesting habitat for common raptors (including Swainson's hawk) and other bird species protected by the MBTA or California Fish and Game Code located within 500 feet of project activity. Surveys shall be conducted no more than 10 days before ground disturbance is expected to occur. The pre-construction surveys shall be submitted to the City's Community Development Department. If active nests are not found, further mitigation is not required. If active nests are found, the construction contractor shall avoid impacts on such nests by establishing a no-disturbance buffer around the nest. The appropriate buffer size for all nesting birds shall be determined by a qualified biologist, but shall extend at least 50 feet from the nest. Buffer size will vary depending on site-specific conditions, the species of nesting bird, nature of the project activity, the extent of existing disturbance in the area, visibility of the disturbance from the nest site, and other relevant circumstances.</p>	<p>Project Applicant</p>	<p>Within 10 days prior to expected ground disturbance</p>	<p>City of Sacramento</p>		



<p>Construction activity shall not occur within the buffer area of an active nest until a qualified biologist confirms that the chicks have fledged and are no longer dependent on the nest, or the nesting cycle has otherwise completed. Monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has the potential to adversely affect the nest. The qualified biologist shall determine the status of the nest at least weekly during the nesting season. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance shall be increased until the agitated behavior ceases.</p>					
<p><b>Mitigation Measure BIO-2:</b> <i>To mitigate potential impacts on the American Bumble Bee and avoid “take” under CESA, the following measures will be implemented:</i></p> <ol style="list-style-type: none"> <li>4) <u>Pre-Construction Survey:</u> <i>Prior to ground disturbance, a qualified biologist or entomologist shall conduct a pre-construction survey no more than 30 days prior to ground disturbance to identify sensitive bumble bee species and potential foraging or nesting habitat. If presence is not detected, no further species-specific mitigation is required.</i></li> <li>5) <u>Avoidance of Peak Activity Periods:</u> <i>To the extent feasible, large-scale vegetation removal or heavy ground disturbance in areas identified as existing or potential bumble bee foraging or nesting habitat will be scheduled outside of peak bumble bee foraging and nesting periods (typically spring through fall) to avoid direct harm to active bees and nests.</i></li> <li>6) <u>Minimize Impacts (If Bumble Bees/Habitat Found):</u> <i>If sensitive bumble bee species or active nests are found, or if complete avoidance of foraging or nesting habitat is not feasible, the qualified biologist or entomologist will prepare a plan that</i></li> </ol>	Project Applicant	Within 30 days prior to expected ground disturbing activity	City of Sacramento		

<p><i>describes proposed avoidance, monitoring, minimization, and/or mitigation actions to reduce impacts to a less than significant level and avoid "take." This plan may include establishing buffers, enhancing landscaping with native, pollinator-friendly flowering plants that provide continuous bloom throughout the year, etc. The plan will be implemented in consultation with the qualified biologist, CDFW, and the Project proponent in accordance with CDFW guidelines related to the species. The plan and results of efforts will be reported by the biologist and submitted to the CDFW and the City of Porterville Community Development Department for mitigation monitoring compliance.</i></p>					
<b>Cultural Resources</b>					
<b>See Tribal Cultural Resources</b>					
<b>Hydrology and Water Quality</b>					
<p><b>Mitigation Measure HYD-1:</b> Prior to issuance of any grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the RWQCB. The contractor shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. Construction (temporary) BMPs for the project may include, but are not limited to: fiber rolls, straw bale barrier, straw wattles, storm drain inlet protection, velocity dissipation devices, silt fences, wind erosion control, stabilized construction entrance, hydroseeding, revegetation techniques, and dust control measures. The SWPPP shall be submitted to both the City Director of Public Works, and the City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary</p>	Project Applicant	Prior to issuance of grading permit	City of Sacramento		

and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable.						
<b>Noise</b>						
<b>Mitigation Measure NOI-1:</b> All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source. Noise-producing equipment shall not be operating, running, or idling while not in immediate use by a construction contractor. All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from any noise-sensitive land uses. Located construction staging areas, to the extent possible, at the greatest possible distance from any noise-sensitive land uses.	Project Applicant	During project construction	City of Sacramento			
<b>Tribal Cultural Resources</b>						
<p><b>Mitigation Measure TCR-1a:</b> Conduct Cultural Resources and Tribal Cultural Resources Sensitivity and Awareness Training Program Prior to Ground-Disturbing Activities</p> <p>The City shall require the applicant/contractor to provide a tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in Project construction, including field consultants and construction workers. The WEAP will be developed in coordination with culturally affiliated Native American tribes. The WEAP shall be conducted before any Project-related construction activities begin at the Project site. The WEAP will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations.</p> <p>The WEAP will also describe appropriate avoidance and impact minimization measures for tribal cultural resources that could be located at the Project site and will outline what to do and who to contact if any potential tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to</p>	Project Applicant	During Project Construction	City of Sacramento			



