

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

STAFF RECOMMENDATION

Staff recommend the Design Director approve with conditions the Site Plan and Design Review for a multi-unit development for project known as file **DR24-207**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Environmental Determination** qualifies for a statutory exemption pursuant to Public Resources Code (PRC) section 21155.4, which was added to the PRC by SB 743.
2. **Site Plan and Design Review** to demolish the existing building and construct two eight-story buildings with 252 multi-unit dwellings on a 1.18-acre parcel in the General Commercial (C-2-SPD) zone and within the Central City Special Planning District (SPD).
3. **Tree Permit** for removal of two Private Protected Trees.

PROJECT INFORMATION

Location: 1900 & 1906 Capitol Ave., Sacramento, CA 95811

Parcel Number: 007-0144-020-0000
007-0144-021-0000

Council District: 4 (Councilmember Phil Pluckebaum)

Applicant/Property Owner: Timothy Regan
Voit Oceanside Partners, LLC
101 Shipyard Way, Suite A, Newport Beach, CA
92663

Project Planner: Armando Lopez Jr., Associate AIA

Hearing Date: February 27, 2025

Land Use Information

General Plan:	Residential Mixed Use	
Community Plan Area:	Central City	
Specific Plan:	Central City	
Zoning:	General Commercial Zone (C-2-SPD)	
Special Planning District:	Central City	
Planned Unit Development:	N/A	
Design Review Area:	Central City Neighborhood	
Open Space District:	Urban (25 square feet per dwelling unit)	
Historic Landmark:	No	
Historic District:	N/A	

Surrounding Land Use and Zoning

North: Capitol Avenue	C-2-SPD	Retail / Commercial
South: N Street	C-2-SPD	Utility / Power / Sewer
West: 19 th Street	C-2-SPD	Residential
East:	C-2-SPD	Public / Utilities (Train)

Site Characteristics

Existing Property Area:	51,200 sq. ft. / 1.18 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Office Building & Parking Lot

Other Information

Concurrent Files:	N/A
Previous Files:	N/A

ATTACHMENTS

- Exhibit 1: Project Plans
- Exhibit 2: Arborist Report
- Exhibit 3: Demolition Request Preservation Review (DRPR)
- Exhibit 4: SACOG MTP/SCS Consistency

PROPOSED PROJECT AND ANALYSISBackground

The two subject parcels encompass a block within the Central City, south of Capitol Avenue, north of N Street, west of 19th Street, and bordering the train track to the east. Matsui Alley bisects the two parcels. The site is bordered by a mixture of residential single-unit and duplex uses to the west; commercial developments are located to the

north of the site along Capitol Avenue; and City utility uses to the south. Beyond the train tracks to the east, you'll find a surface parking lot. The site has several mature trees on site and along street frontages.

Project Analysis

The applicant proposes to construct two new multi-family unit buildings amounting to 252 dwelling units and approx. 6,484 square feet of amenity space within the podium courtyard and roof terrace along with numerous private balconies on certain dwelling units. The project will include a parking area supplying 155 parking spaces accessible from Matsui Alley utilizing surface parking and mechanized parking (Klaus Multiparking P310).

This request includes the removal of two private protected trees which requires a Director Level public hearing to approve. The site plan and design review of the proposed development would have been approved at a staff level barring the tree permit entitlement.

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. Site Plan and Design Review does not take into consideration the use for which the property will be used (SCC §17.808.110.B). The project is in the General Commercial Zone (C-2-SPD) and Central City Neighborhood Design Review Area. The proposed project complies with all applicable development standards within Title 17 and 2040 General Plan, as shown in Table 1 below.

Table 1: Applicable Development Standards				
Standard	Code Section	Required	Provided	Deviation?
Density	General Plan	20 du/na min. (RMU)	-020: 131 -012: 121	N
FAR	General Plan	6.0	-020: 4.87 -012: 4.56	N
Height	§17.444.090.D	85'-0"	85'-0"	N
	§17.600.145.A	Height exemption	Parapet	N
Setbacks	§17.216.730	0'-0"	N/A	N
Open Space	§17.444.050.B.2	6,300 sq. ft.	6,484 sq. ft.	N

Access, Circulation, and Parking

The subject site's frontage is located off Capitol Avenue, 19th Street, and N Street with Matsui Alley accessed off 19th Street. The site is proposing vehicular access via the alley for 155 vehicles which will provide one parking space for 62% of the units. Pedestrians

will access the development through all street frontages with the main entries on Capitol Avenue and 19th Street.

Pursuant to the 2040 General Plan's Land Use Policy-4.14: Elimination of Vehicle Parking Minimums, *The City shall not require new or existing development to provide off-street vehicle parking spaces.* Due to this, no on-site vehicle parking minimums are required in the development.

This project meets bicycle parking requirements for multi-unit dwellings in the Urban Parking District. Long-term bicycle storage is provided via a bike storage room in each building on the ground floor with access off the street and internally. Short-term bicycle parking is located along the perimeter of the development within the public right of way. See Tables 2 below for additional parking information.

Use	Required		Provided		Deviation?
	Long-Term ¹	Short-Term ²	Long-Term	Short-Term	
Multi-Unit Dwelling – 252 Units	125	26	232	26	N

¹ 17.608.030.C: 1 space per 2 dwelling units or 2 spaces, whichever is greater

² 17.608.030.C: 1 space per 10 dwelling units or 2 spaces, whichever is greater

Resident Amenities and Open Space

This project complies with Section 17.444.050.B.2 of the City Code which requires development within the Central City to provide a combination of private and common open spaces at a ratio of 25 square feet of open space per unit for multi-unit dwellings. The project will provide some private open space via balconies on select units and two common areas totaling 6,484 square feet via courtyards on the podium level of both buildings and a rooftop terrace on the 8th level building fronting Capitol Avenue. The project proposes fitness and yoga studios with glazing facing N Street and 19th Street which work to add eyes on the street and activate the right of way with an additional co-working space on the corner of Capitol Avenue and 19th Street serving the same purposes.

Architectural Analysis

This project must comply with standards listed within the Central City Neighborhood Design Guidelines. These guidelines seek to direct future growth in a manner that builds upon the existing context including the neighborhoods' market strengths, cultural and social amenities, historic assets, and plan direction, while also acknowledging the potential for infill and modest growth.

The design of the project is consistent with the goals and policies of the Central City Neighborhood Design Guidelines in that the proposed modern architectural style with clean lines and a minimalist aesthetic design is intended to anchor the 19th Street and Capitol Avenue corner parcel. Subtle details and textures are added using premium

materials, railings, canopies and solar screens with each façade separated into three major forms to break down the urban scale creating a more pleasing pedestrian experience. Two horizontal datums, one at the top and the other at the base, step with the building forms further reinforcing the deliberate changes in plane and materials.

The use of large windows ensures ample natural light, creating bright and inviting living spaces with solar shades provided on the exterior to help mitigate solar heat gain. The white and cool gray color palette is complemented by subtle accents of brick and wood, adding warmth and a touch of traditional charm to the modern design which serves to complement the adjacent residences to the west across 19th Street. The balconies and windows are framed with darker colors, enhancing the building's sleek lines and providing a striking contrast against the lighter background. Lastly, the rooftop terrace will offer residents a communal space to relax and socialize with its elevated position on the northwest corner providing panoramic views of the city towards downtown and midtown.

1900 Capitol represents contemporary urban architecture with practical amenities, and a prime city location in Sacramento. The thoughtful design and high-quality materials ensure that this multifamily project will create an attractive, distinctive, and safe development with walkable activated streets and convenient transit contributing positively to the community and the urban landscape.

Tree Permit

Pursuant to Sacramento City Code (SCC) 12.56, the removal of private protected trees requires a tree removal permit. This project proposes to remove two private protected trees, a 36-inch diameter Hackberry and a 25-inch diameter Zelkova identified as tree numbers 7381 and 7383 in the arborist report and related exhibits.

These trees are proposed for removal because they conflict with the reasonable placement of buildings on the site.

The applicant has provided a replacement plan that is consistent with the replacement requirements described in tree ordinance. The replacement plan includes the planting of 10 inches of DSH in the form of new trees at the site, and the payment of in-lieu fees for the remaining 51 inches, in the amount of \$325/inch of diameter removed, totaling \$16,575.00 to the Tree Planting & Replacement Fund.

2040 General Plan Consistency

The project site has a land use designation of Residential Mixed-Use (RMU). The RMU designation is intended to foster vibrant, walkable areas with a high intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit. The designation provides for a full range of residential, retail, employment, entertainment, cultural, and personal service uses serving a communitywide market, such as restaurants, apparel stores, specialty shops, theaters, bookstores, hotels and motels, and research and development facilities. The proposed development adheres to the RMU policies and overarching principles for a high-intensity transit-oriented residential development.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

The project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Capitol Area R Street Neighborhood Association and Friends of Fremont Park, The Handle District (HBID), Midtown Association (PBID), and Midtown Neighborhood Association. Civic Thread provided a comment letter in support of the project noting supporting numerous alternative modes of transportation, roof terraces which will support with the livability for residents and reduce Urban Heat Island effects, an infill location with good accessibility, widening sidewalks surrounding the development while retaining the existing trees in the public right of way and locating the interactive uses such as fitness studio and co-working room at the prominent corners of 19th and N Street and 19th Street and Capitol Avenue.

ENVIRONMENTAL CONSIDERATIONS

The proposed 19th & Capitol Project (DR24-207) located at 1900, and 1906 Capitol Avenue is a “project” as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval.

Staff has determined that the 19th & Capitol Project (DR24-207) qualifies for a statutory exemption pursuant to Public Resources Code (PRC) section 21155.4, which was added to the PRC by SB 743. The legislature included the following that applies to section 21155.4:

With the adoption of...the Sustainable Communities and Climate Protection Act of 2008, the Legislature signaled its commitment to encouraging land use and transportation planning decisions and investments that reduce vehicle miles traveled and contribute to the reductions in greenhouse gas emissions required in the California Global Warming Solutions Act of 2006...Similarly, the California Complete Streets Act of 2008...requires local governments to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads and highways for safe and convenient travel.

Section 21155.4 is thus part of a comprehensive legislative approach to reducing VMT and supporting the state’s efforts to reduce greenhouse gas emissions. Section 21155.4 provides as follows:

(a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099, or mixed-use development project, including any subdivision, or any zoning, change that meets all of the following criteria is exempt from the requirements of this division:

(1) The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099.

(2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.

(3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

(4) Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

The requirements of the section are set forth below, followed by text that identifies the manner in which the proposed project complies in italics.

- A. The project must be a residential, employment center or mixed-use development project.

The 19th & Capitol Project (DR24-207) proposes to demolish the existing building and construct two eight-story buildings with 252 multi-unit dwellings on a 1.18-acre parcel in the General Commercial (C-2-SPD) zone of the City of Sacramento and within the Central City Special Planning District (SPD). "Mixed-use development combines two or more types of land use into a building or set of buildings that are physically and functionally integrated and mutually supporting. This can be some combination of residential, commercial, industrial, office, institutional, or other land uses." (San Joaquin Valley Blueprint Planners Toolkit, online access 9/24/2018)

The proposed project qualifies as a mixed-use development project.

- B. The project must be located in a transit priority area, as defined in subdivision (a) of Section 21099.

Section 21099 defines "transit priority area" as including an area within ½ mile of an existing major transit stop. Pursuant to PRC section 21064.3, a major transit stop is "a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." Pursuant to PRC section 21155(b), a high-quality transit corridor is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

The City prepared an EIR for the Central City Specific Plan (CCSP), which was certified on April 19, 2018 (Resolution No. 2018-0129). Figure 4.12-13 in the CCSP EIR showed the portion of the CCSP area that would meet the criteria for proximity to transit in the legislation. The map identified areas one-half mile from RT's existing light rail stations and one-half mile from high quality transit corridors with service intervals of 15 minutes or less (CCSP EIR Figure 4.12-13). The project site is located in an area identified as a transit priority area. More specifically, the 19th & Capitol project site is approximately 1/2

mile to Sacramento Regional Transit's (Sac RT) Blue, Green and Gold Line (light rail transit or LRT). Additionally, Sac RT bus routes 62, 30 and 38 provide bus stops on 19th Street and L Street. There are additional bus routes with stops located within a few blocks of the project site.

The proposed project is located in a transit priority area.

C. The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.

The proposed project's land use is consistent with the CCSP. The City prepared and certified an EIR for the CCSP.

D. The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy for which the State Air Resources Board (ARB) has accepted a metropolitan planning organization's determination that the sustainable communities CEQA review strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

The proposed project is consistent with the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by the Sacramento Area Council of Governments (SACOG). The ARB has accepted SACOG's determination that the plan would achieve GHG reduction targets. The written concurrence from SACOG regarding the City's determination of consistency with the MTP/SCS is included as Exhibit 4.

The proposed project is consistent with the MTP/SCS.

E. Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

This requirement confirms that the requirement of consistency with a specific plan for which an EIR was prepared would be sufficient unless substantial changes have been proposed in the specific plan that would require major changes in the EIR, or changes have occurred in the circumstances under which the EIR was prepared or new information becomes available. The CCSP EIR was certified, and the CCSP adopted, on April 19, 2018. There have been no substantial changes in the CCSP or in the circumstances in the specific plan area that would affect the EIR analysis and conclusions.

None of the events identified in PRC 21166 have occurred.

PRC section 21155.4 provides that a project that meets the section requirements is exempt from CEQA review, unless one or more of the events identified in subsection (b)

have occurred. As noted, none of those circumstances have occurred. The proposed project is, therefore, exempt from CEQA review.

FLOOD HAZARD ZONE

“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 purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. 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 2025. 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 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.”

DRAFT FINDINGS OF FACT

Environmental

Findings of Fact related to the 19th & Capitol Project (DR24-207)

Section 1. Staff finds as follows:

- a. On April 19, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council approved an Environmental Impact Report (EIR) and adopted Findings of Fact and Statement of Overriding Considerations and approved the Central City Specific Plan.
- b. The 19th & Capitol Project is a residential development project within the meaning of PRC section 21155.4(a).
- c. The project is located in a transit priority area within the meaning of PRC section 21155.4(a)(1).
- d. The project is consistent with the Central City Specific Plan as required by PRC section 21155.4(a)(2).

- e. The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area as set forth in the Sacramento Area Organization of Governments (SACOG) Metropolitan Transit Plan/Sustainable Communities Strategy, which has been accepted by the California Air Resources Board as applicable achieving greenhouse gas emission reduction targets.
- f. There have been no substantial changes proposed in the specific plan that would require major changes in the CCSP EIR, or changes in the circumstances under which the EIR was prepared or new information that has become available.

Section 2 Upon approval of the 19th & Capitol Project (DR24-207), the Planning Director shall file or cause to be filed a Notice of Exemption with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

Section 3. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which staff has based its decision, including the previously certified EIR, are located in and may be obtained from, the Community Development Department at 300 Richards Boulevard, Third Floor, Sacramento, California 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 Residential 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 C-2 zone and the architectural design standards for the multi-unit dwelling design guidelines within the Central City Neighborhood Design Review Area.
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 are compatible with the design of the surrounding large scale residential structures.

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 in that the proposal meets height and setback requirements and will not be a detriment to the neighborhood.
7. 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 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

Tree Permit

The Tree Permit for the removal of two private protected trees **is approved** based on the following Findings of Fact:

1. The location of the two private protected trees conflicts with the most feasible placement of the proposed buildings.

The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

DRAFT CONDITIONS OF APPROVAL

Design Review / Planning – Armando Lopez Jr.

1. The proposed development is approved by the attached plans and conditions of approval.
2. Any modifications to the approved project shall be subject to the review and approval of Planning staff (and may require additional entitlements).
3. Provide the following building materials on the multi-unit dwelling building as indicated per approved plans:
 - a. TPO single-ply or polyurethane membrane roofing
 - b. Smooth coat cement-plaster siding
 - c. V-Groove fiber cement siding or similar material

- d. Thin red and tan brick blend siding
 - e. Painted metal accents
 - f. Black vinyl windows and patio doors with integrated glass panels
 - g. Steel tube railings or similar material
 - h. Glass railings at rooftop terrace
 - i. Aluminum Arcadia storefront window system or similar
 - j. Painted metal frames with divided light frames adjacent to parking areas
 - k. Metal pedestrian doors with transom glass
 - l. Decorative exterior lighting
4. Rooftop mechanical equipment shall be at or below the parapet or provide an integral self-supporting screening system. Mechanical equipment shall be screened from all elevations. Location of HVAC units and any other rooftop mechanical equipment and screening design shall be per approved plans.
5. Lighting:
- a. 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.
 - b. 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.
 - c. 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.
6. 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.
7. Provide the required 26 short-term bicycle spaces and 125 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.
8. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.

9. 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.
10. No signage has been reviewed or approved through the Site Plan and Design Review process. All future signage shall conform to the sign code standards found in SCC section 15.148.160 and shall be reviewed under the separate sign permitting process.
11. 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.
12. Contractor and design team shall contact Planning Site Conditions unit (Brad Marchetti – bmarchetti@cityofsacramento.org) for a Pre-construction meeting prior to any grading or construction activities on-site.
13. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.
14. 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.
15. This approval shall expire in three years from the approval date.

Department of Utilities – Sarai Ochoa Jimenez

16. Applicant shall participate in the Central City Impact Fee Finance Plan and pay all required fees.
17. 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.
18. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. 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 water related requirements. Failure to submit the water study may delay review and approval.

19. 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 a 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.
20. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.
21. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 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 onsite 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.)
22. The onsite water, sewer and storm drain systems shall be private systems maintained by the owner or other approved entity.
23. 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.
24. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system. All on-site systems shall be designed to the standard specified in the DOU onsite manual.
25. 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.

26. 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.

Environmental Planning Services – Ron Bess

27. 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) 799-1531; email tbuford@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.
28. The project applicant shall conduct any tree removal activities required for project construction outside of the migratory bird and raptor breeding season (February 1 through August 31) where feasible. All trees slated for removal during the nesting season shall be surveyed by a qualified biologist no more than 48-hours before removal to ensure that no nesting birds are occupying the tree.
29. For any construction activities that will occur between February 1 and August 31, the applicant shall employ a qualified biologist to conduct preconstruction surveys in suitable nesting habitat on or near the construction area for nesting raptors and migratory birds. If the biologist determines that construction may occur without impacting the breeding effort, the nest(s) shall be monitored by the biologist during construction. If the biologist concludes that the project would impact the nest, construction activities will cease until the nest is no longer active. Completion of the nesting cycle shall be determined by the biologist.
30. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See www.airquality.org. Other air district rules may apply and the air district should be consulted.

Fire Department – Morten Myers

31. 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

32. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org, California Fire Code Section 507.4
33. 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.
34. Provide appropriate Knox access for site. California Fire Code Section 506
35. 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.
36. 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
37. Provide standpipe hose valves at the intermediate landing levels of stairways as required by the Sacramento Fire Official.
38. 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.
39. 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.

Park Planning and Development Services – Brent Mueller

40. **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, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Public Works Department – Anis Ghobril

41. 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 along Capitol Avenue, N Street and 19th Street per City standards to the satisfaction of the Department of Public Works.
42. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley (Matsui Alley) adjacent to the subject property from 19th Street to the Western Pacific Railroad right of way per City standards to the satisfaction of the Department of Public Works.
43. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

44. The applicant shall remove all existing driveways and reconstruct the frontage improvements matching existing improvements to the satisfaction of the Department of public Works.
45. Bulb outs/curb extensions are required where there is on-street parking in the central City area or as directed by the Department of Public Works. Locations of bulb outs must be reviewed and approved by the City Traffic Engineer.
46. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the south-east corner of the N and 19th Street intersection and the south-west corner of Capitol Avenue and 19th Street intersection per City standards and to the satisfaction of the Department of Public Works.
47. The site plan shall conform to the parking standards set forth in the City Code section 17.608.040.
48. A revocable encroachment permit is required to allow for any encroachments onto the right of way (i.e. bike racks, signage, awnings, etc.). The applicant must meet all requirements of said permit to the satisfaction of the Department of Public Works.
49. The applicant shall coordinate with the Department of Public Works, Parking Division, to install a loading zone along 19th Street. The applicant shall pay the cost of any parking equipment relocation, any required signage and striping to accommodate the loading zone to the satisfaction of the Department of Public Works.
50. 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.
51. The design of walls, fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Public Works Department: Lighting – John Matoba

52. This project will require the installation of streetlights on all public streets to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City Lighting Standard for illumination is the following: the

illumination levels are 0.10 footcandles minimum for residential applications and 0.20 footcandles minimum for nonresidential. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights.

53. Crosswalk Lighting. Street lighting shall be provided for each crosswalk at all frontage corners of the development project.

Sacramento Area Sewer District (SacSewer) – Robb Armstrong

54. 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.

Sacramento Municipal Utility District (SMUD)

55. SMUD has existing overhead 21kV and low voltage/secondary facilities along the north side of the southern proposed building and south side of the norther proposed building (south side of Matsui Alley) 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.
56. SMUD has existing underground 12kV facilities along the west side of the property (east side of 19th Street) that will need to remain. SMUD also has existing underground 12kV along the south side of the property (north side of N Street) that will need to remain. SMUD also has existing underground low voltate/secondary facilities within the property feeding the California Teacher's Credential Building. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.
57. 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.
58. 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.
59. 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.

60. 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.
61. 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.).
62. 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>.
63. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
64. SMUD requires a minimum of 30" separation between the edge of the manhole or vault lid and any other object.
65. During SMUD's routine maintenance or during emergency repairs at manholes or vault lids, SMUD reserves the right to close off the area/sidewalk directly surrounding the manholes/vault lids to ensure the public's safety and the safety of SMUD's crews.
66. The shown transformer location and space on the plans will have to be validated by SMUD to ensure it meets all location, spacing and design criteria. The overall size of this space will depend on the requested service size. Additional space for a switch may be required depending on the overall service requirements. Please contact SMUD Line Design for additional information. Please refer to SMUD's Electric Service Requirements book t007 for additional infrastructure spacing and clearance requirements. <https://www.smud.org/Business-Solutions-and-Rebates/Design-and-Construction-Services>
67. The applicant shall provide an elevation drawing to SMUD dimensioning the clearance between SMUD's existing overhead electrical infrastructure and the proposed building. The proposed building shall meet G.O. 95 clearances from the existing overhead 21kV infrastructure or the existing overhead shall be relocated at the Applicants expense.
68. Additional transformer space may be required. This additional space will vary and the amount will depend on specific service requirements, including service size, voltage and other requirements. Furthermore, the location of this space will be site-dependent and could include subsurface (vaulted) or in-building space if pad-mounted and/or alcove space is unavailable or insufficient. Please reference

“Electric Service in Downtown Sacramento”, <https://www.smud.org/-/media/Documents/Business-Solutions-and-Rebates/dcs/dcs-Electric-Service-in-Downtown-Sacramento>, for additional information on equipment spacing requirements.

Sacramento Police Department

Lighting:

69. 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.
70. Light poles, if applicable, shall be no higher than 16’.
71. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
72. 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.
73. 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.
74. 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.
75. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

76. 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.
77. 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:

78. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.
79. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
80. Manager with access to VASS storage shall be able to respond to any activation within two hours.
81. 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.
82. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.
83. 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.
84. VASS shall be capable of storing no less than 30 days' worth of activity.
85. VASS shall provide comprehensive coverage of:
 - areas of ingress and egress
 - parking lots
 - coverage of all four (4) exterior sides of the property
 - adjacent public rights of way
 - main entrance to the building
 - common areas
 - hallways
 - elevators
 - bike storage
86. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
87. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
88. 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.
89. If community laundry rooms are provided, machines shall only operate on pre-loaded debit cards issued by management.

90. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).
91. Property management shall be responsible for the daily removal of all litter from the site.
92. Applicant shall install a **law enforcement** “Knox Box” for police access to common areas on the premises, including, but not limited to the main entrance for **EACH** building, main entrance gate, etc. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.
93. Applicant shall employ uniformed security to respond to on-site disturbances 24/7. 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:

94. 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.
95. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
96. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Recycling and Solid Waste Division – Margaret Kashuba

97. Project must meet the requirements outlined in City Code Chapter 13.10, 13.24, and 17.616.
98. The main trash rooms must each 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 Chapter 13.24.600.
99. 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.

100. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely. This project may be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition>. Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

Urban Forestry – Erica Allen

101. The applicant shall provide for the planting and irrigation of 10 inches of diameter in the form of landscape trees and City street trees according to the landscape plan and to the satisfaction of the City Urban Forester.
102. The applicant shall pay in-lieu fees for the remaining 51 inches of diameter to be replaced, in the amount of \$325/inch of diameter removed, totaling \$16,575.00 to the Tree Planting & Replacement Fund.
103. The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.
104. **General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

- a. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
 - i. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - ii. 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.
 - iii. 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.
 - iv. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
- b. The applicant shall obtain a tree permit from Urban Forestry for the pruning of City trees for building clearance and the removal of one City tree stump prior to the start of construction.

- c. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
 - i. 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 ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
- d. 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.
- e. 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.
- f. 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 and refer to the planning project number or off-site project number.
- g. 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.
- h. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
- i. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
- j. There shall be no soil compaction within the dripline of protected trees.
- k. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
- l. 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.
- m. 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.

- n. 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

The following advisory notes are informational in nature:

- ADV1. **Alternate Water Systems Requirement.** Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details.

Complete building permit applications (including payment of all required fees) filed with and accepted by the City's Building Division prior to July 1, 2023, will not be subject to Alternate Water Systems requirements. Applicants are advised to plan for alternate water systems beginning with initial early design. For more information, please visit the City's website: https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Climate_Change/Onsite-Water-Reuse-Study

- ADV2. BUILDING – This project is required to comply with the requirements outlined in the current edition of the California Code of Regulations, Title 24, Parts 1 through 12.
- ADV3. BUILDING – The rooftop assembly area may be restricted per CBC chapter 5 depending on the building Construction type per Chapter 6.
- ADV4. BUILDING – If some of the structures will be classified as R-2 occupancies, please provide the following at the time these plans are submitted to the building department for permit issuance:

Please determine if the ownership, operation, program participation, or funding of this project, either in whole or in part, falls within the definition of "Public Housing" and/or "Public Use" as defined in CBC Section 202.

- a. If public housing or public use:
 - i. Indicate on the plans that the code standard for accessible access is CBC Chapter 11B.
 - ii. Specify the locations of all accessible unit entries on the plans and provide detailing for an accessible route of travel as required by CBC Sections 11B-233 and 11B-206.
 - iii. Include necessary details to demonstrate compliance with all applicable requirements of CBC Section 11B-233.
- b. If not public housing or public use:
 - i. Include language on the plans under the project information section stating, "Due to the ownership, operation, and nature of funding, this project is not considered public housing, and CBC Chapter 11A is the applicable standard for housing accessibility."

ADV5. BUILDING – All newly constructed Covered Multifamily Dwellings are subject to the requirements of CBC Section 11A, including site work. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.

ADV6. BUILDING – All parcel adjustments or parcel mergers must be completed and recorded before a building permit can be issued.

ADV7. UTILITIES – 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.

ADV8. UTILITIES – As of January 1, 2018, all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

ADV9. UTILITIES – 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.

- ADV10. PARKS – 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 \$452,734. The Park Development Impact Fee due for this project is based on the Central City Incentive Zone Rate of \$2.20 per square foot for residential projects, with a minimum rate of \$1,634 for units under 750 square feet and a maximum of \$4,360 for units over 2,000 square feet. The applicant would likely receive credit for the demolition of the existing structures. 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.
 - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- ADV11. PG&E – Require the relocation of existing PG&E gas service facilities. The applicant must contact the below Service Planning department resources to apply for the relocation of any existing PG&E gas services that exist on the subject parcels.
- ADV12. PG&E – PG&E operates and maintains 2” high-pressure gas distribution mains within the 100-foot (100’) Capitol Ave and 80-foot (80’) 19th St public right of ways identified on the project plans. PG&E requests that all trees and brush planted within said Right of Way maintain a minimum distance of 5’ from the existing gas mains. Trees and vegetation pose a significant safety threat to underground gas lines and can interfere with PG&E’s maintenance and access, both routinely and in an emergency.
- ADV13. 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.
- ADV14. SACSEWER – Effective January 1, 2024, the Sacramento Regional County Sanitation District and the Sacramento Area Sewer District merged into one district called the Sacramento Area Sewer District, or SacSewer for short.
- ADV15. SPD – City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

ADV16. SOLID WASTE – Standard Truck Dimensions


Type	Height Clearance	Length	Width	Inside Turning Circle Diameter	Pickup Clearance
Side Loader	13 ft.	32 ft.	10 ft.	62 ft.	15 ft.
Rear Loader	13 ft.	32 ft.	10 ft.	47 ft.	15 ft.
Front Loader	14 ft.	32 ft.	10 ft.	49 ft.	25 ft.

ADV17. SOLID WASTE – Standard Bin and Can Dimensions

Size	Height	Depth	Width
32 gal. can	39 in.	24 in.	19 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.

Respectfully Submitted:  [Armando Lopez \(Feb 21, 2025 12:43 PST\)](#)

Armando Lopez Jr
Design Review Staff, Assoc. AIA

Recommendation Approved:  [Matthew Sites \(Feb 21, 2025 12:47 PST\)](#)

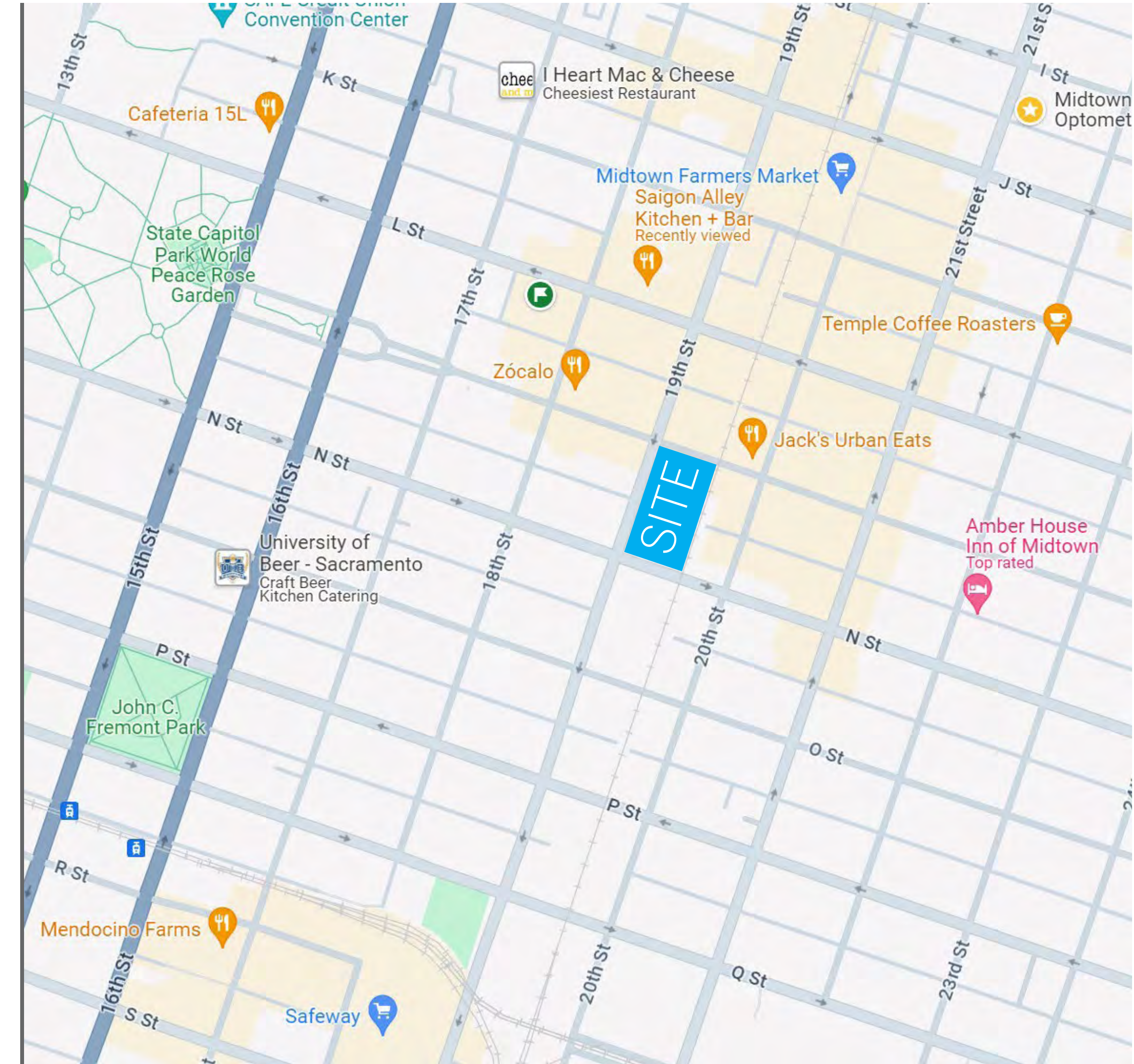
Matthew Sites
Senior Architect, AIA

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

LPAS



19TH & CAPITOL AVE
SACRAMENTO, CA



ENTITLEMENT SET

Project No. 1495-0001
December 10, 2024
REVISED JANUARY 30, 2025

PROJECT DESCRIPTION

This 252-unit mixed-use apartment project occupies 2 parcels containing approx. 1.175 acres (51,200 SF) located on 19th Street in-between N Street and Capitol Avenue in Sacramento, California. A 20' wide Right of Way (Matsui Alley) divides the site into a North (APN 007-0144-020) and South (APN 007-0144-021) Parcel. The alley terminates on the east end of the site at the railway. There is an existing 2 story non-residential building on the north parcel and an existing parking lot on the south parcel. They are intended to be demolished prior to the construction of the project.

The property has a General Plan designation of Central City District with a minimum density of 20 DU / Acre and an FAR range of 0.3-6.0. The zoning designation is C-2-SPD (Central City District). It is also part of the Central City Neighborhood Parking District which has a zero-parking requirement for residential uses, subject to AB 2097. The North parcel total gross building area (excluding parking) is approximately 124,590 SF which provides an FAR of approximately 4.87. The South parcel total gross building area (excluding parking) is approximately 116,770 SF which provides an FAR of approximately 4.56. The project is in compliance with the City's development standards for this property.

The buildings will be constructed with 6 stories of Type IIIA wood-frame construction over 2 stories of Type IA concrete construction. An Alternate Means and Methods Request (AMMR) from the City will be submitted to allow 6 stories of Type IIIA wood-frame. The highest occupied floor level will not exceed 75 ft above the lowest level of fire department access.

The project will contain a mix of studios, one and two-bedroom units. Double height amenity space anchors the prominent street corners on 19th Street. The main building entrances and lobbies are also located on 19th Street. The base of the project has unique modern brick columns flanking the double height glazing, further accenting the height of the interior space and highlighting the entries. This promotes a lively community atmosphere and provides residents with convenient access to essential amenities.

The project will provide approximately 133 parking spaces within a one-level parking garage and 54 EV charging stations (14 capable, 32 ready and 8 Level 2 EVSE installed). Mechanized puzzle lift will be utilized for approximately 86 spaces. Both entrances to the garages are accessed from Matsui Alley. Accessible parking will also be provided in compliance with Chapter 11A of the California Building Code. Both long-term and short-term bike parking will be provided in compliance with the City of Sacramento Zoning Code and the Cal-Green Code. Dedicated loading zones for move-in and move-out are located on 19th Street. Trash pickup will occur on 19th Street close to Matsui alley where trash staging will occur.

The building showcases a modern architectural style with clean lines and a minimalist aesthetic. Subtle details and textures are added through the use of premium materials, railings, canopies and solar screens. Each façade is separated into three major forms to break down the urban scale creating a more pleasing pedestrian experience. Two horizontal datums, one at the top and the other at the base, step with the building forms. Further reinforcing the deliberate changes in plane and materials.

The use of large windows ensures ample natural light, creating bright and inviting living spaces. Solar shades are provided on the exterior to help mitigate solar heat gain. The primary materials used in the construction include Brick, glass, and metal, plaster and siding. The white and cool gray color palette is complemented by subtle accents of brick and wood, adding warmth and a touch of traditional charm to the modern design. The balconies and windows are framed with darker colors, enhancing the building's sleek lines and providing a striking contrast against the lighter background.

One of the standout features of 1900 Capitol is its rooftop terrace, offering residents a communal space to relax and socialize. The terrace is equipped with comfortable seating, greenery, and an outdoor kitchen area, making it an ideal spot for gatherings and leisure activities. The elevated position on the Northwest corner provides panoramic views of the city towards downtown and midtown. Each building also provides podium courtyard spaces facing East with protection from the setting sun.

1900 Capitol exemplifies contemporary urban living, offering a blend of stylish architecture, practical amenities, and a prime city location in Sacramento. The thoughtful design and high-quality materials ensure that this multifamily project will be a desirable residence for years to come, contributing positively to the community and the urban landscape.

PROJECT TEAM

OWNER:
THE VOIT COMPANY
101 SHIPYARD WAY
NEWPORT BEACH CA 92663

ATTN: TIMOTHY REGAN
TEL: (949) 644-8648
EMAIL: TREGAN@THEVOITCOMPANY.COM

ARCHITECT:
LPAS, INC.
723 S STREET
SACRAMENTO, CA 95811

ATTN: RON METZKER
TEL: (916) 443-0335
CELL: (916) 284-0016
EMAIL: RMETZKER@LPAS.COM

CIVIL ENGINEER:
RSC ENGINEERING, INC.
1420 ROCKY RIDGE DRIVE, SUITE 150
ROSEVILLE, CA 95661

ATTN: JAI SINGH
TEL: (916) 788-2884
EMAIL: J.SINGH@RSC-ENGR.COM

SHEET INDEX

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A.02	PROJECT DATA: COMBINED
A.03	PROJECT DATA: SEPARATE BLDG.
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A.05	EXTERIOR RENDERING
A.06	EXTERIOR RENDERING
A.07	EXTERIOR RENDERING
A.08	FIRST FLOOR SITE PLAN
A.09	SECOND FLOOR PLAN
A.10	THIRD FLOOR PLAN
A.11	FOURTH FLOOR PLAN
A.12	FIFTH FLOOR PLAN
A.13	SIXTH FLOOR PLAN
A.14	SEVEN FLOOR PLAN
A.15	EIGHTH FLOOR PLAN
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A.17	TYPICAL UNIT PLANS
A.18	TYPICAL UNIT PLANS
A.19	BUILDING SECTION
A.20	STREET ELEVATION
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A.23	EAST ELEVATION
A.24	SOUTH ELEVATION

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L.02	ROOF TERRACE PLAN
L.03	TREE REMOVAL PLAN
L.04	TREE SCHEDULE
L.05	TREE PRESERVATION NOTES

CIVIL

C.01	EXISTING CONDITIONS
C.02	DEMOLITION PLAN
C.03	IMPREVIOUS AREA EXHIBIT
C.04	PRELIMINARY GRADING PLAN
C.05	PRELIMINARY GRADING SECTIONS
C.06	PRELIMINARY UTILITY PLAN

SCALE: 1/16" = 1'-0"

PROJECT NO. 1420-0002

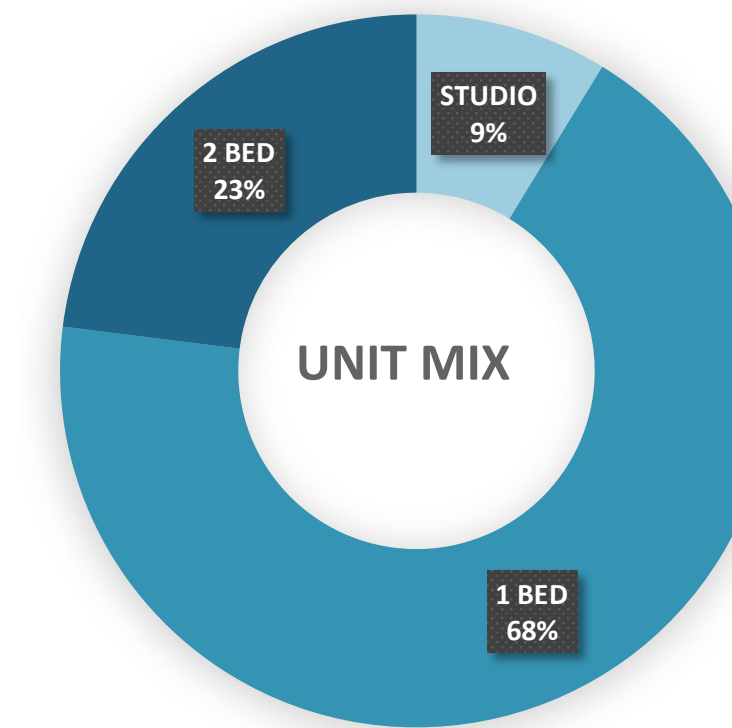
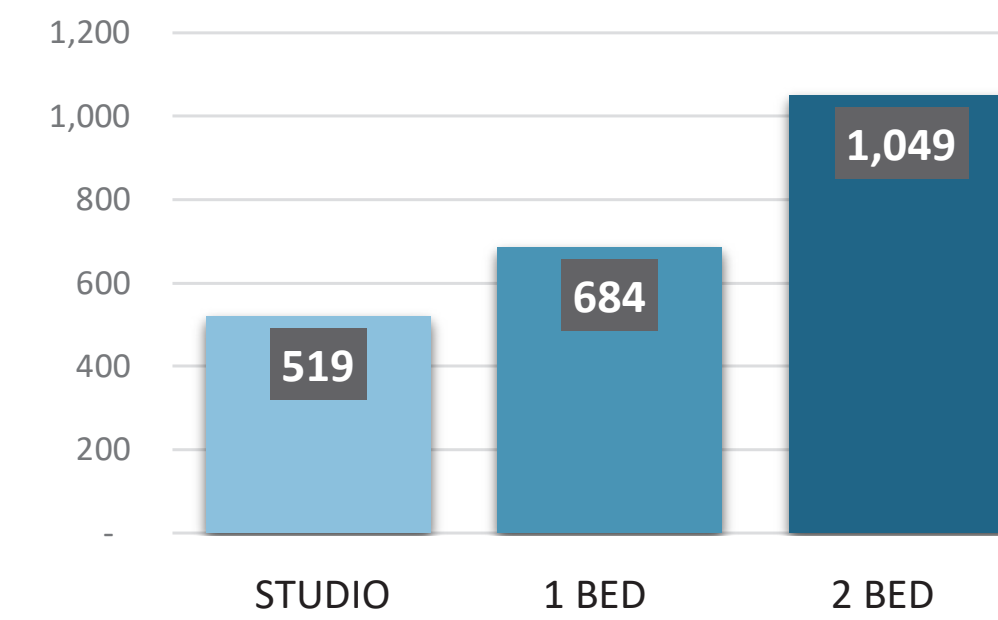
PROJECT SUMMARY:		
SITE AREA:	51,200 SF	1.175 ACRES
LOT COVERAGE :	38,539 SF	75% SITE COVERAGE
NUMBER OF UNITS:	252 UNITS	
PROPOSED DENSITY:	214 UNITS / ACRE	
GROSS BUILDING AREA (W/O PARKING):		
PROPOSED FAR:	241,355 SF	4.71

	Unit Area	Total Units	Total Area	%
STUDIO				
S1	511 SF	12 Units	6,132 SF	5%
S2	528 SF	10 Units	5,280 SF	4%
	519 Ave. SF	22 Units	11,412 SF	9%
1 BEDROOM				
1A	612 SF	64 Units	39,168 SF	25%
1B	720 SF	61 Units	43,920 SF	24%
1C	696 SF	24 Units	16,704 SF	10%
1D	780 SF	23 Units	17,940 SF	9%
	684 Ave. SF	172 Units	117,732 SF	68%
2 BEDROOM				
2A	1,192 SF	11 Units	13,112 SF	4%
2B	1,020	28 Units	28,560 SF	11%
2C	1,005	14 Units	14,070 SF	6%
2D	1,020	5 Units	5,100 SF	2%
	1,049 Ave. SF	58 Units	60,842 SF	23%
Total Unit Count	754 Ave. SF	252 Units	189,986 SF	100%