<p>Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values.</p> <p><b>Mitigation Measure TCR-1b:</b> In the Event that Tribal Cultural Resources Are Discovered During Construction, Implement Avoidance and Minimization Measures to Avoid Significant Impacts and Procedures to Evaluate Resources.</p> <p>If tribal cultural resources (such as structural features, unusual amounts of bone or shell, artifacts, or human remains) are encountered at the Project site during construction, work shall be suspended within 100 feet of the find (based on the apparent distribution of cultural materials), and the construction contractor shall immediately notify the Project's City representative. Avoidance and preservation in place is the preferred manner of mitigating impacts to tribal cultural resources. This will be accomplished, if feasible, by several alternative means, including:</p> <ul style="list-style-type: none"> <li>• Planning construction to avoid tribal cultural resources, archaeological sites and/or other cultural resources; incorporating cultural resources within parks, green-space or other open space; covering archaeological resources; deeding a cultural resource to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity.</li> <li>• Recommendations for avoidance of tribal cultural resources will be reviewed by the City representative, interested culturally affiliated Native American tribes and other appropriate agencies, in light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with Project objectives. Avoidance and design alternatives may include realignment within the Project site to avoid tribal cultural resources, modification of the design to eliminate or reduce impacts to tribal cultural resources or modification or realignment to avoid highly</li> </ul>	Project Applicant	During Project Construction	City of Sacramento		
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<p>significant features within a cultural resource or tribal cultural resource.</p> <ul style="list-style-type: none"> <li>Native American representatives from interested culturally affiliated Native American tribes will be notified to review and comment on these analyses and shall have the opportunity to meet with the City representative and its representatives who have technical expertise to identify and recommend feasible avoidance and design alternatives, so that appropriate and feasible avoidance and design alternatives can be identified.</li> <li>If the discovered tribal cultural resource can be avoided, the construction contractor(s), will install protective fencing outside the site boundary, including a 100-foot buffer area, before construction restarts. The boundary of a tribal cultural resource will be determined in consultation with interested culturally affiliated Native American tribes and tribes will be notified to monitor the installation of fencing. Use of temporary and permanent forms of protective fencing will be determined in consultation with Native American representatives from interested culturally affiliated Native American tribes.</li> <li>The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area".</li> </ul> <p>If a tribal cultural resource cannot be avoided, the following performance standard shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of tribal cultural resources:</p> <ul style="list-style-type: none"> <li>Each resource will be evaluated for California Register of Historical Resources- (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes, as applicable.</li> </ul>					
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<p>If a tribal cultural resource is determined to be eligible for listing in the CRHR, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. The City shall coordinate the investigation of the find with a qualified archaeologist (meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology) approved by the City and with interested culturally affiliated Native American tribes that respond to the City's notification. As part of the site investigation and resource assessment, the City and the archaeologist shall consult with interested culturally affiliated Native American tribes to assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These recommendations will be documented in the Project record. For any recommendations made by interested culturally affiliated Native American tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the Project record.</p> <p>Native American representatives from interested culturally affiliated Native American Tribes and the City representative will also consult to develop measures for long-term management of any discovered tribal cultural resources. Consultation will be limited to actions consistent with the jurisdiction of the City and taking into account ownership of the subject property. To the extent that the City has jurisdiction, routine operation and maintenance within tribal cultural resources retaining tribal cultural integrity shall be consistent with the avoidance and minimization standards identified in this mitigation measure.</p> <p>If the City determines that the Project may cause a significant impact to a tribal cultural resource, and measures are not otherwise</p>					
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<p>identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:</p> <ul style="list-style-type: none"> <li>• Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.</li> <li>• Treat the resource with culturally appropriate dignity taking into account the Tribal cultural values and meaning of the resource, including, but not limited to, the following: <ul style="list-style-type: none"> <li>○ Protect the cultural character and integrity of the resource.</li> <li>○ Protect the traditional use of the resource.</li> <li>○ Protect the confidentiality of the resource.</li> <li>○ Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places.</li> <li>○ Protect the resource.</li> </ul> </li> </ul>					
<p><b>Mitigation Measure TCR-1c:</b> Implement Procedures in the Event of the Inadvertent Discovery of Human Remains.</p> <p>If an inadvertent discovery of human remains is made at any time during Project-related construction activities or Project planning, the City the following performance standards shall be met prior to implementing or continuing actions such as construction, which may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground-disturbing activities, the City shall</p>	Project Applicant	During Project Construction	City of Sacramento		