RESIDENTIAL BUILDING SUMMARY

Residential Net Rentable Area:	189,986 SF
Residential Circ. And Support:	37,409 SF
Residential Common Areas:	12,200 SF
Residential Storage:	1,760 SF
Gross Residential Area:	241,355 SF
Residential Efficiency:	79%

AVERAGE UNIT SIZE 754 SF



PARKING SUMMARY

GARAGE AREA:	21,780 SF
Covered Spaces:	33 Spaces
Mechanized Parking:	86 Spaces
On-Site Surface Parking (Outside):	14 Spaces
Street Spaces:	22 Spaces
Total Residential Parking:	0.62 per unit 155 Spaces
BICYCLE PARKING:	
Long-Term Bicycle Parking:	116 Spaces
Short-Term Bicycle Parking:	26 Spaces
Total Bicycle Parking:	142 Spaces
Podium Courtyard:	4,356 SF
Roof Terrace:	2,128 SF
Total Open Space:	6,484 SF

TOTAL GROSS BUILDING AREA (with parking): **263,135 SF**



4



5



6



7



3



8



2



9



1



12



11



10



PROJECT NO. 1420-0002 SCALE: 1/16" = 1'-0"







PROJECT NO. 1420-0002 SCALE: 1/16" = 1'-0"



PROJECT NO. 1420-0002 SCALE: 1/16" = 1'-0"



2nd Floor Plan

19th & Capitol | Sacramento, CA | December 10, 2024

A.09

LPAS



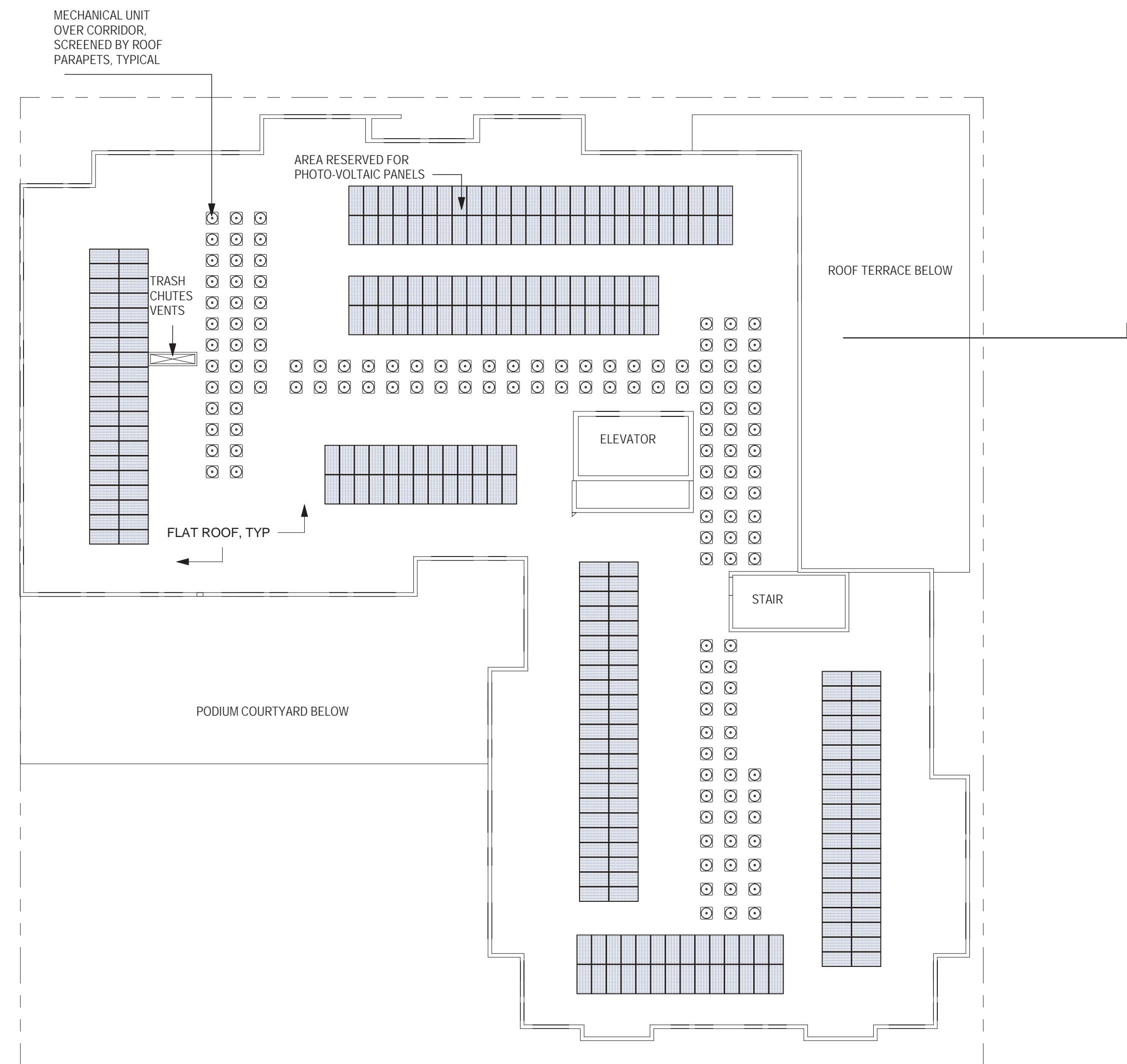
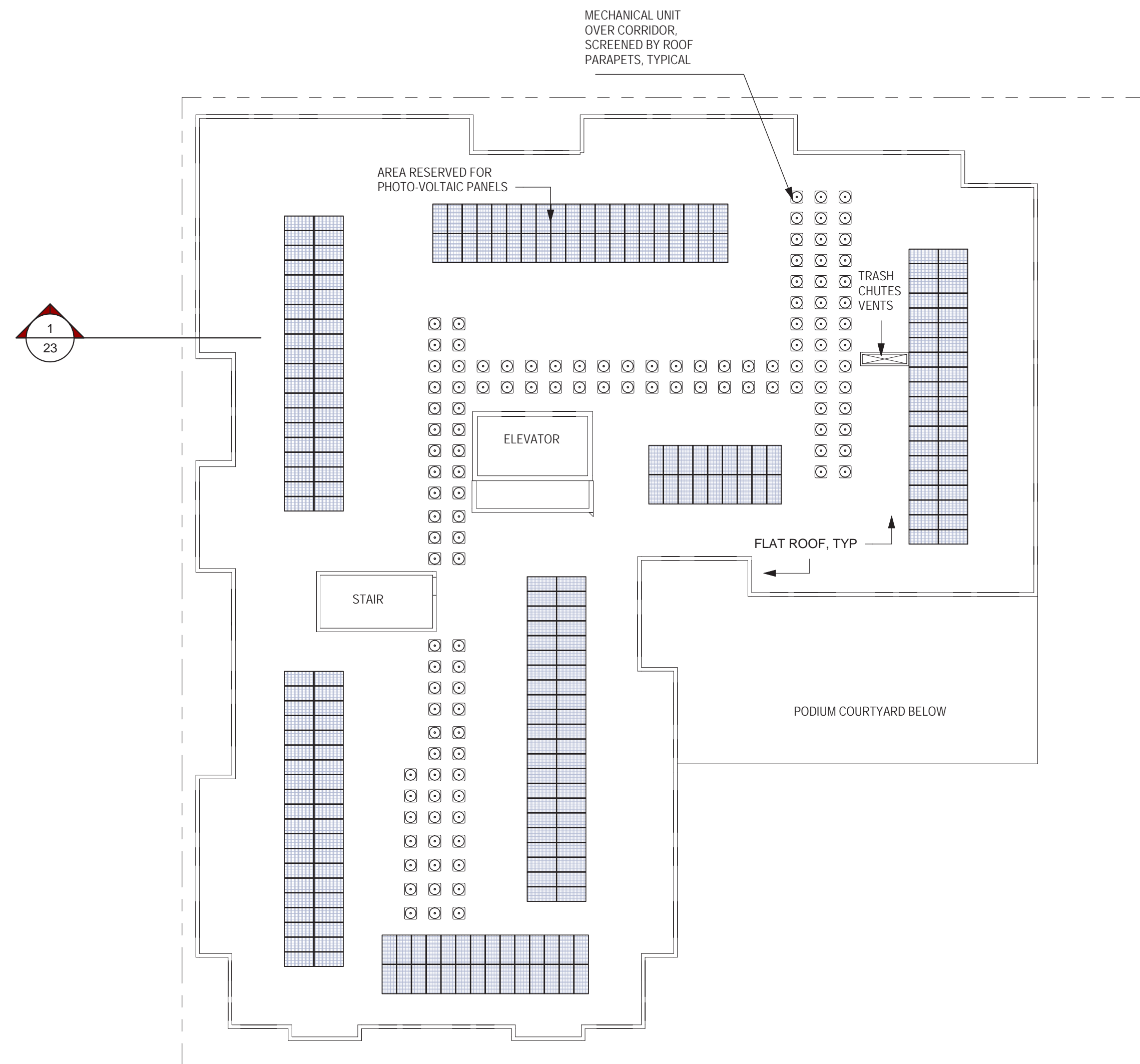




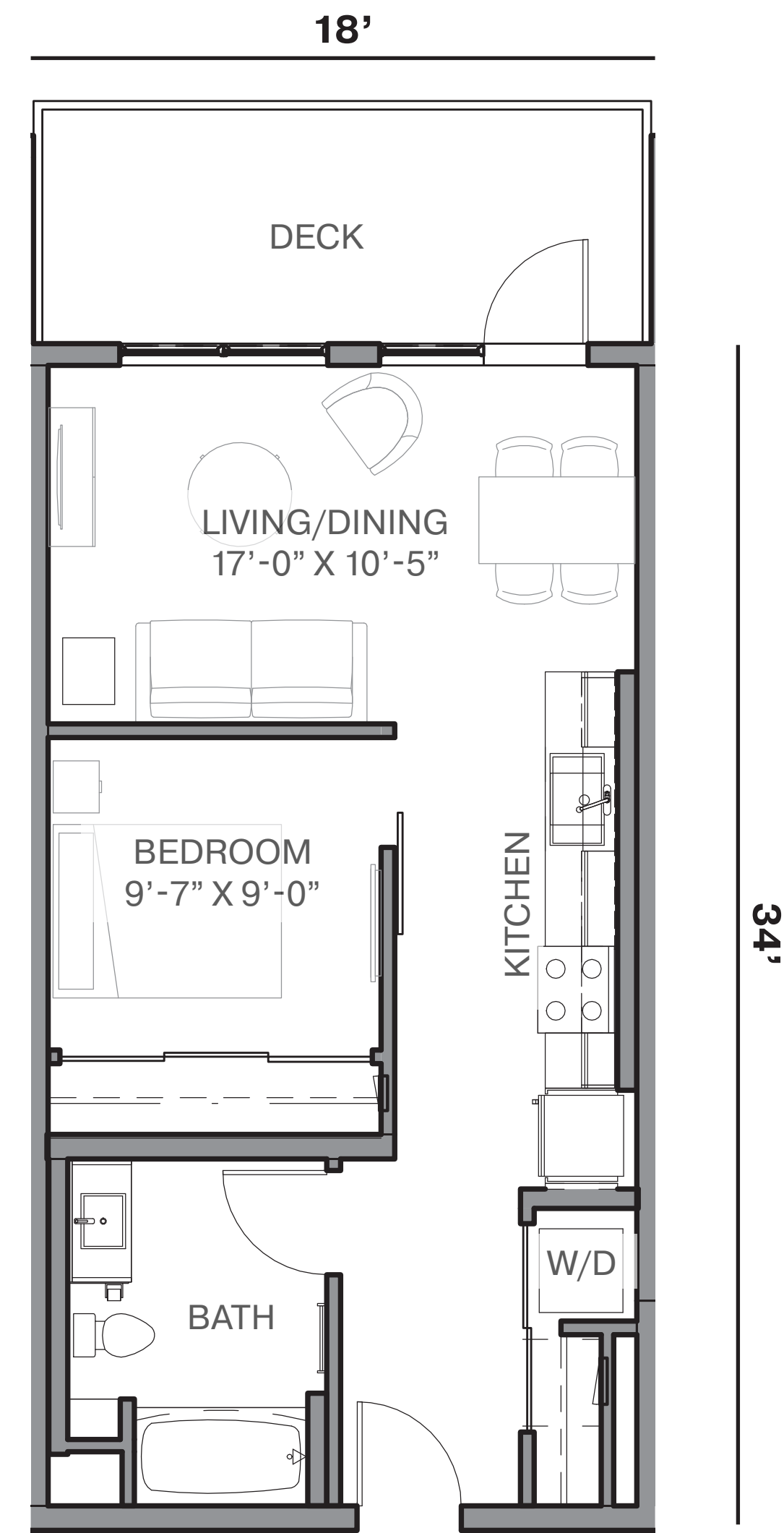




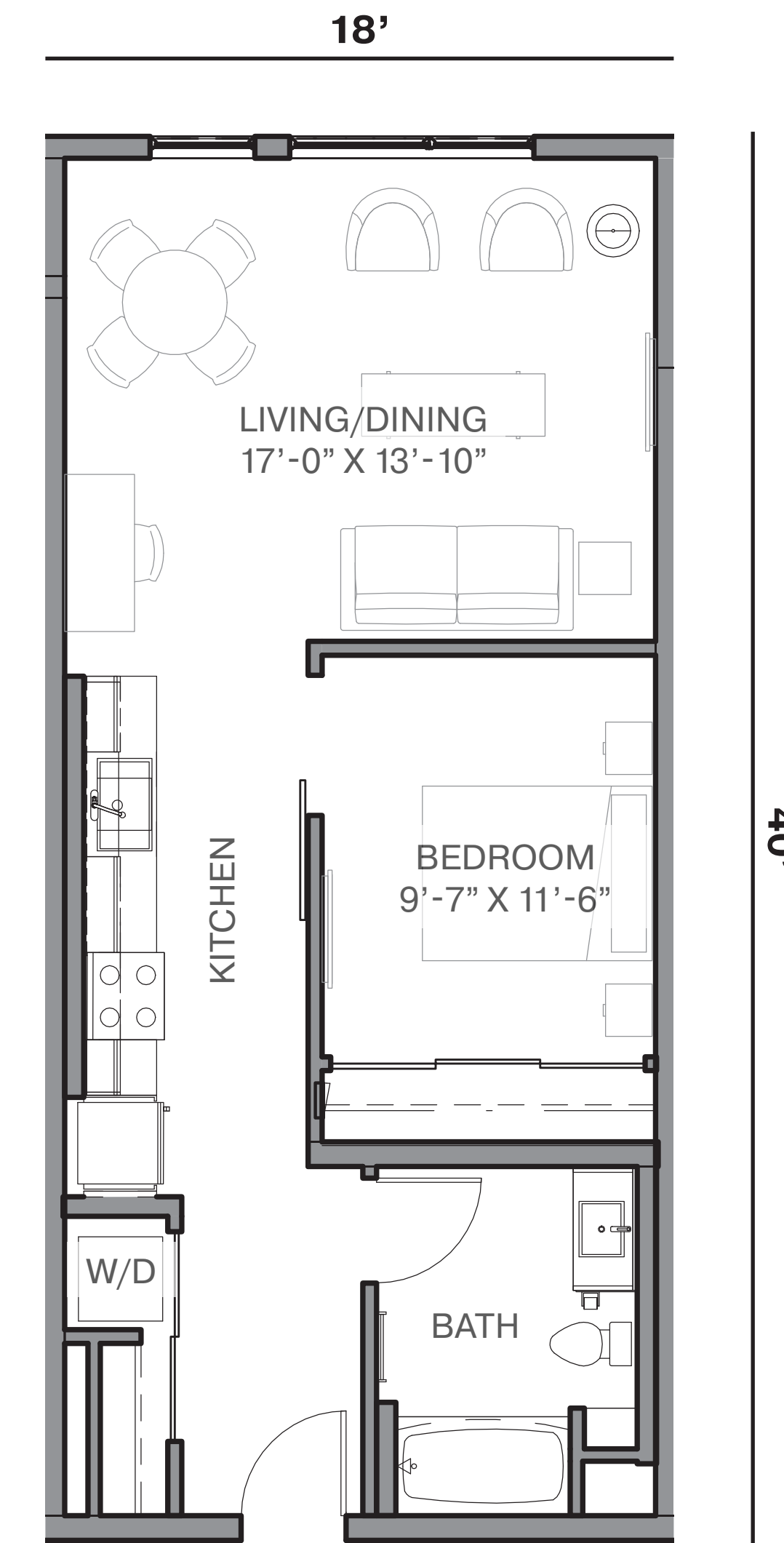




Unit 1A: 612 sf

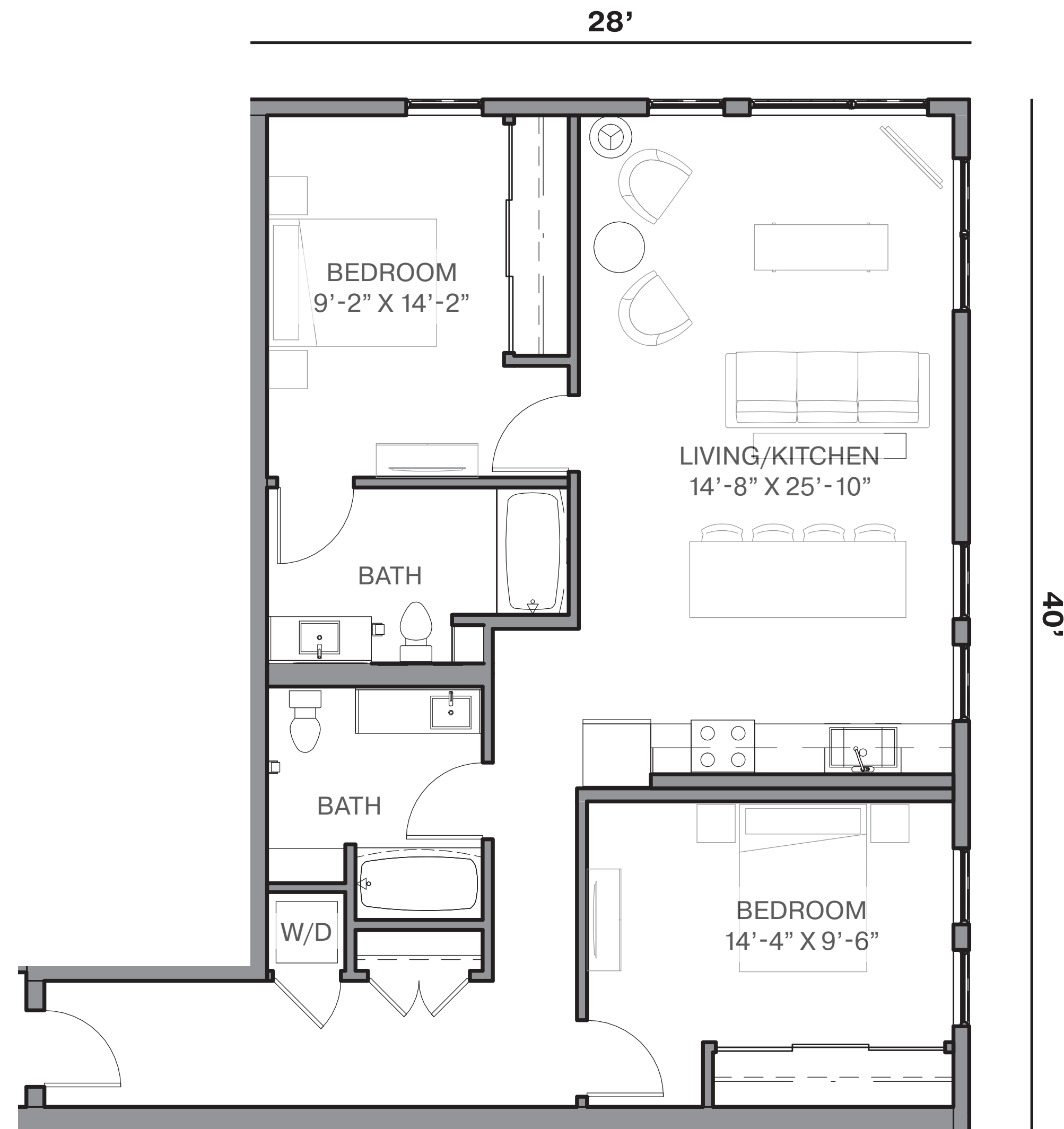


Unit 1B: 720 sf

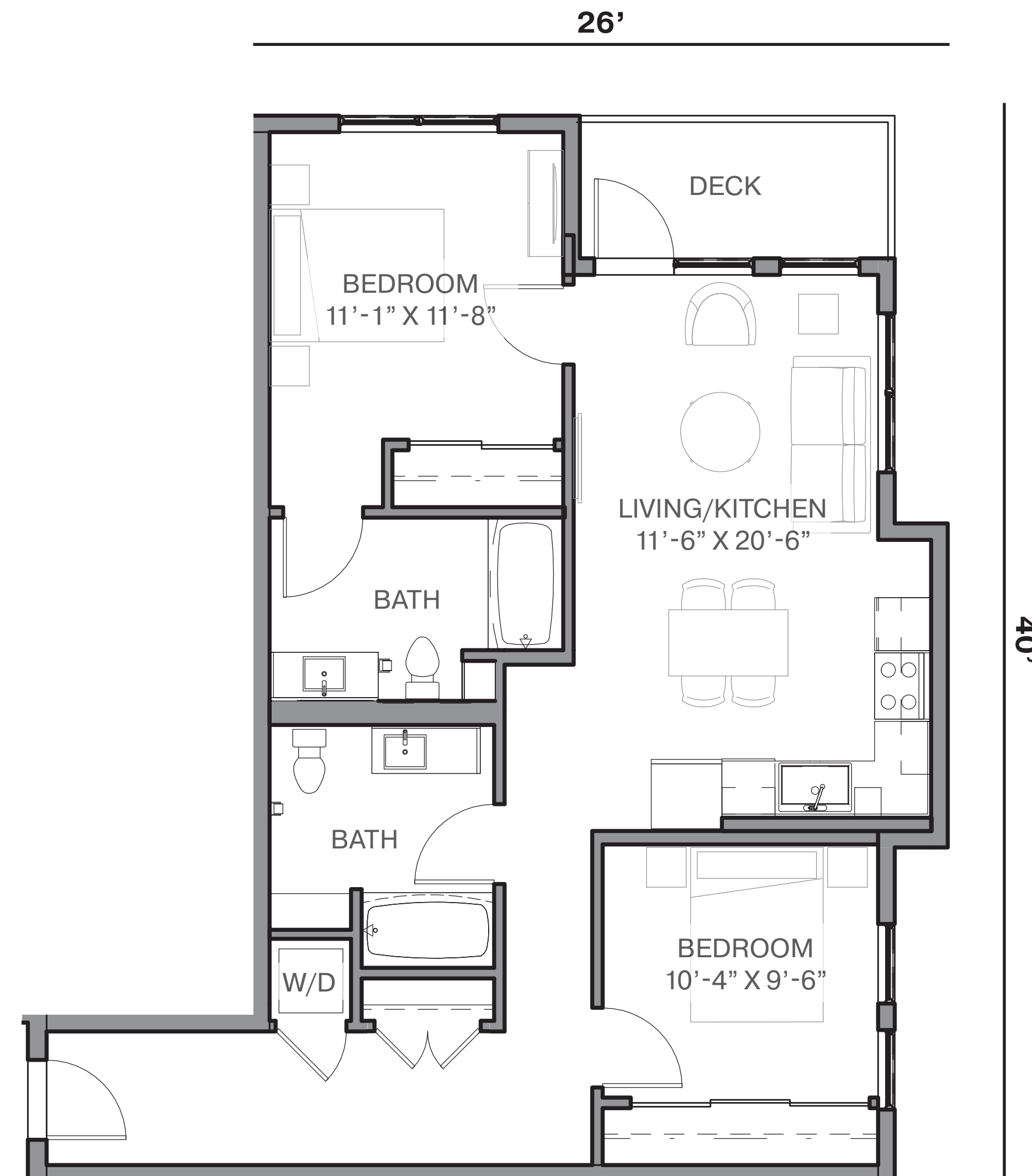


PROJECT NO. 1420-0002 SCALE: 1/8" = 1'-0"

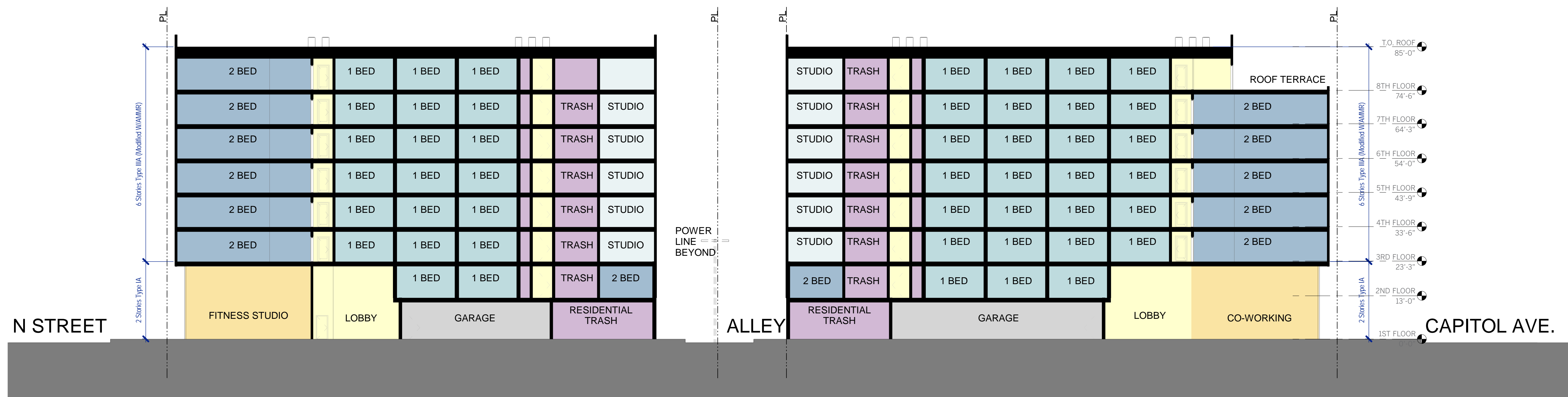
Unti 2A: 1,174 sf



Unti 2B: 980 sf



PROJECT NO. 1420-0002 SCALE: 1/8" = 1'-0"





PROJECT NO. 1420-0002



1. Painted Plaster Offwhite



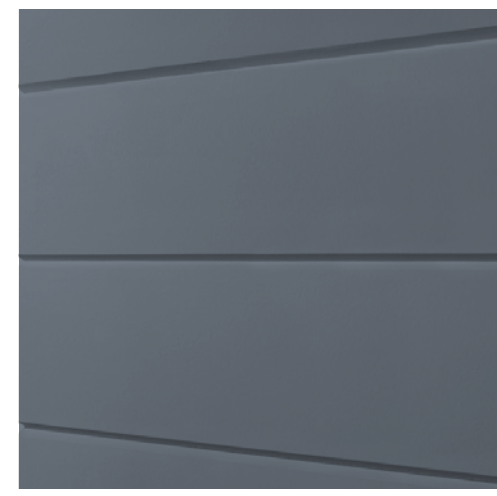
2. Painted Plaster Medium Tan



3. Painted Plaster Slate Color



4. V-Groove Siding Medium Tan Painted Finish



5. V-Groove Siding Slate Color Painted Finish



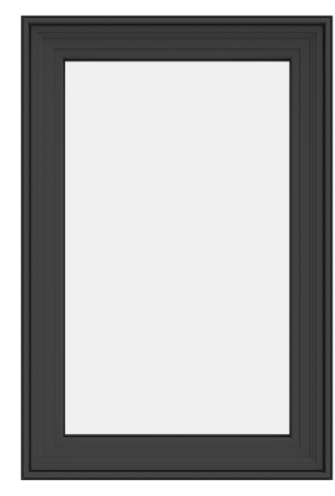
6. Thin Brick Red and Tan Brick Blend



7. Painted Metal Accent Dark Bronze



8. Painted Metal Accent Slate Color

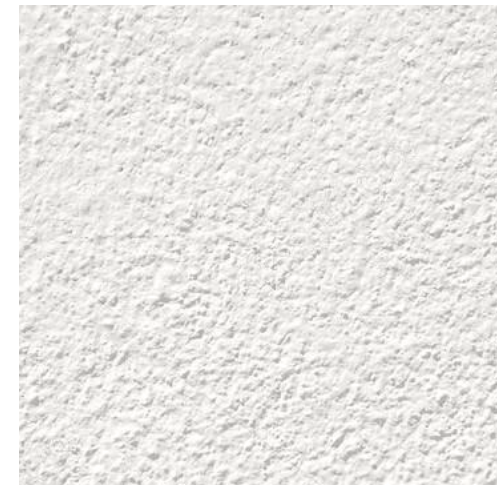


9. Vinyl Windows Black Finish



MATSUI ALLEY

PROJECT NO. 1420-0002 SCALE: 3/32" = 1'-0"



1. Painted Plaster Offwhite



2. Painted Plaster Medium Tan



3. Painted Plaster Slate Color



4. V-Groove Siding Medium Tan Painted Finish



5. V-Groove Siding Slate Color Painted Finish



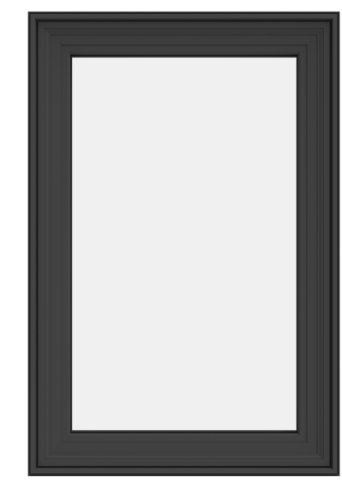
6. Thin Brick Red and Tan Brick Blend



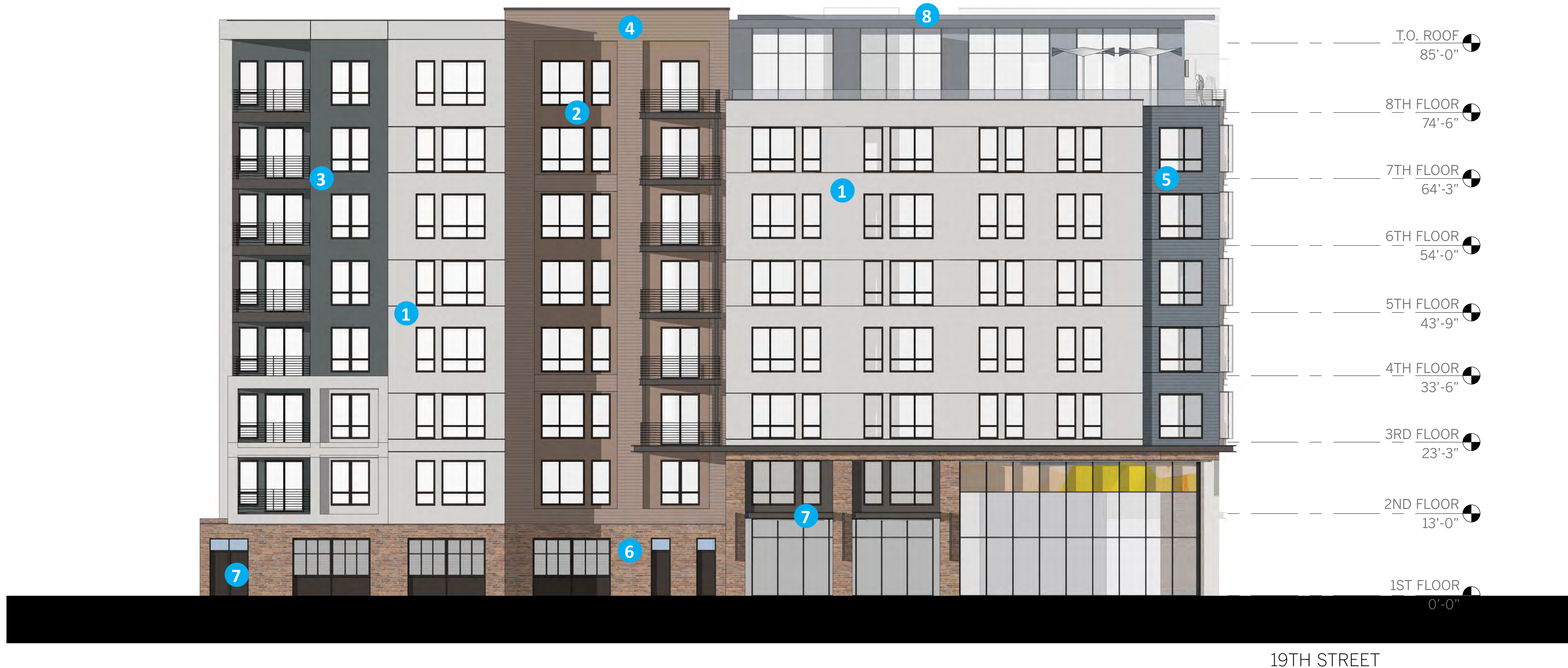
7. Painted Metal Accent Dark Bronze



8. Painted Metal Accent Slate Color



9. Vinyl Windows Black Finish



PROJECT NO. 1420-0002 SCALE: 3/32" = 1'-0"



1. Painted Plaster Offwhite



2. Painted Plaster Medium Tan



3. Painted Plaster Slate Color



4. V-Groove Siding Medium Tan Painted Finish



5. V-Groove Siding Slate Color Painted Finish



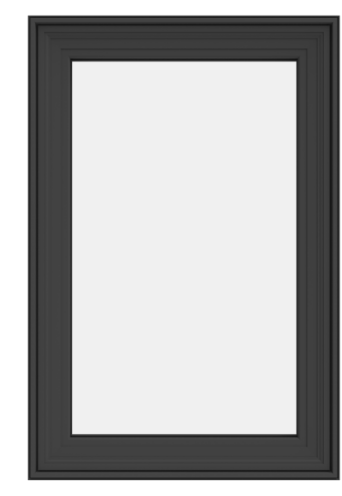
6. Thin Brick Red and Tan Brick Blend



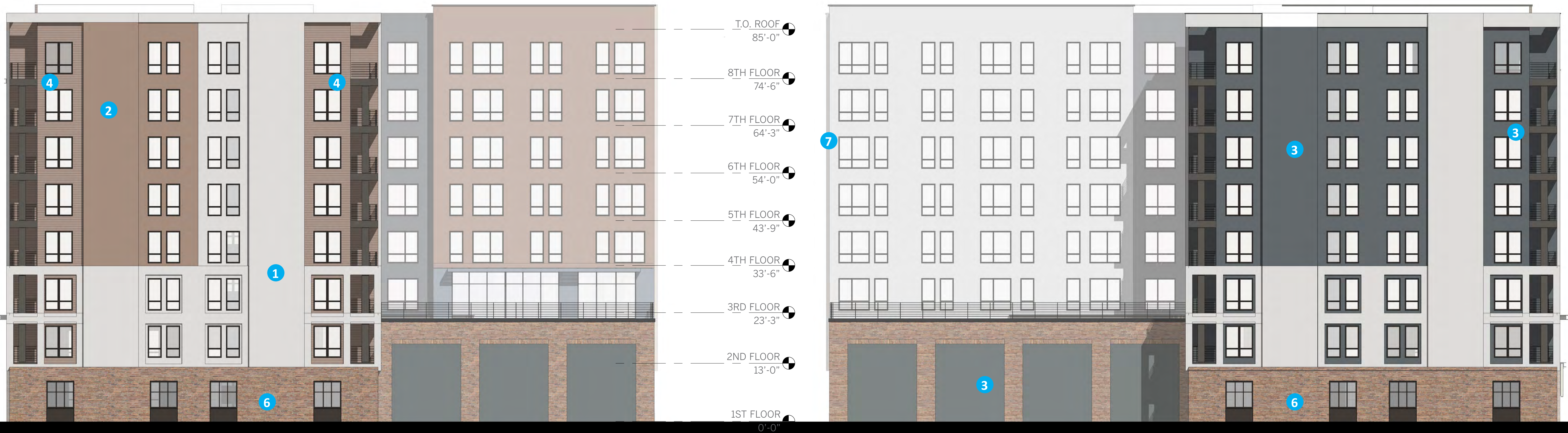
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8. Painted Metal Accent Slate Color

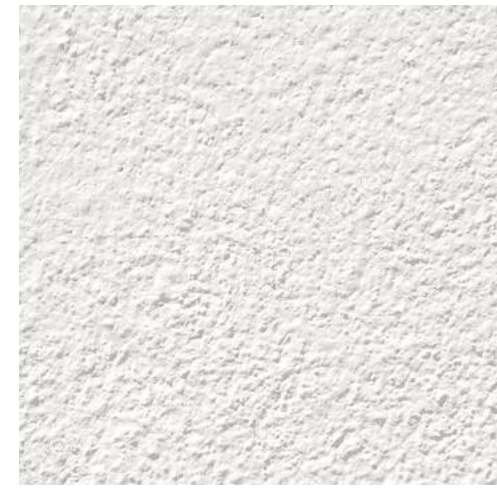


9. Vinyl Windows Black Finish



MATSUI ALLEY

PROJECT NO. 1420-0002 SCALE: 3/32" = 1'-0"