<p>immediately halt potentially damaging excavation in the area of the remains and notify the Sacramento County Coroner and a professional archaeologist to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (HSC Section 7050.5[b]).</p> <p>If the human remains are of historic age and are determined to be not of Native American origin, the City will follow the provisions of the HSC Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.</p> <p>If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (HSC Section 7050[c]). After the Coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.9 et seq.</p>					
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Clara Lopez  
1224 Claire Avenue  
Sacramento, CA 95838

**November 24, 2025**

Ms. Sarah Scott  
Assistant Planner  
City of Sacramento  
Community Development Department  
300 Richards Boulevard  
Sacramento, CA 95811

[Via email]

**Subject: Formal Objection to Proposal (DR24-216) at DryCreek Road-Claire Avenue**

Dear Sarah Scott,

I am writing again to formally object to the proposed development project located at Dry Creek Road and Claire Avenue. After reviewing the available information and considering the project's potential impact on our community, I have significant concerns that I believe warrant reconsideration or substantial modification of the proposal.

### **1. Traffic and Safety Concerns**

Our streets are already experiencing heavy traffic, particularly during peak hours, and no one observes the "not a through street" sign. The additional volume generated by this project would worsen congestion on Claire Avenue and Dry Creek Road, increase commute delays, and create heightened safety risks for drivers, pedestrians, children, pets and cyclists. No clear plan has been presented to mitigate these impacts.

### **2. Noise Impact**

Both the construction phase and the ongoing operation of this project are expected to increase noise levels in an area that is currently quiet and residential. This change would negatively affect residents' daily lives, particularly those who work from home, seniors, disabled and families with young children.

### **3. Environmental Impact**

The project poses risks to local environmental quality, including potential loss of green space, increased air and light pollution, and disruption to local wildlife habitats. These long-term effects would diminish the ecological balance and reduce the overall livability of our neighborhood.

### **4. Strain on Streets and Infrastructure**

Our roads are already showing signs of deterioration, and the heavy machinery and increased traffic associated with the project will accelerate wear and tear. There is currently no clear plan for necessary street repairs, upgrades, or financial responsibility for the damage caused by construction activity.



## **5. Sewer and Drainage System Concerns**

The existing sewer and drainage systems are already operating near capacity, with occasional backups and flooding during heavy rains. Adding a development of this size could overload the system, leading to costly infrastructure failures, health hazards, and long-term maintenance issues for residents.

Given these concerns, I respectfully request that the planning committee reconsider approval of this project or require significant revisions and impact studies addressing these issues before moving forward. Residents deserve a transparent process with thorough assessment and meaningful community input.

Thank you for your attention and for your commitment to responsible development. I look forward to further updates and opportunities for public engagement.

Sincerely,

*Clara V. Lopez*

(signed electronically)

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Condominium Map for the project known as **Z25-059**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Condominium Map** to create two airspace units within a residential building on a 0.08-acre lot within the Single-Unit Dwelling (R-1) zone. The currently vacant lot has a separate SB9 approval to construct a residential building (file # IR25-014). There are no proposed physical changes to the site with this application.

### PROJECT INFORMATION

Location: 6451 / 6455 8<sup>th</sup> Avenue  
Parcel Number: 015-0083-028-0000  
Council District: 6  
Applicant/Property Owner: Build Casa  
Attn: Paul Steidl  
327 19<sup>th</sup> Street  
Oakland, CA 94612  
Project Planner: Danny Abbes, Associate Planner, (916) 808-5873  
Hearing Date: January 29, 2026

#### Land Use Information

General Plan Designation: Neighborhood  
Community Plan Area: Fruitridge/Broadway  
Specific Plan: N/A  
Zoning: Single-Unit Dwelling (R-1) Zone  
Special Planning District: N/A  
Planned Unit Development: N/A  
Design Review Area: Citywide  
Parking District: Traditional  
Historic Landmark: N/A  
Historic District: N/A

### Surrounding Zoning and Land Uses

North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

### Site Characteristics

Property Area:	±0.08 acre; ±3,273 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use of Site:	Vacant with approval of residential building

### Other Information

Concurrent Files:	N/A
Previous Files:	IR23-200, DR23-277, IR25-014

## **ATTACHMENTS**

Attachment 1: Tentative Parcel Map for Condominium Purposes

Attachment 2: IR25-014 Record of Decision

## **BACKGROUND**

The project site is a 0.08-acre vacant residential parcel zoned R-1 within the Tahoe Park neighborhood at 6451/6455 8<sup>th</sup> Avenue. The site is surrounded by residential development on all sides. The site has received some recent previous approvals as detailed below:

- IR23-200 - SB9 ministerial approval for a tentative map to subdivide an 8,167 square foot parcel at 3246 Kroy Way into two parcels, approved August 10, 2023. (This created the subject parcel.)
- DR23-277 – Site Plan and Design Review to construct a single-unit dwelling with attached accessory dwelling unit, approved on June 20, 2024.
- IR25-014 - SB9 ministerial approval to construct a duplex with units of 640 and 630 square feet. (This is the approved residential building that the condominium map is based upon.)