1. Painted Plaster Offwhite



2. Painted Plaster Medium Tan



3. Painted Plaster Slate Color



4. V-Groove Siding Medium Tan Painted Finish



5. V-Groove Siding Slate Color Painted Finish



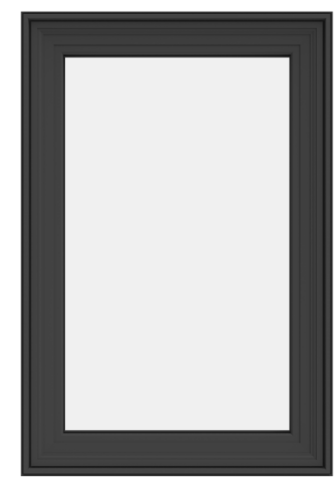
6. Thin Brick Red and Tan Brick Blend



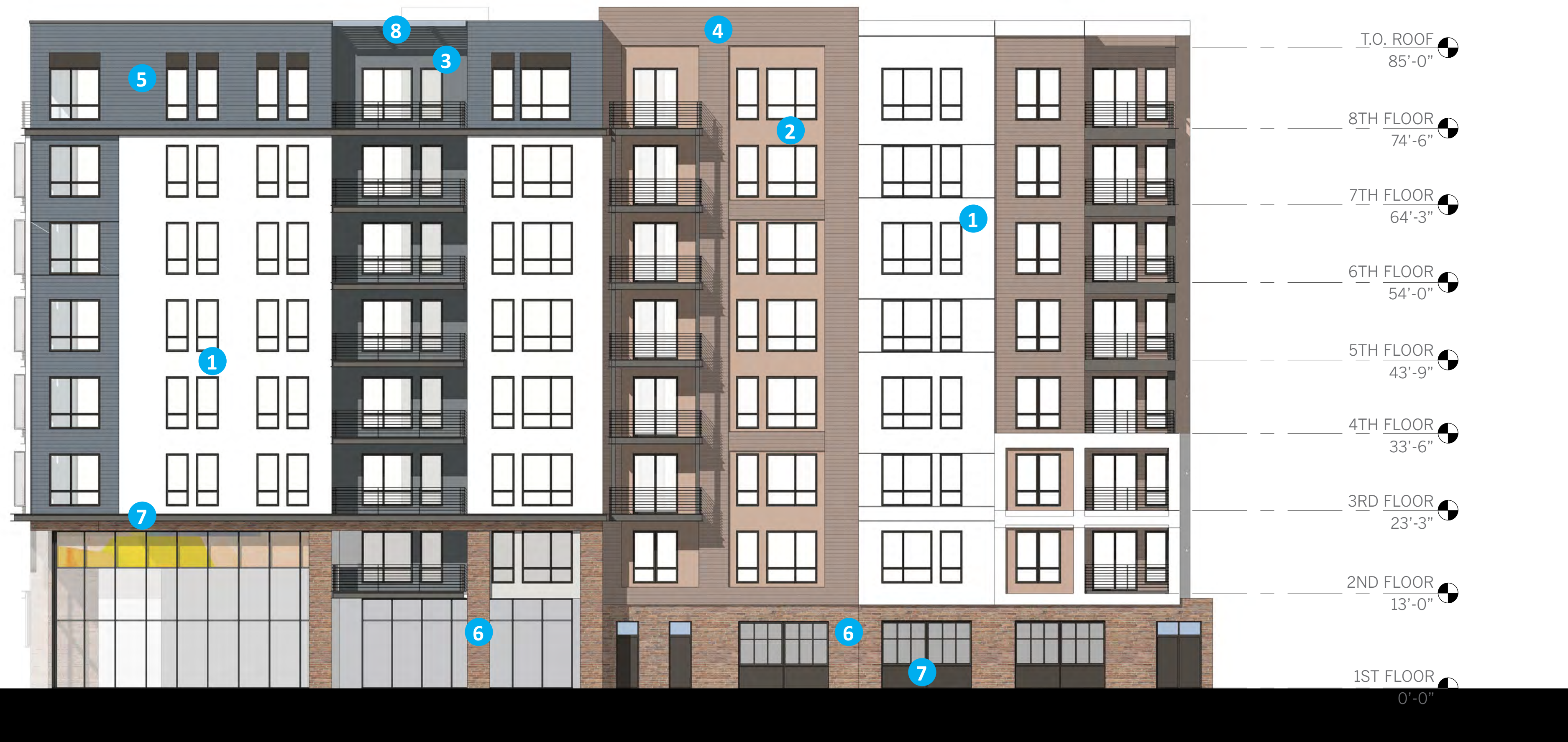
7. Painted Metal Accent Dark Bronze



8. Painted Metal Accent Slate Color



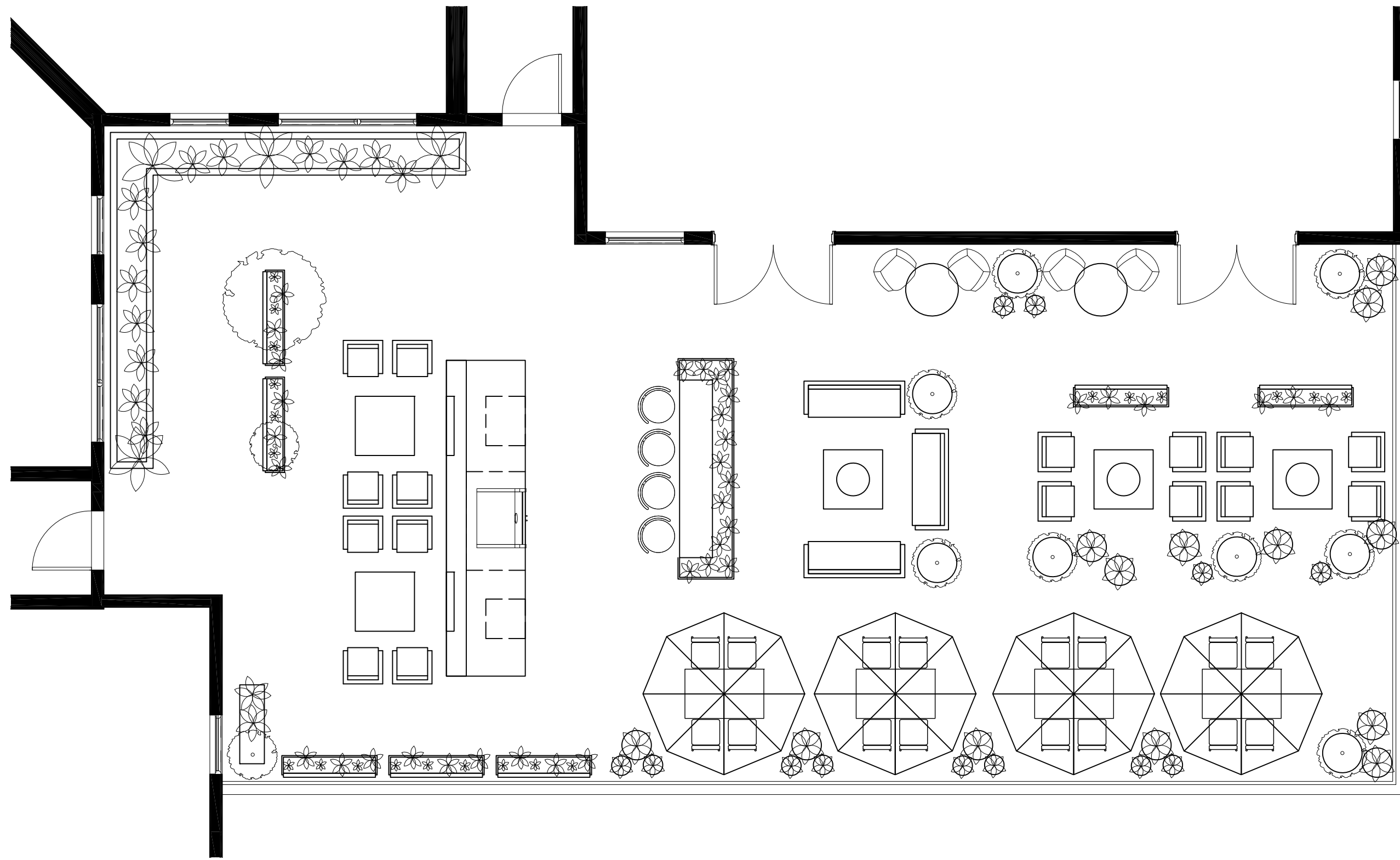
9. Vinyl Windows Black Finish



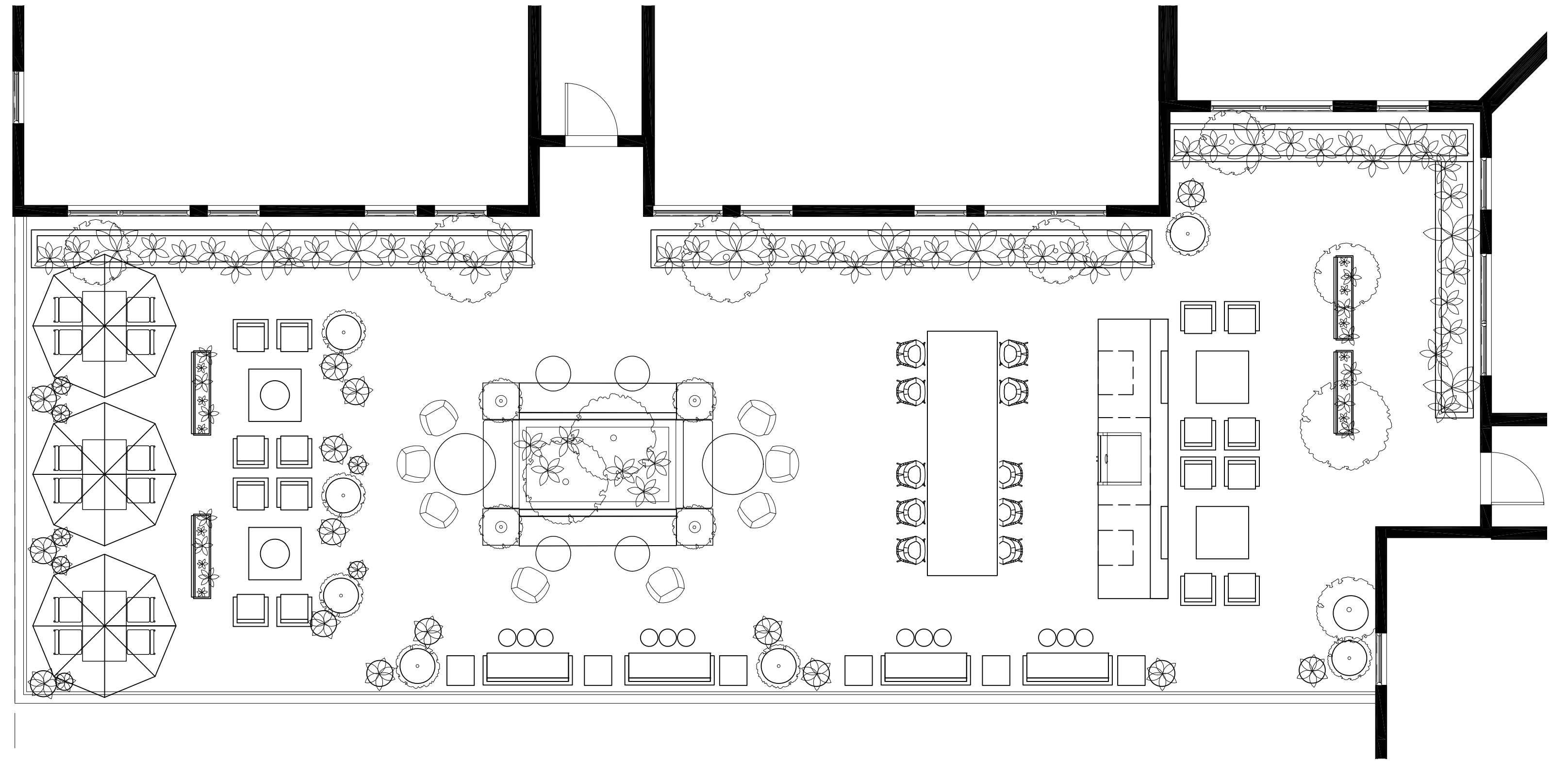
19TH STREET

PROJECT NO. 1420-0002 SCALE: 3/32" = 1'-0"

Podium Courtyard South: 1,920 sf

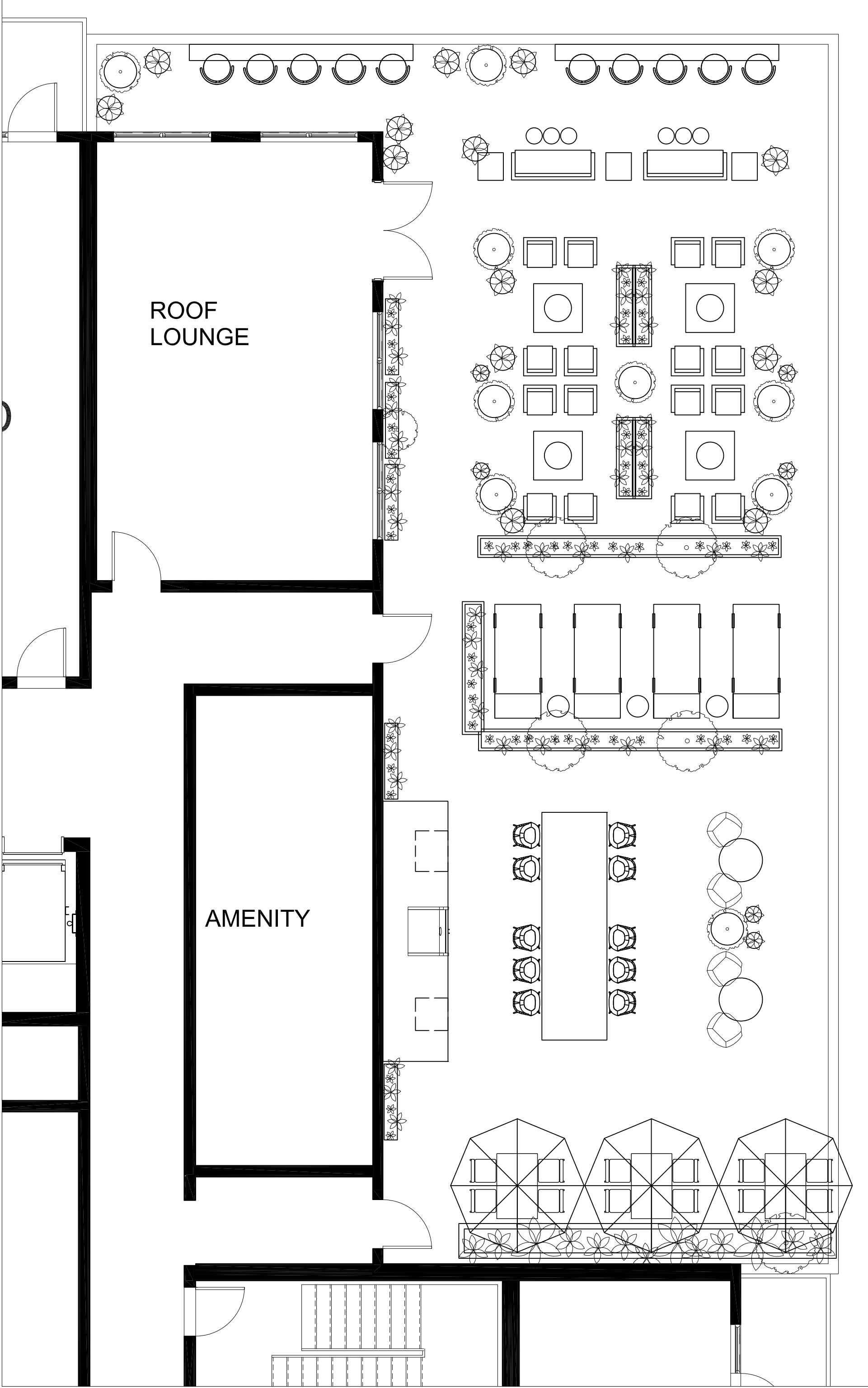


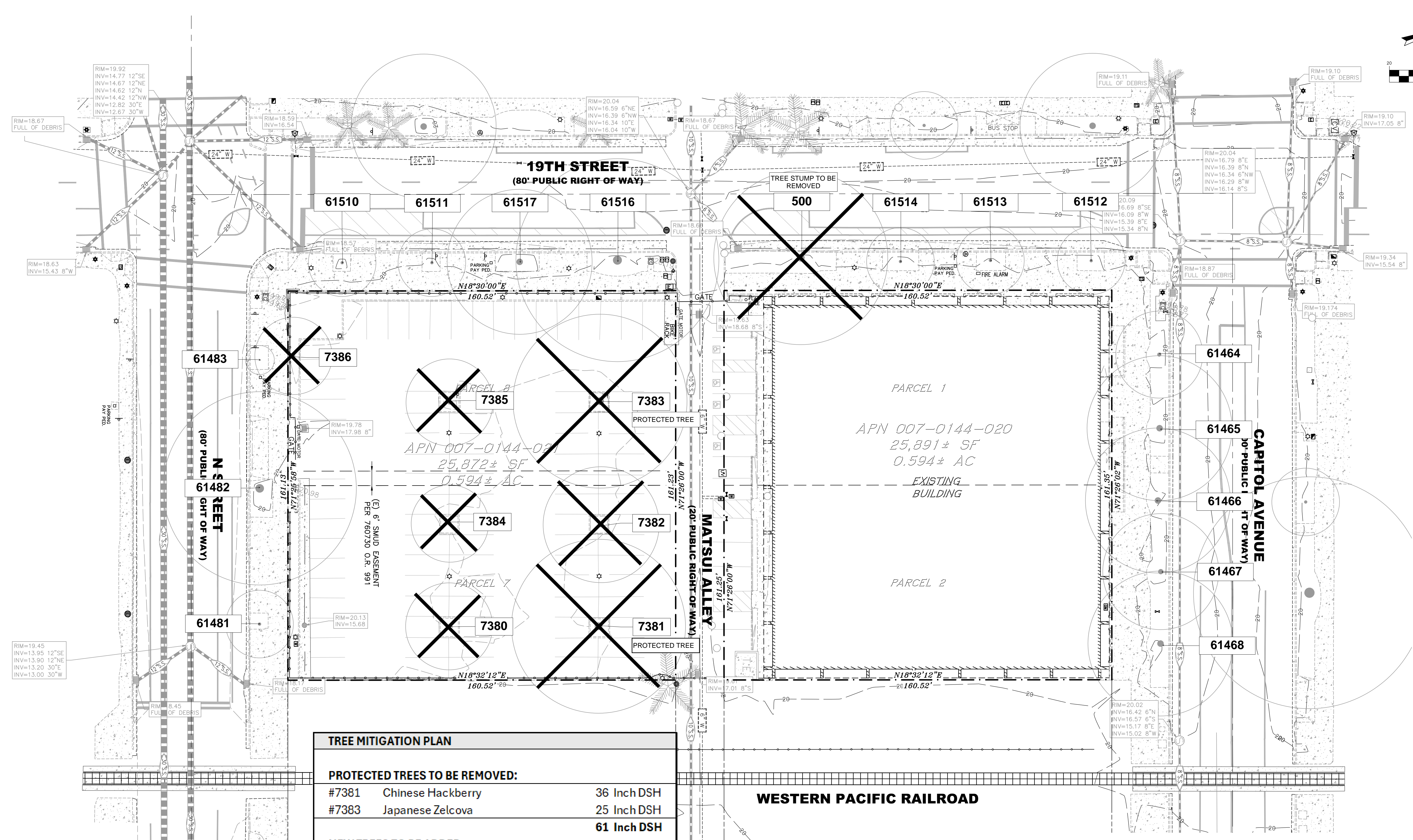
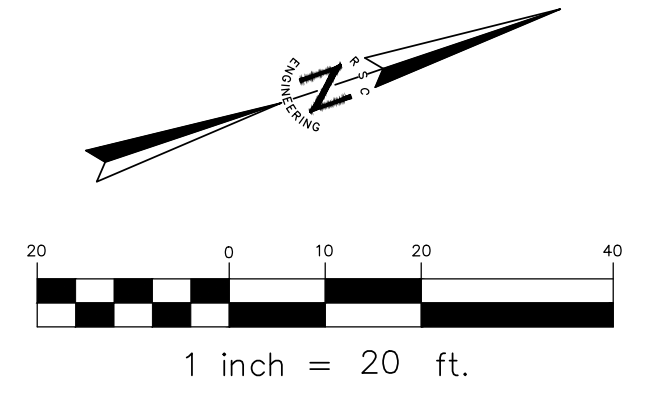
Podium Courtyard North: 2,410 sf



SCALE: 3/16" = 1'-0"

PROJECT NO. 1420-0002





TREE MITIGATION PLAN		
PROTECTED TREES TO BE REMOVED:		
#7381	Chinese Hackberry	36 Inch DSH
#7383	Japanese Zelcova	25 Inch DSH
		61 Inch DSH
NEW TREES TO BE ADDED SEE SHEET A.08 SITE PLAN		
24" Box	4 Japanese Zelcova	8 Inch DSH
24" Box	1 Chinese Hackberry	2 Inch DSH
		10 Inch DSH
INCHES MITIGATED WITH IN-LIEU FEE:		51 Inch DSH
In-Lieu Fee per Inch:		\$ 325 per Inch
TOTAL IN-LIEU FEE:		\$16,575

SEE SHEET L.04 TREE SCHEDULE FOR LIST OF TREE SPECIES, SIZES AND CONDITION
 SEE SHEET L.05 TREE PRESERVATION NOTES FOR TREE PROTECTION REQUIREMENTS

Tree Removal Plan

19th & Capitol | Sacramento, CA | December 10, 2024

Tag #	Protected By Code	Street Tree	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status
500	No	No	No	Modesto ash	<i>Fraxinus velutina 'Modesto'</i>		54		0-Dead	Large stump, 8 inches high off ground.	To be removed.
7380	No	No	No	Chinese hackberry	<i>Celtis sinensis</i>	22.5	54	20	2-Major Structure or health problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. 10% bark loss on south trunk. Multiple exposed pruning cuts below codominant union at 7 feet. Fair crown balance. High amount of crown branch die-back.	To be removed.
7381	Yes	No	No	Chinese hackberry	<i>Celtis sinensis</i>	36.5	54	36	3-Minor Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. 4 inch partially girdling root northeast. Codominant at 7 feet, crowded. Long mature laterals all directions. Moderate branch die-back throughout crown.	To be removed.
7382	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	22	54	21	3-Minor Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Fair flare. Multi-stem at 7 feet, fair attachments. Moderate amount of small dead branches throughout crown. North crown approximately 14 feet from power lines. Good crown balance.	To be removed.
7383	Yes	No	No	Japanese zelkova	<i>Zelkova serrata</i>	25.5	15	24	3-Minor Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Fair flare. Multi-stem at 7 feet, exposed pruning cuts with decayed internal wood. Moderate/high amount of dead branches, up to 7 inches. North crown approximately 14 feet from power lines. Overextended laterals.	To be removed.
7384	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	17	54	20	1-Extreme Structure or Health Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Buried flare. Severe bark loss on trunk south. Severe bark loss on all main crown stems. Multiple uncorrectable structural defects.	To be removed.
7385	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	20	54	20	2-Major Structure or health problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Fair flare. Crowded multi-stem union at 6 feet, questionable attachment strengths. Dead 10 inch branch south. Moderate bark loss at crown stems. Unbalanced crown northeast. Fair vigor.	To be removed.
7386	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	15	54	28	3-Minor Problems	Good flare. Crowded main crown stem unions around 8 feet. Overextended broad crown. Good crown balance and density.	To be removed.
City Tag # 61464	Yes	Yes	Yes	Valley oak	<i>Quercus lobata</i>	16.5	54	30	3-Minor Problems	Street tree on Capitol Ave. Incorrectly labeled as blue oak SCM. Low laterals over sidewalk. Overextended, moderate low laterals south, over sidewalk and Capitol Ave. East upper crown pressing against building 1900 roof. Fair crown balance. Good crown density. End weight reduction prune recommended.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61465	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	26.5	54	30	2-Major Structure or health problems	Street tree on Capitol Ave. Swollen codominant unions around 10 feet, questionable attachment strengths. South upper crown potentially dead top. Overextended/unbalanced main stem leans southeast, small laterals over buildings roof. Fair vigor.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61466	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	28	54	33	3-Minor Problems	Street tree on Capitol Ave. Severe girdling root northeast flare. Overextended stem over Capitol Ave. East laterals overlapping 1900 building roof. Fair crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61467	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	22.5	54	31	3-Minor Problems	Street tree on Capitol Ave. 14 inch mature branch overextended and overlapping 1900 roof south, swollen union where branch is attached to main trunk. Fair crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61468	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	30	54	35	3-Minor Problems	Street tree on Capitol Ave. 14 inch diameter stem leans over 1900 building roof, east crown laterals over 1900 roof. Broken 10 inch stem laying in adjacent tree's crown, failed at 20 feet south, over parking spaces. Good crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61481	Yes	Yes	Yes	Maldenhair tree	<i>Ginkgo biloba</i>	16	54	17	3-Minor Problems	Street tree on N St. Good flare. Codominant at 8 feet, moderate inclusion at union. Fair crown balance and density. Fair vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require minor to moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61482	Yes	Yes	Yes	Japanese zelkova	<i>Zelkova serrata</i>	34	54	38	3-Minor Problems	Street tree on N St. Good flare. Multi-stem at 8 feet, attachments appear fair. Large crown spread, some lateral crown branches overextended. Moderate amount of dead branches in crown. Good vigor.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61483	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	5.5	54	9	1-Extreme Structure or Health Problems	Street tree on N Street. 50% bark loss southeast base and trunk, severe internal decay. Severely suppressed crown, adjacent Zelkova tree crown over top of it. Fair foliage health. Bark loss is an uncorrectable structural defect.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate to significant reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61510	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	10	54	15	3-Minor Problems	Street tree on 19th Street. Partially buried flare. Good crown balance and density. Good vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61511	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	12	54	15	3-Minor Problems	Street tree on 19th Street. Partially buried flare. Good crown balance and density. Good vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61512	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	15	54	23	3-Minor Problems	Street tree on 19th Street. Good flare. Good crown balance and density. North crown close to 1900 building.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61513	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	15	54	23	3-Minor Problems	Street tree on 19th Street. Good flare, partially girdling root north flare, recommend cutting. Good crown balance and density. North crown close to 1900 building.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61514	Yes	Yes	Yes	Mulberry	<i>Morus sp.</i>	13	54	23	3-Minor Problems	Street tree on 19th Street. Good flare. North crown branches close to 1900 building. Low south crown over street. Good vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61516	Yes	Yes	Yes	English elm	<i>Ulmus procera</i>	44	54	40	3-Minor Problems	Street tree on 19th Street. Large root plate and flare. Codominant at 18 feet. Crown spreads heavy north and south. Skeletonized foliage. Moderate amount of dead branches. Fair vigor.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61517	Yes	Yes	Yes	Chinese hackberry	<i>Celtis sinensis</i>	25.5	54	36	3-Minor Problems	Street tree on 19th Street. Good flare. Codominant at 8 feet. Overextended crown laterals all directions. Moderate branch end die-back throughout crown. Fair crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate to significant reduction pruning (possibly non standard) to provide scaffolding clearance.

Tree Schedule

19th & Capitol | Sacramento, CA | December 10, 2024

L.04

LPAS

PROJECT NO. 1420-0002 SCALE: 3/16" = 1'-0"

Required Tree Preservation Measures for City and Private Protected Trees

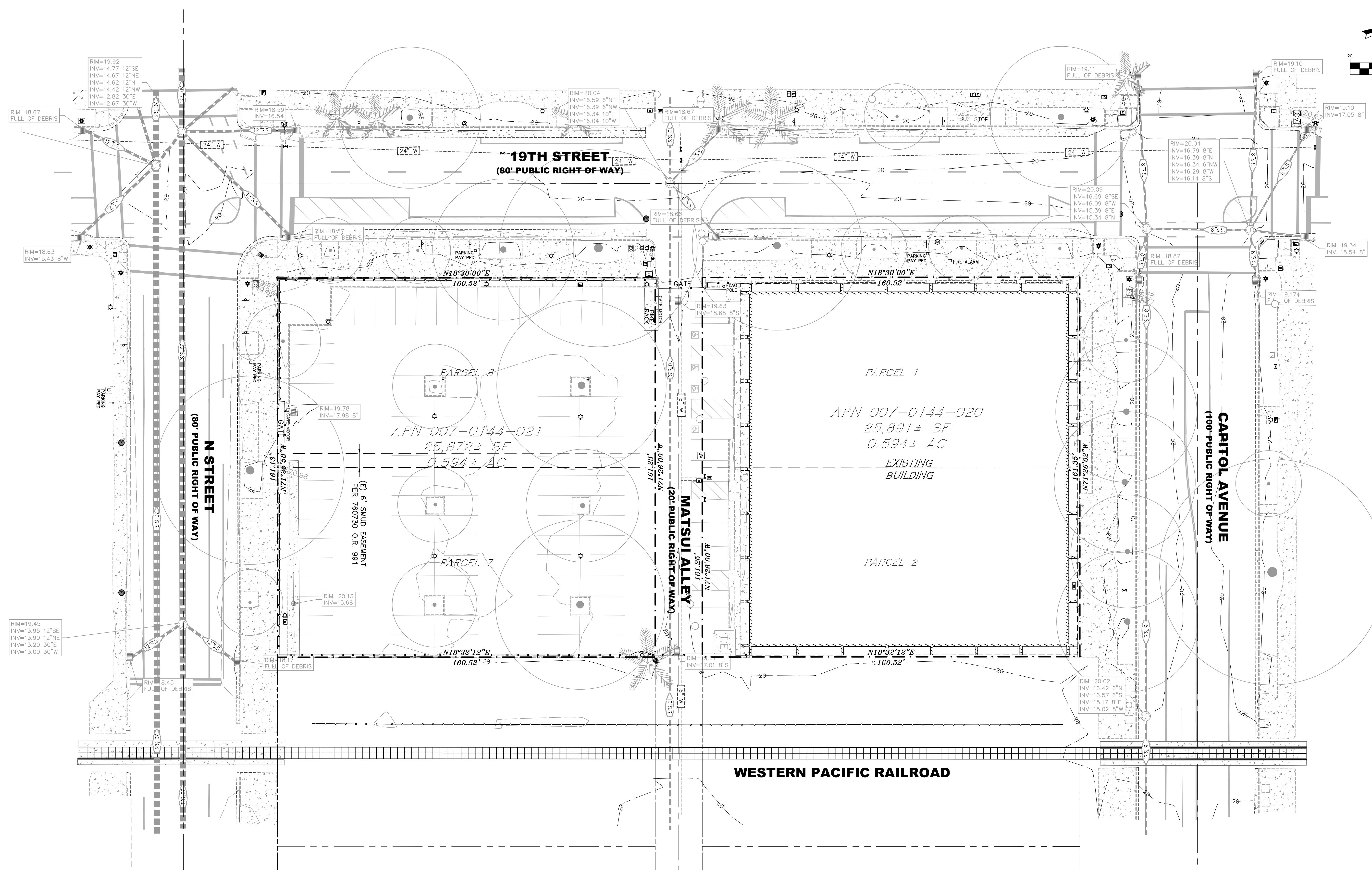
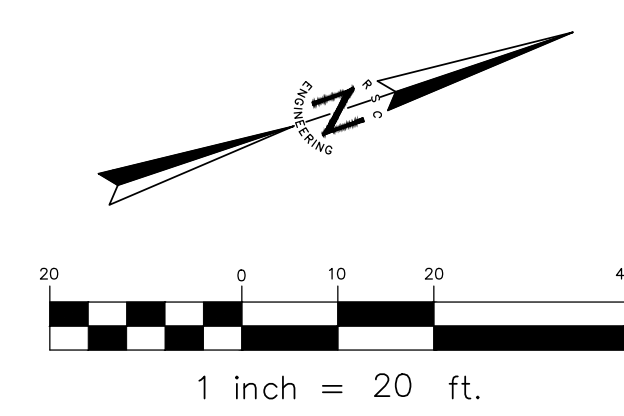
1. This project shall contract with a Project Arborist experienced with tree protection and construction that is required to:
 - a. Attend preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - b. Visit the site before and after demolition, grading, and landscaping 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. 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.
3. 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.
4. 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 Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
5. 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 Certified Arborist.
6. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
7. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
8. There shall be no soil compaction within the dripline of protected trees.
9. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
10. 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, including excavation, grade changes,

trenching, root or canopy pruning, or boring.

11. 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.

12. All trees shall be watered regularly according to the recommendation of the Project Arborist.

13. The applicant shall be financially responsible for any damage to 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.



THE VOIT COMPANY

REV	DATE	DESCRIPTION



RSC ENGINEERING
 1420 Rocky Ridge Drive, Suite 150
 Roseville, CA 95661
 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	349-001
DRAWN BY:	Z. ARTHUR
CHECKED BY:	J. SINGH
DESIGNED BY:	Z. ARTHUR

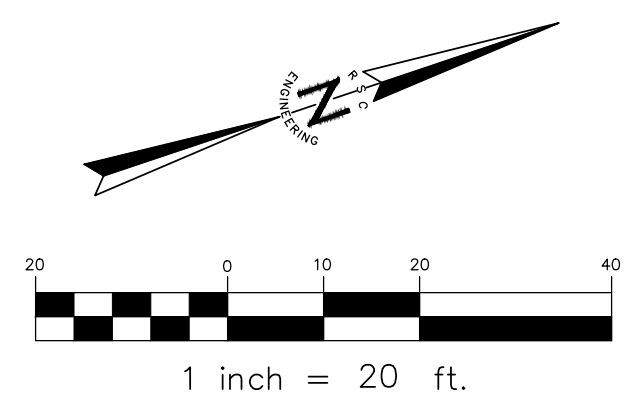
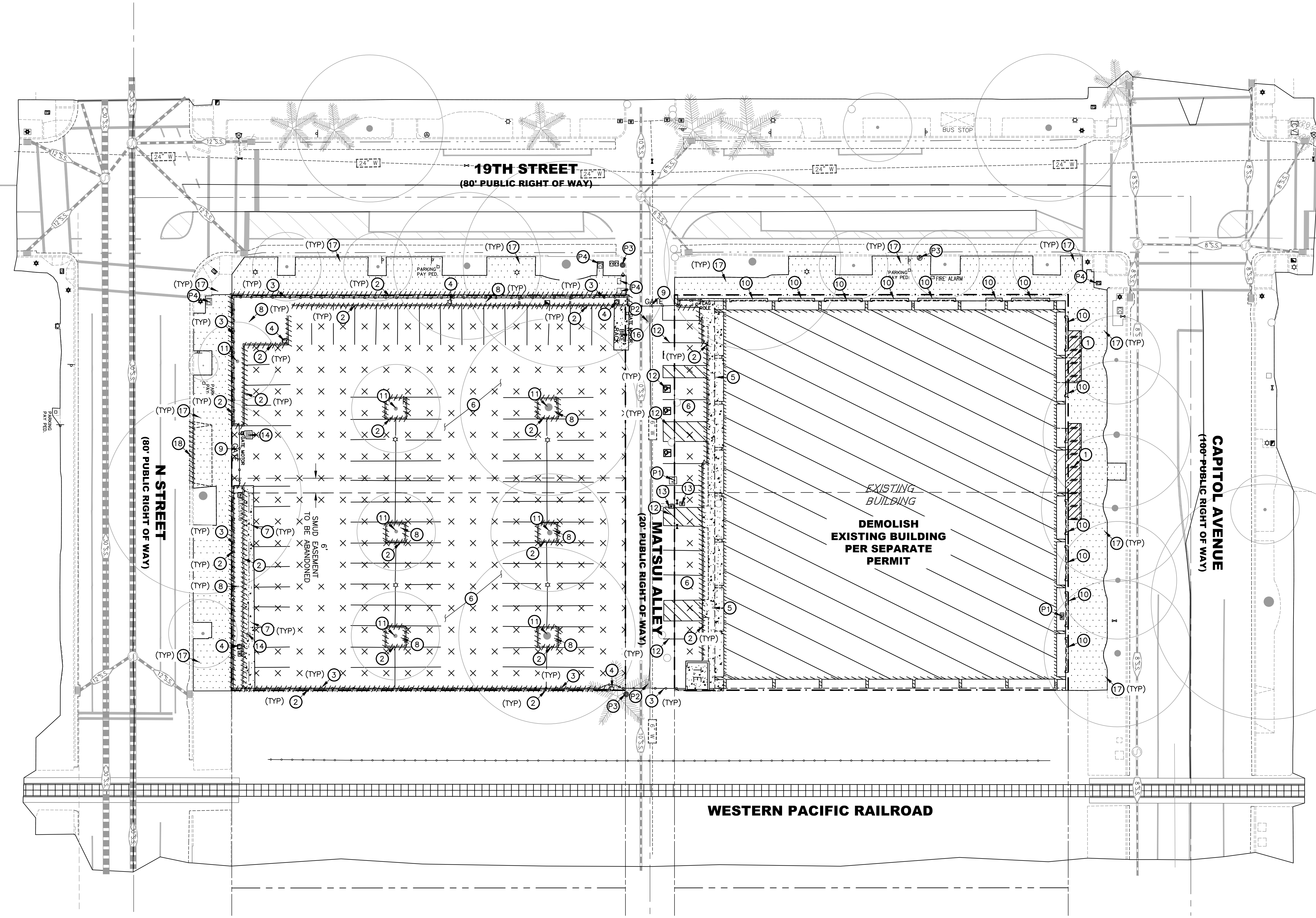
**PRELIMINARY PLANS FOR
 19TH STREET & CAPITOL AVE**
 1900 CAPITOL AVENUE
 SACRAMENTO, CA

SHEET TITLE
**EXISTING
 CONDITIONS**

SHEET NO.
EX
 1 OF 6

DATE: AUGUST 6, 2024

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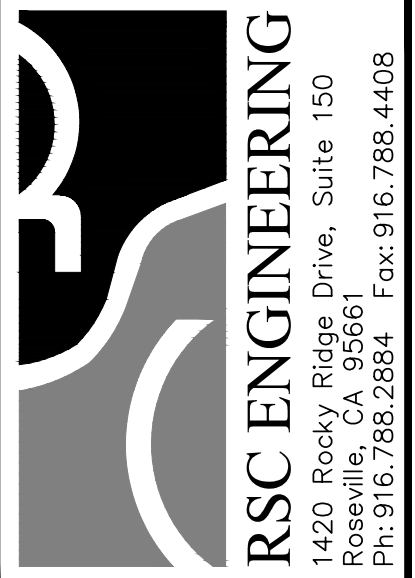
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	REMOVE EXISTING BUILDING WITH SEPARATE PERMIT
	REMOVE EXISTING PAVEMENT

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- 2 REMOVE EXISTING CURB
- 3 REMOVE EXISTING FENCE
- 4 REMOVE EXISTING SITE LIGHT
- 5 REMOVE EXISTING SIDEWALK
- 6 REMOVE EXISTING PAVEMENT
- 7 REMOVE EXISTING VALLEY GUTTER
- 8 REMOVE EXISTING LANDSCAPING
- 9 REMOVE EXISTING GATE
- 10 REMOVE EXISTING LANDSCAPE WALL
- 11 REMOVE EXISTING TREE
- 12 REMOVE EXISTING STRIPING
- 13 REMOVE EXISTING WATER METER
- 14 REMOVE EXISTING SDDI
- 15 REMOVE EXISTING SD PIPE
- 16 REMOVE BIKE RACK
- 17 REMOVE EXISTING SIDEWALK
- 18 REMOVE EXISTING CURB AND GUTTER
- P1 PROTECT EXISTING ELECTRICAL VAULT IN PLACE
- P2 PROTECT EXISTING SDDI IN PLACE
- P3 PROTECT EXISTING ELECTRICAL LINE POLE IN PLACE
- P4 ADJUST VAULT TO GRADE

THE VOIT COMPANY

REV	DATE	DESCRIPTION



PROJECT NO:	349-001
DRAWN BY:	Z. ARTHUR
CHECKED BY:	J. SINGH
DESIGNED BY:	Z. ARTHUR

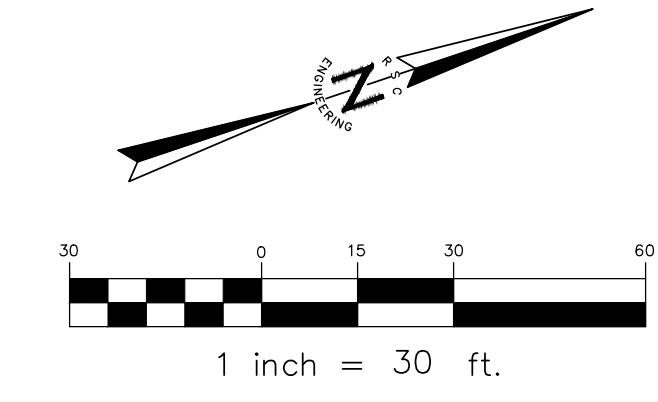
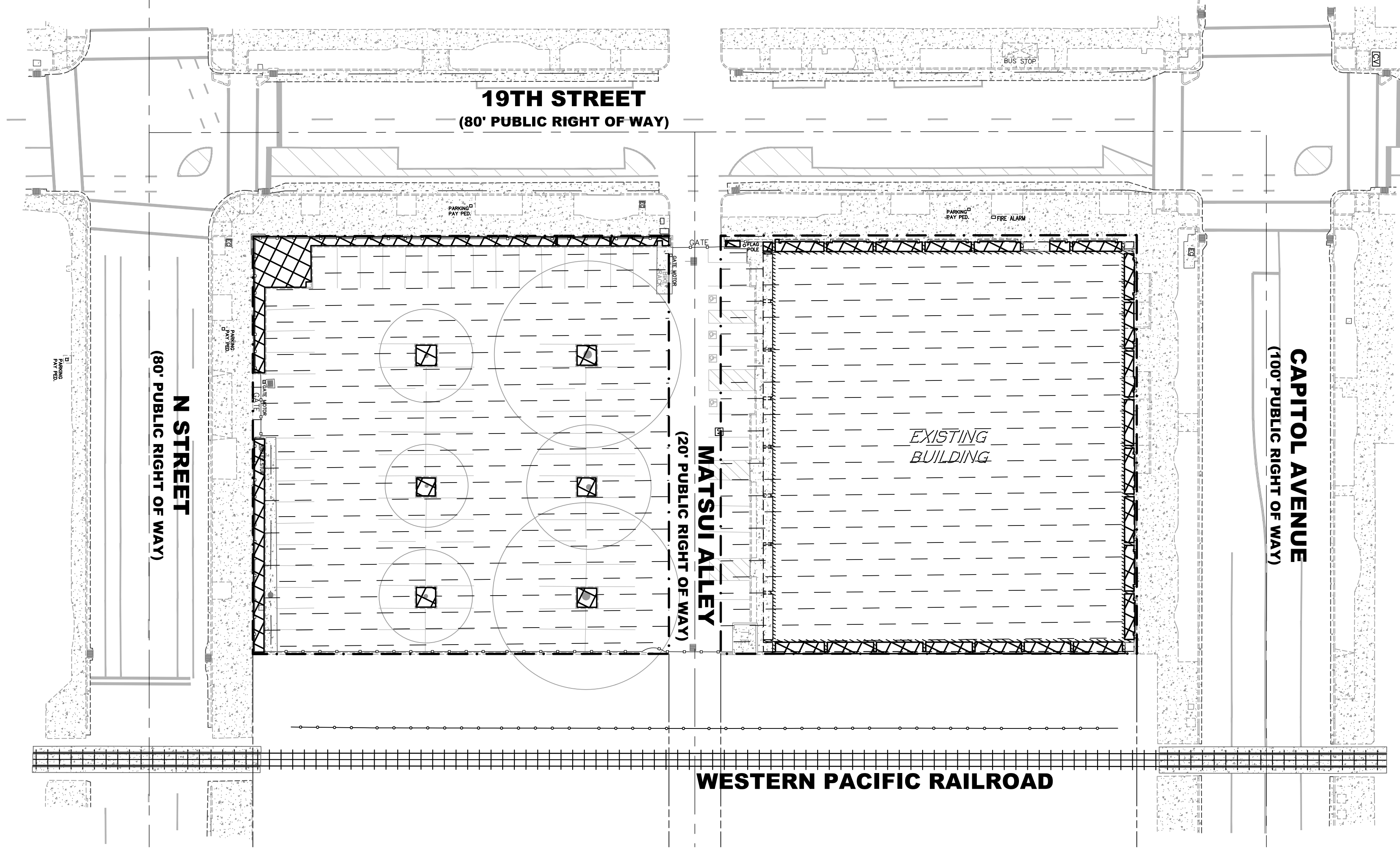
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19TH STREET & CAPITOL AVE**
1900 CAPITOL AVENUE
SACRAMENTO, CA

SHEET TITLE
**PRELIMINARY
DEMOLITION
PLAN**

SHEET NO.
DM
2 OF 6

DATE: AUGUST 6, 2024

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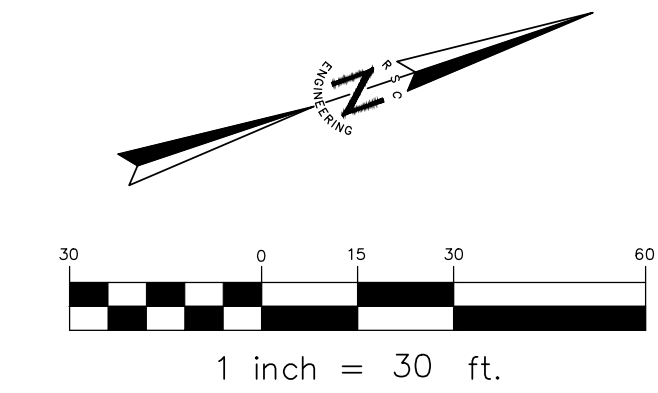
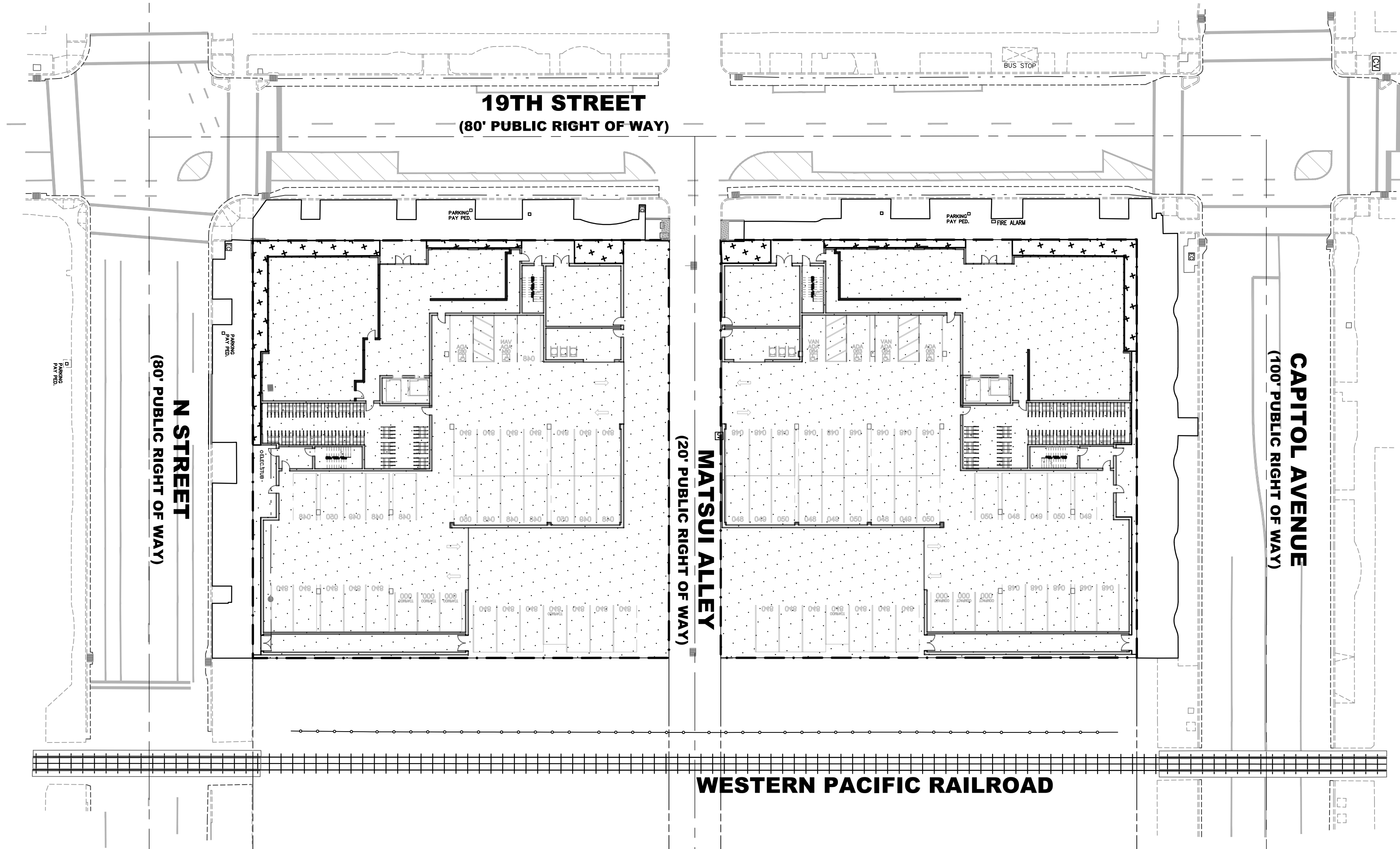


EXISTING IMPERVIOUS/PERVIOUS AREA

PARCEL	IMPERVIOUS	PERVIOUS	TOTAL
NORTH	24,306 SF	1,585 SF	25,891 SF
SOUTH	24,178 SF	1,694 SF	25,872 SF
TOTAL	48,484 SF	3,279 SF	51,763 SF

LEGEND

- EXISTING IMPERVIOUS AREA
- EXISTING PERVIOUS AREA



PROPOSED IMPERVIOUS/PERVIOUS AREA

PARCEL	IMPERVIOUS	PERVIOUS	TOTAL
NORTH	25,251 SF	640 SF	25,891 SF
SOUTH	24,978 SF	894 SF	25,872 SF
TOTAL	50,238 SF	1,534 SF	51,763 SF

LEGEND

- PROPOSED IMPERVIOUS AREA
- PROPOSED PERVIOUS AREA

THE VOIT COMPANY

REV.	DATE	DESCRIPTION



RSC ENGINEERING
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PROJECT NO: 349-001
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 DESIGNED BY: Z. ARTHUR