## **PROPOSED PROJECT AND ANALYSIS**

The applicant is now proposing a tentative map to create two airspace condominium units that will allow for individual ownership of each of the units. The two residential units, which have been approved via IR25-014, have not yet been constructed.

The existing parcel will maintain adequate access to the public street and available utility infrastructure and the existing parcel boundaries will not change as part of the requested tentative condominium map. Additionally, no physical modifications to the site or any building exterior are proposed as part of this project. The applicant will form an owner's association to ensure joint access to necessary utilities. Planning staff supports the proposal since it will allow for individual ownership opportunities of the units.

## **SUBDIVISION REVIEW COMMITTEE**

The proposed tentative map was heard at the Subdivision Review Committee on January 21, 2026. The Tentative Condominium Map conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.



## **PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Tahoe Park Neighborhood Association, and Tahoe Park Association. All property owner and residents within 500 feet of the subject site were mailed a public hearing notice and the site was posted with project details, public hearing participation information, and planning staff contact information for comments or questions. At the time of the writing of this report, staff has not received any comments from any community group or individual member of the public.

## **ENVIRONMENTAL DETERMINATION**

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1).

## **FLOOD HAZARD ZONE**

State Law (SB 5 as amended by SB 639) and the Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2030. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2025 Adequate Progress Annual Report accepted by City Council Resolution No. 2025-0282 on October 21, 2025.

## **CONDITIONS OF APPROVAL**

### **Tentative Parcel Map**

#### **Public Works**

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
3. Show all continuing and proposed/required easements on the Parcel Map.
4. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the



repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

5. The design and placement of walls, fences, signs and Landscaping 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. The area of exclusion shall be determined by the Department of Public Works.

#### **Department of Utilities (DOU)**

6. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
7. Prior to the initiation of water, sewer and storm drainage service to the development, a privately funded maintenance district or a homeowners association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water, sewer and surface and subsurface storm drainage facilities within the common areas. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

#### **Fire Department**

8. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
  - a. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

#### **Youth, Parks, and Community Enrichment**

9. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
10. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (*Contact Infrastructure Finance, Doreen Chia, (916)808-5447, [dchia@cityofsacramento.org](mailto:dchia@cityofsacramento.org)*).



## Miscellaneous

11. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

## Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

12. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
13. Utility records indicate that the existing sanitary sewer services for the adjacent site at 3246 Kroy Way may be under the proposed structure at the project site. City maintenance responsibilities of the services are to the point of service within the alley right of way. The property owner is responsible for the maintenance and repair of the services on their property. The applicant should relocate existing services from under the proposed building or reconstruct the existing service within a pipe sleeve for protection and ease of future repair and replacement of the service.
14. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
15. The proposed development is not contiguous to an existing public water main. The property owner/developer may be required to construct off-site water main extensions as determined by the DOU. (Note: The nearest public water main is located within Kroy Ave.)
16. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.
17. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 8,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.16 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)



18. This project is in Drainage Basin 31 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
19. The onsite water, sewer and storm drain systems shall be private systems maintained by the association or other approved entity. (Note: A water, sewer, and/or drainage service agreement may be required for common private services shared among the parcels.)
20. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
21. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
22. Water meters shall be located at the point of service, which is back of walk for connected sidewalks.
23. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
24. The applicant is responsible for the protection and repair of the City sanitary sewer main during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.
25. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  - a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$3,534. This is based on the tentative parcel map to create a Tentative Condominium Map with two (2) residential airspace parcels within a residential building. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of \$155,000 per acre for the Fruitridge Broadway Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.
  - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD

## **FINDINGS OF FACT**

### **Environmental Determination: Exempt**

1. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1).

### **Tentative Parcel Map**

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:



- a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
  - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
  - c. The site is physically suitable for the type of development;
  - d. The site is physically suitable for the proposed density of development;
  - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
  - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
  - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
  3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
  4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
  5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

### **200-Year Flood Protection Finding**

1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2025 Adequate Progress Annual Report accepted by the City Council on October 21, 2025 (Resolution No. 2025-0282).

*Danny Abbes*

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Danny Abbes  
Associate Planner

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Marcus Adams (Jan 23, 2026 13:13:24 PST)

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Marcus Adams  
South Area Senior Planner

The decision of the Zoning Administrator and Design Director 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 and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.