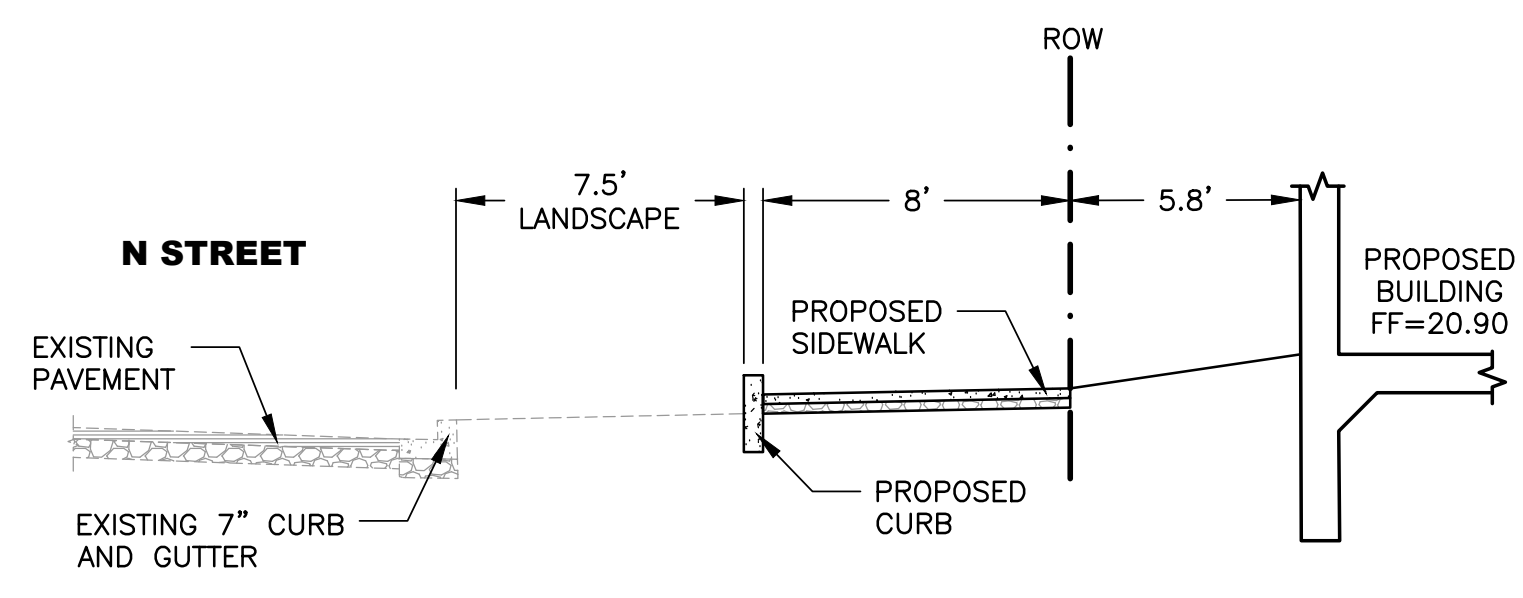
**PRELIMINARY PLANS FOR
 19TH STREET & CAPITOL AVE**
 1900 CAPITOL AVENUE
 SACRAMENTO, CA

SHEET TITLE
PRELIMINARY IMPERVIOUS AREA EXHIBIT

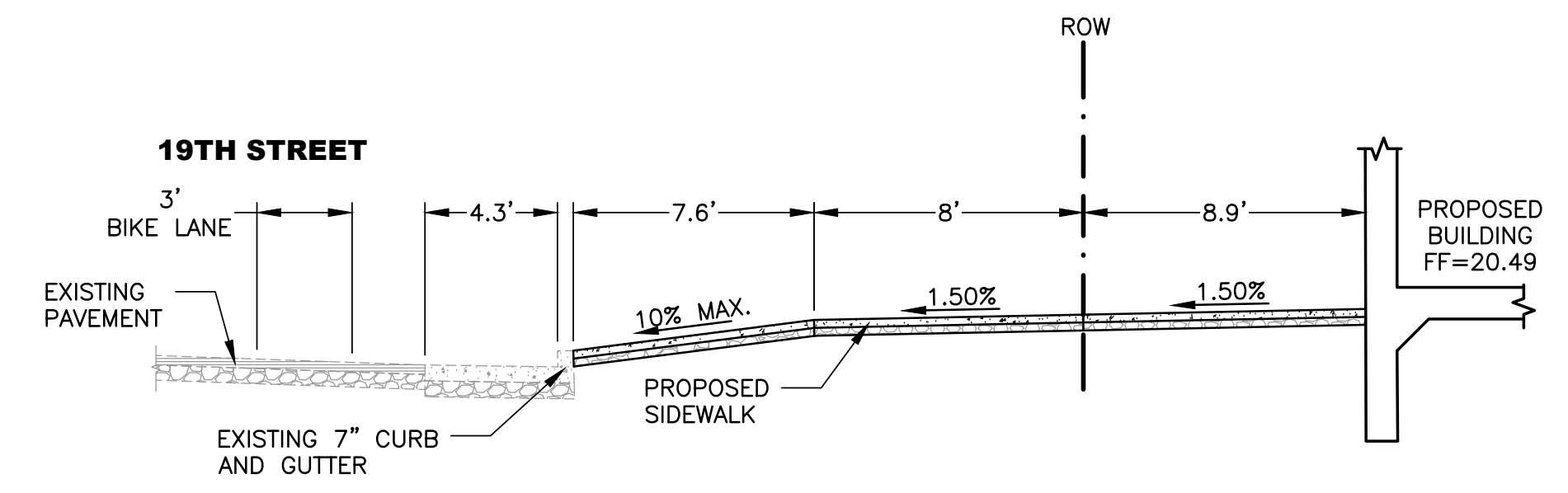
SHEET NO.
IMP
 OF

DATE: AUGUST 6, 2024

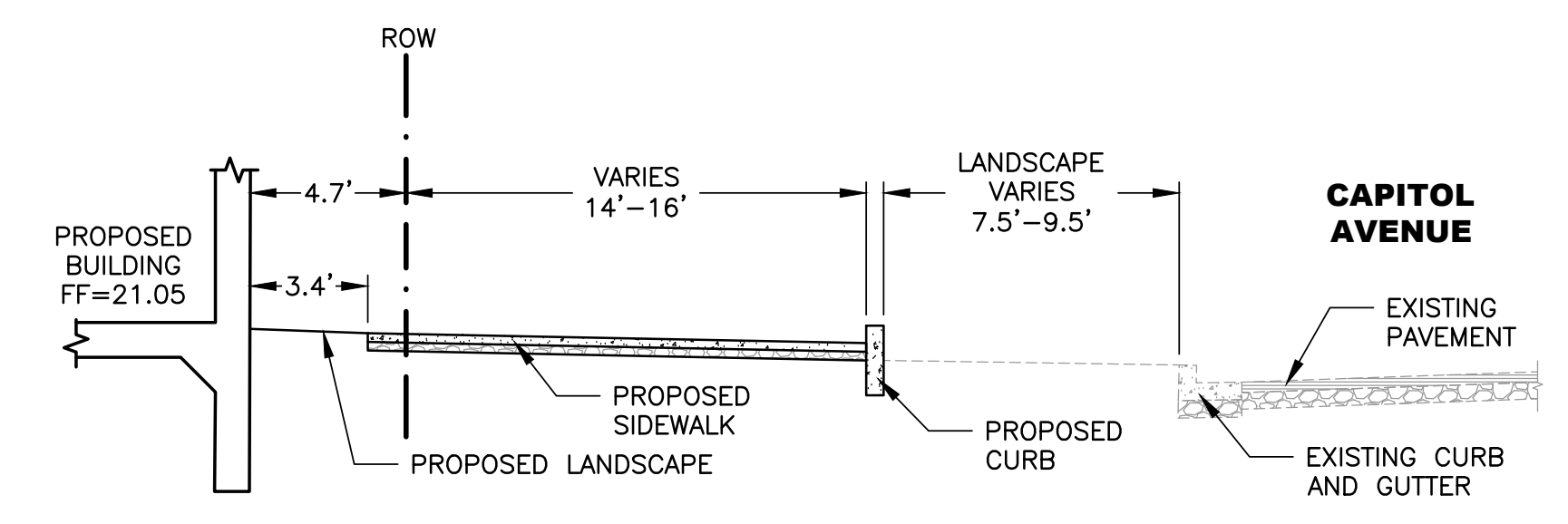
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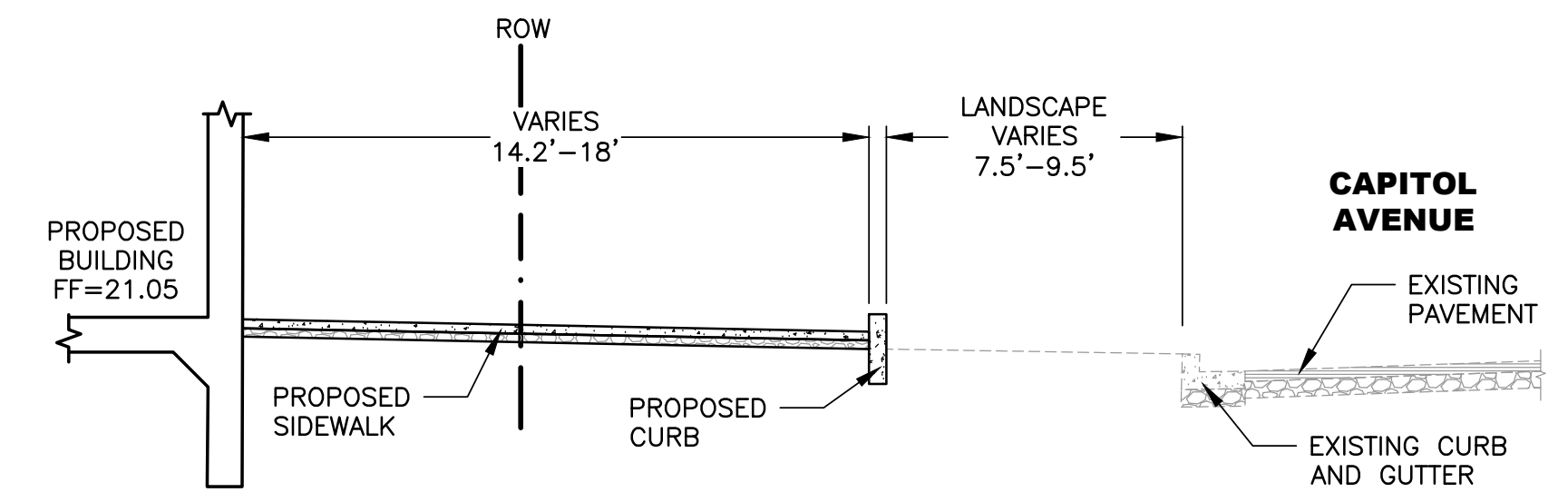
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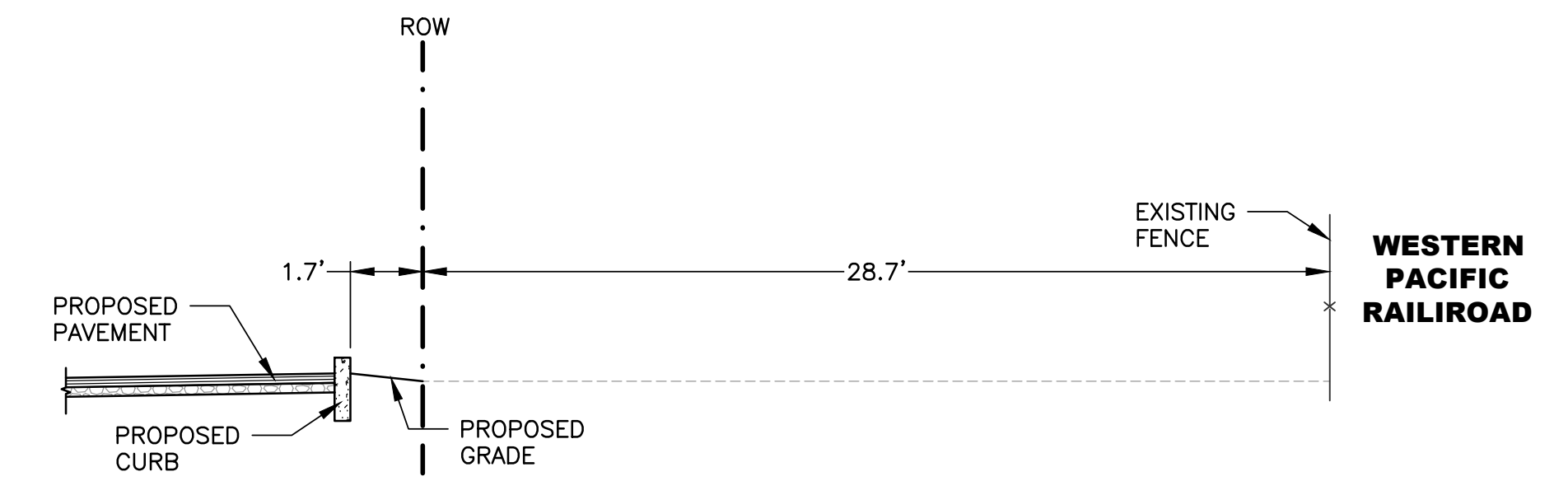
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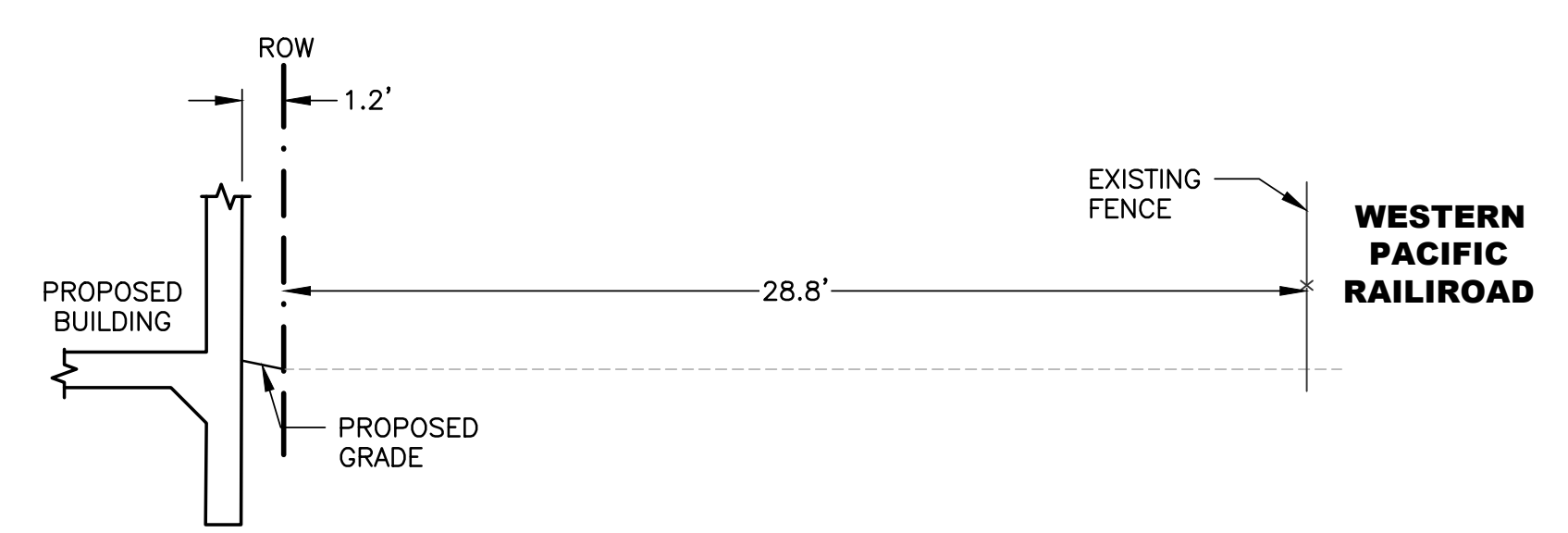
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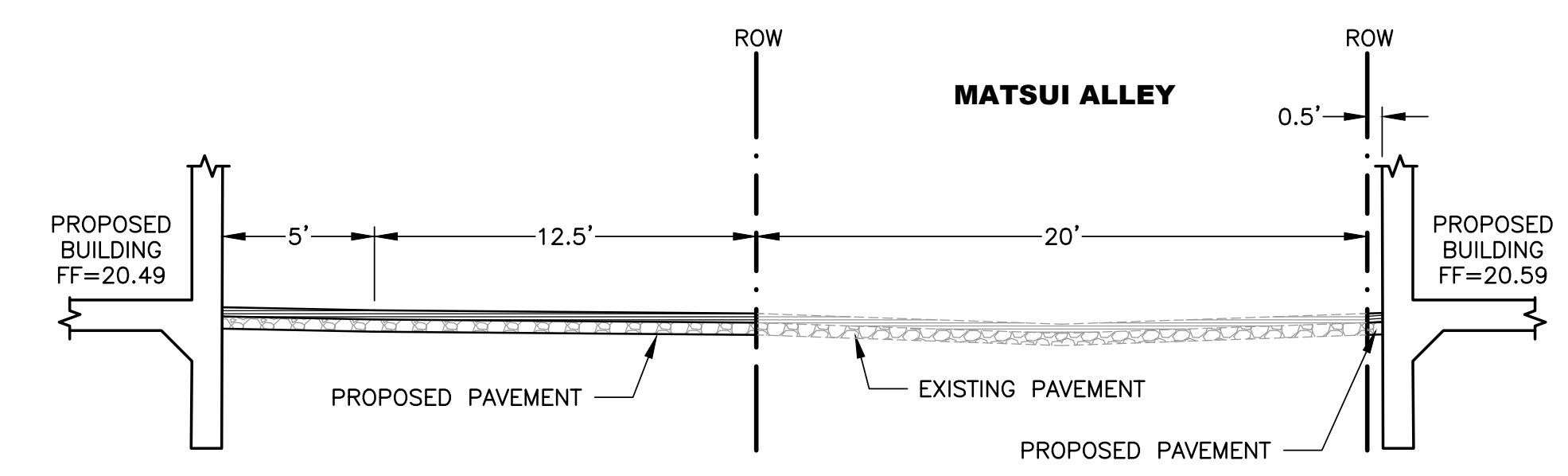
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5 CROSS SECTION 5
NOT TO SCALE



6 CROSS SECTION 6
NOT TO SCALE



7 CROSS SECTION 7
NOT TO SCALE

THE VOIT COMPANY

REV	DATE	DESCRIPTION



RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 349-001
DRAWN BY: Z. ARTHUR
CHECKED BY: J. SINGH
DESIGNED BY: Z. ARTHUR

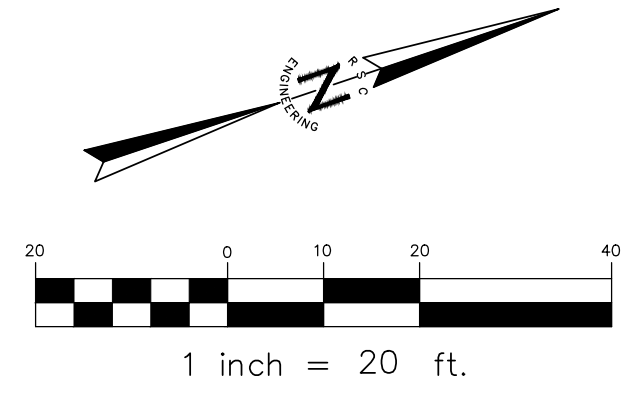
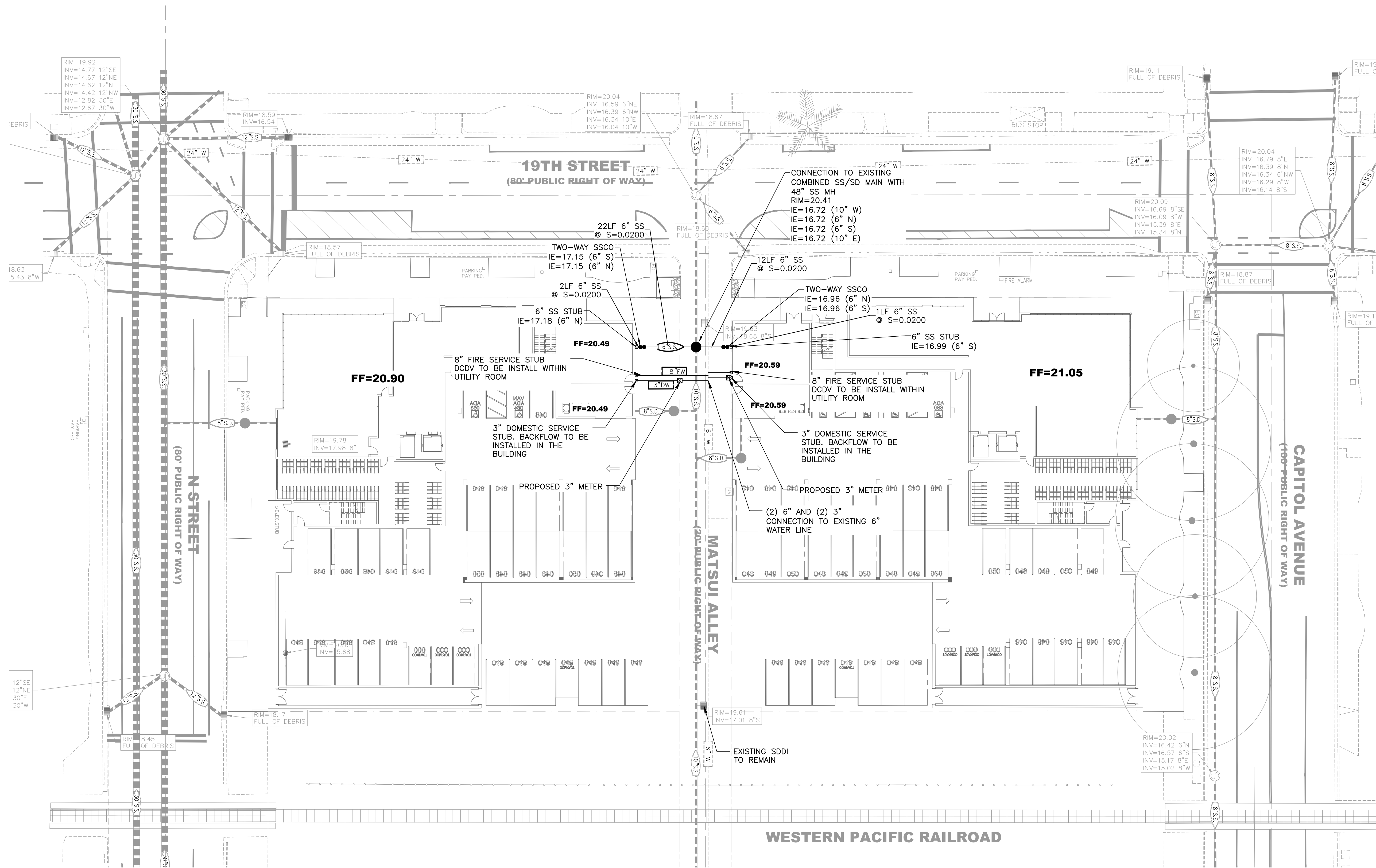
**PRELIMINARY PLANS FOR
19TH STREET & CAPITOL AVE
1900 CAPITOL AVENUE
SACRAMENTO, CA**

SHEET TITLE
**PRELIMINARY
GRADING
SECTIONS**

SHEET NO.
SEC
5 OF 6

DATE: AUGUST 6, 2024

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 PLOT DATE: Aug 07, 2024 11:53:08 AM



THE VOIT COMPANY

REV	DATE	DESCRIPTION



RSC ENGINEERING
 1420 Rocky Ridge Drive, Suite 150
 Roseville, CA 95661
 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 349-001
 DRAWN BY: Z. ARTHUR
 CHECKED BY: J. SINGH
 DESIGNED BY: Z. ARTHUR

**PRELIMINARY PLANS FOR
 19TH STREET & CAPITOL AVE**
 1900 CAPITOL AVENUE
 SACRAMENTO, CA

SHEET TITLE
**PRELIMINARY
 UTILITY PLAN**

SHEET NO.
UT
 6 OF 6

DATE: AUGUST 6, 2024

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 Plot Date: Aug 07, 2024 10:53:13 AM



California Tree and Landscape Consulting, Inc.

359 Nevada Street, #202, Auburn, CA 95603

(530) 745-4086

December 4, 2024, Revised January 31, 2025

The Voit Company
Attn: Timothy Regan
101 Shipyard Way, Suite A
Newport Beach, CA 92663
Phone: (949) 566-6419
Via Email: tregan@thevoitcompany.com

PRE-DEVELOPMENT ARBORIST REPORT & TREE INVENTORY

RE: 1900 Capitol Avenue; City of Sacramento Jurisdiction

Executive Summary:

Timothy Regan of The Voit Company, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site or within 25' of development for purposes of evaluating the impacts to the trees from the proposed development¹. The property is 1900 Capitol Avenue and falls within the jurisdiction of the City of Sacramento. See Supporting Information Appendix A –Tree Location Map.

Tyler Thomson, ISA Certified Arborist #WE-12751A, was on site November 19, 2024. A total of 8 trees were evaluated on this property and an additional 15 City street trees were evaluated. There are 2 trees on the property considered 'Private-Protected' by the City of Sacramento Tree Preservation code chapter 12.56. All 15 City street trees are also considered protected.

Tree Species	Trees Inventoried	Trees located on the Parcel ²	Protected by Sacramento City Tree Preservation Code	Proposed for Removal ³	Trees impacted by the proposed development and requiring special protection measures
Chinese hackberry, <i>Celtis sinensis</i>	3	2	2 (Private Protected & Street Tree)	2	1
English elm, <i>Ulmus procera</i>	1	0	1 (Street Tree)	0	1
Japanese zelkova, <i>Zelkova serrata</i>	6	5	2 (Private Protected & Street Tree)	5	1
Magnolia, <i>Magnolia sp.</i>	5	0	5 (Street Trees)	0	5

¹ Presumed impacts are based on the Entitlement submittal exhibits.

² CalTLC is not a licensed land surveyor. Tree ownership was not determined. Conclusions within this report are based on existing fences or other landmarks which may not represent the actual property boundary.

³ Street trees removal status/impacts will be determined when plans are available.

Tree Species	Trees Inventoried	Trees located on the Parcel ²	Protected by Sacramento City Tree Preservation Code	Proposed for Removal ³	Trees impacted by the proposed development and requiring special protection measures
Maidenhair tree, <i>Ginkgo biloba</i>	1	0	1 (Street Tree)	0	1
Modesto ash, <i>Fraxinus velutina</i> 'Modesto'	1	1	0	1	0
Mulberry, <i>Morus sp.</i>	1	0	1 (Street Tree)	0	1
Sweetgum, <i>Liquidambar sp.</i>	4	0	4 (Street Trees)	0	4
Valley oak, <i>Quercus lobata</i>	1	0	1 (Street Tree)	0	1
Total	23	8	17	8	15

See Appendices for specific information on each tree and preservation requirements and/or restrictions

Methods

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our findings.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture’s best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI’s ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI’s ArcMap to produce the tree location map.

Tree Measurements: DBH (diameter at breast height) is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the DBH for trees less than 23” in diameter and a steel diameter tape for trees greater than 23”. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
City Tag #	The number listed on the City of Sacramento tree inventory in the ARC GIS system found online at: saccity.maps.arcgis.com
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter at breast height is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted in the next column “measured at”
DSH	“Diameter at standard height” is the same as DBH except as follows (according to the City of Sacramento requirements): (1) For a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point; and (2) For a tree with a common root system that

branches at the ground, DSH means the sum of the diameter of the largest trunk plus one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.

Measured at	Height above average ground level where the measurement of DBH was taken
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

Arborist Ratings

No problem(s)	Excellent	5
No apparent problem(s)	Good	4
Minor problem(s)	Fair	3
Major problem(s)	Fair to Poor	2
Extreme problem(s)	Poor	1
Dead	Dead	0

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Development Restrictions/Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

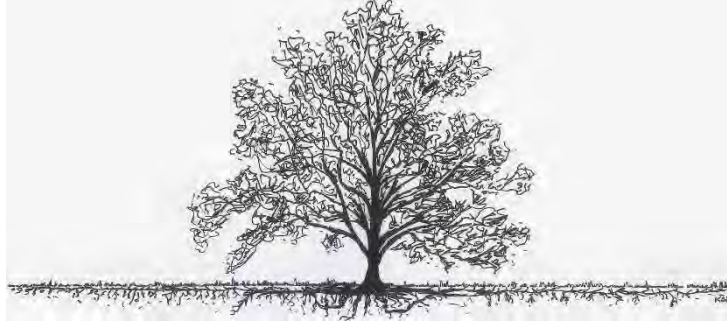
Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the County ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. Tree Protection measures should be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree’s roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6” to 3’ of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants’ roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: asca-consultants.org

RECOMMENDATIONS: Summary of Tree Protection Measures for Site Planning

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Information Data.

- **The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist.** Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.

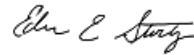
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Report Prepared by:

Project Arborist:



Caroline Nicholas
Arborist Assistant



Edwin E. Stirtz
Consulting Arborist
ISA Certified Arborist #WE-0510A, TRAQ

Appendix 1 – Tree Location Map/Development Site Plan

Appendix 2 – Tree Data and Tree Specific Recommendations

Appendix 3 – General Development Guidelines

Appendix 4 – Site Photographs

Bibliography

- International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture.
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- Tree Care Industry Association. (2017). *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning)*. Londonderry: Tree Care Industry Association.
- Urban, J. (2008). *Up by the Roots*. Champaign: International Society of Arboriculture.



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Auburn, CA 95603

Tree Protection General Requirements

1. The Project Arborist for this project is California Tree & Landscape Consulting. Contact the Project Arborist at (530) 745-4086. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The Project Arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The Project Arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the Project Arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the Project Arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.

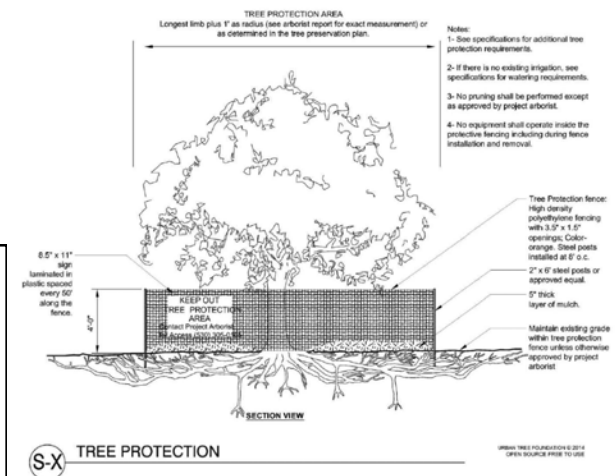


**Map of Property Showing
Approximate Tree Locations**

The GIS locations used in this exhibit were collected using IOS and Android technology and are not surveyed locations.

1900 Capitol Avenue
Sacramento, CA
Prepared for: The Voit Company
Prepared by: CalTLC, 11/19/2024

Arborist Rating	
● 0 Dead	
● 1 Extreme Structure or Health Problems	
● 2 Major Structure or Health Problems	
● 3 Fair - Minor Problems	
● 4 Good - No Apparent Problems	
● 5 Excellent	





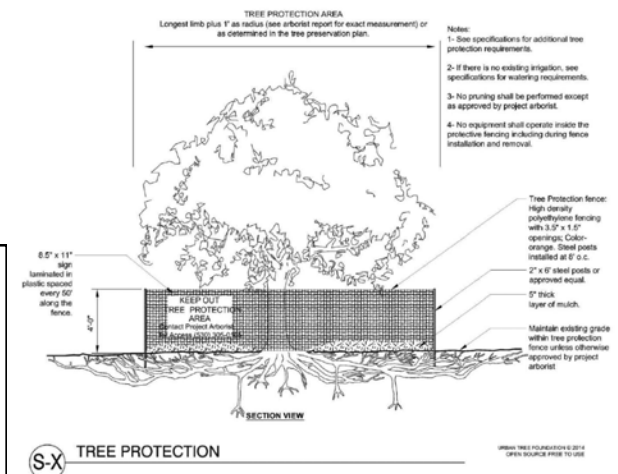
California Tree & Landscape Consulting, Inc.

359 Nevada Street, Suite 202
Auburn, CA 95603



Tree Protection General Requirements

1. The Project Arborist for this project is California Tree & Landscape Consulting. Contact the Project Arborist at (530) 745-4086. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The Project Arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The Project Arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the Project Arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the Project Arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.



**Map of Property Showing
Approximate Tree Locations**

The GIS locations used in this exhibit were collected using IOS and Android technology and are not surveyed locations.

1900 Capitol Avenue (North Portion)
Sacramento, CA
Prepared for: The Voit Company
Prepared by: CalTLC, 11/19/2024

Arborist Rating	
● 0 Dead	
● 1 Extreme Structure or Health Problems	
● 2 Major Structure or Health Problems	
● 3 Fair - Minor Problems	
● 4 Good - No Apparent Problems	
● 5 Excellent	



California Tree & Landscape Consulting, Inc.

359 Nevada Street, Suite 202
Auburn, CA 95603

Tree Protection General Requirements

1. The Project Arborist for this project is California Tree & Landscape Consulting. Contact the Project Arborist at (530) 745-4086. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.

2. The Project Arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note 'dripline' is not an acceptable location for installation of tree protection fencing.

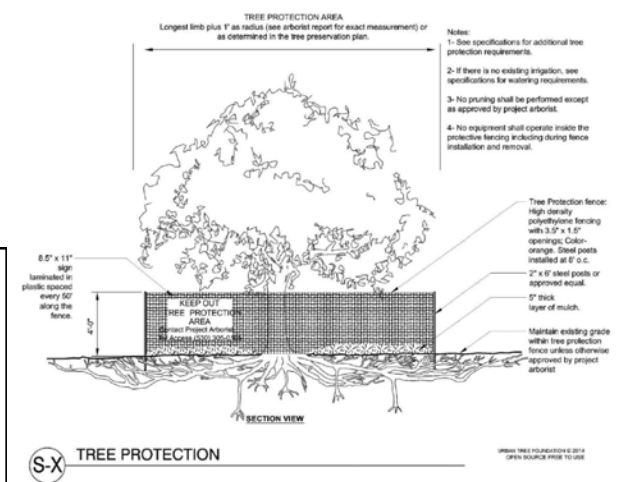
3. The Project Arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.

4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.

5. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.

6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the Project Arborist.

7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the Project Arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.

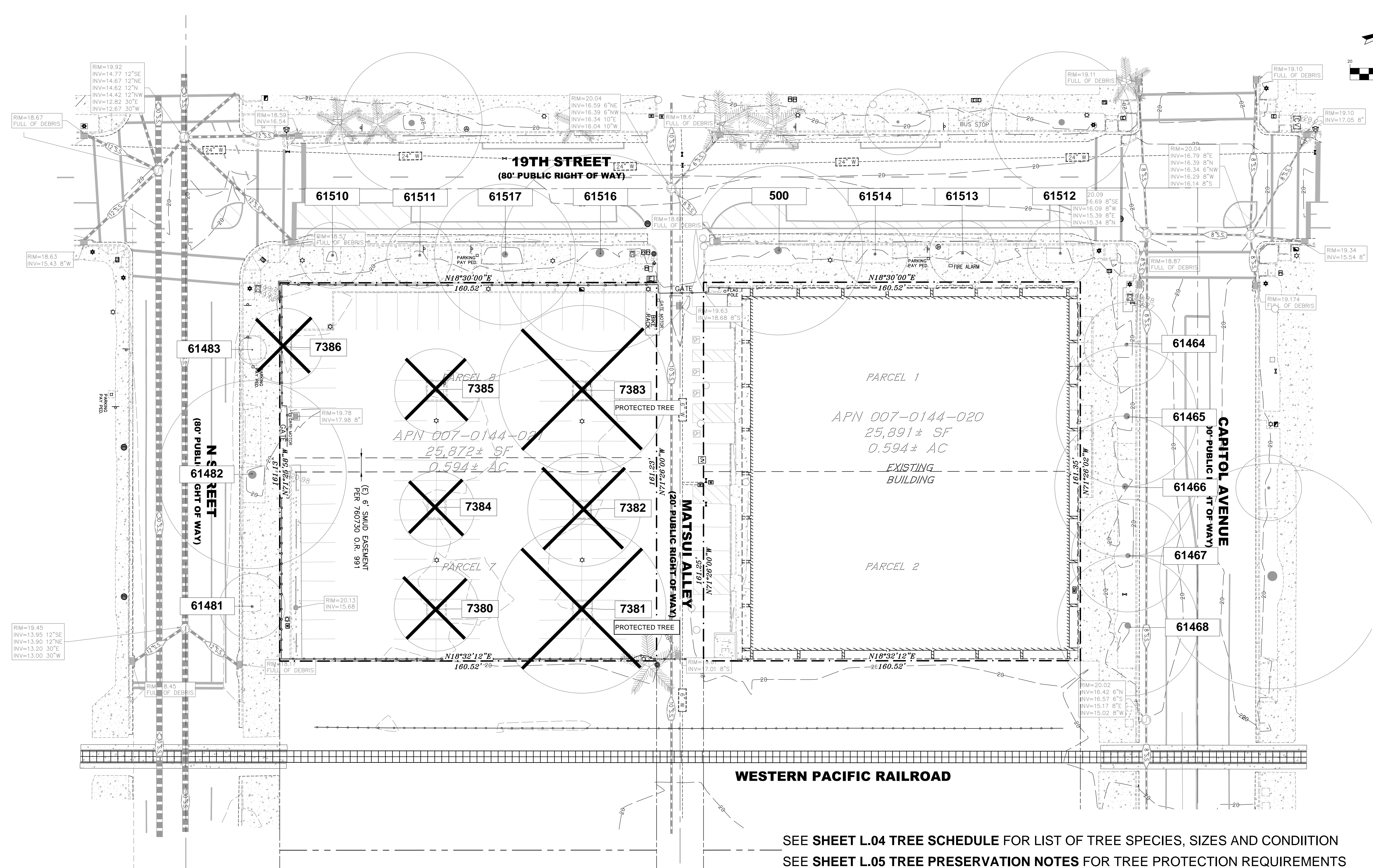
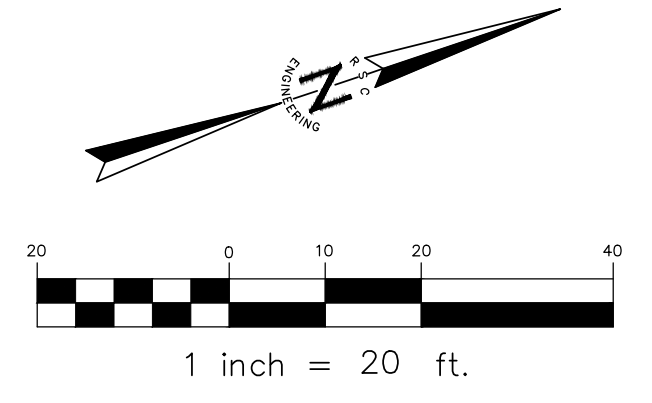


**Map of Property Showing
Approximate Tree Locations**

The GIS locations used in this exhibit were collected using IOS and Android technology and are not surveyed locations.

1906 Capitol Avenue (South Portion)
Sacramento, CA
Prepared for: The Voit Company
Prepared by: CalTLC, 11/19/2024

Arborist Rating	
● 0 Dead	
● 1 Extreme Structure or Health Problems	
● 2 Major Structure or Health Problems	
● 3 Fair - Minor Problems	
● 4 Good - No Apparent Problems	
● 5 Excellent	



SEE SHEET L.04 TREE SCHEDULE FOR LIST OF TREE SPECIES, SIZES AND CONDITION
SEE SHEET L.05 TREE PRESERVATION NOTES FOR TREE PROTECTION REQUIREMENTS

PROJECT NO. 1420-0002 SCALE: 3/16" = 1'-0"

APPENDIX 2 – TREE DATA

Tag #	Protected By Code	Street Tree	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status
500	No	No	No	Modesto ash	<i>Fraxinus velutina</i> 'Modesto'		54		0-Dead	Large stump, 8 inches high off ground.	To be removed.
7380	No	No	No	Chinese hackberry	<i>Celtis sinensis</i>	22.5	54	20	2-Major Structure or health problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. 10% bark loss on south trunk. Multiple exposed pruning cuts below codominant union at 7 feet. Fair crown balance. High amount of crown branch die-back.	To be removed.
7381	Yes	No	No	Chinese hackberry	<i>Celtis sinensis</i>	36.5	54	36	3-Minor Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. 4 inch partially girdling root northeast. Codominant at 7 feet, crowded. Long mature laterals all directions. Moderate branch die-back throughout crown.	To be removed.
7382	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	22	54	21	3-Minor Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Fair flare. Multi-stem at 7 feet, fair attachments. Moderate amount of small dead branches throughout crown. North crown approximately 14 feet from power lines. Good crown balance.	To be removed.
7383	Yes	No	No	Japanese zelkova	<i>Zelkova serrata</i>	25.5	15	24	3-Minor Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Fair flare. Multi-stem at 7 feet, exposed pruning cuts with decayed internal wood. Moderate/high amount of dead branches, up to 7 inches. North crown approximately 14 feet from power lines. Overextended laterals.	To be removed.
7384	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	17	54	20	1-Extreme Structure	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Buried flare. Severe bark loss on	To be removed.

Tag #	Protected By Code	Street Tree	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status
									or Health Problems	trunk south. Severe bark loss on all main crown stems. Multiple uncorrectable structural defects.	
7385	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	20	54	20	2-Major Structure or health problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Fair flare. Crowded multi-stem union at 6 feet, questionable attachment strengths. Dead 10 inch branch south. Moderate bark loss at crown stems. Unbalanced crown northeast. Fair vigor.	To be removed.
7386	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	15	54	28	3-Minor Problems	Good flare. Crowded main crown stem unions around 8 feet. Overextended broad crown. Good crown balance and density.	To be removed.
City Tag # 61464	Yes	Yes	Yes	Valley oak	<i>Quercus lobata</i>	16.5	54	30	3-Minor Problems	Street tree on Capitol Ave. Incorrectly labeled as blue oak SCM. Low laterals over sidewalk. Overextended, moderate low laterals south, over sidewalk and Capitol Ave. East upper crown pressing against building 1900 roof. Fair crown balance. Good crown density. End weight reduction prune recommended.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61465	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	26.5	54	30	2-Major Structure or health problems	Street tree on Capitol Ave. Swollen codominant unions around 10 feet, questionable attachment strengths. South upper crown potentially dead top. Overextended/unbalanced main stem leans southeast, small laterals over buildings roof. Fair vigor.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61466	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	28	54	33	3-Minor Problems	Street tree on Capitol Ave. Severe girdling root northeast flare. Overextended stem over Capitol Ave. East laterals overlapping	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement.

Tag #	Protected By Code	Street Tree	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status
										1900 building roof. Fair crown balance and density.	Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61467	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	22.5	54	31	3-Minor Problems	Street tree on Capitol Ave. 14 inch mature branch overextended and overlapping 1900 roof south, swollen union where branch is attached to main trunk. Fair crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61468	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	30	54	35	3-Minor Problems	Street tree on Capitol Ave. 14 inch diameter stem leans over 1900 building roof, east crown laterals over 1900 roof. Broken 10 inch stem laying in adjacent tree's crown, failed at 20 feet south, over parking spaces. Good crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61481	Yes	Yes	Yes	Maidenhair tree	<i>Ginkgo biloba</i>	16	54	17	3-Minor Problems	Street tree on N St. Good flare. Codominant at 8 feet, moderate inclusion at union. Fair crown balance and density. Fair vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require minor to moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61482	Yes	Yes	Yes	Japanese zelkova	<i>Zelkova serrata</i>	34	54	38	3-Minor Problems	Street tree on N St. Good flare. Multi-stem at 8 feet, attachments appear fair. Large crown spread, some lateral crown branches overextended. Moderate amount of dead branches in crown. Good vigor.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to

Tag #	Protected By Code	Street Tree	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status
											provide scaffolding clearance.
City Tag # 61483	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	5.5	54	9	1-Extreme Structure or Health Problems	Street tree on N Street. 50% bark loss southeast base and trunk, severe internal decay. Severely suppressed crown, adjacent Zelkova tree crown over top of it. Fair foliage health. Bark loss is an uncorrectable structural defect.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate to significant reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61510	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	10	54	15	3-Minor Problems	Street tree on 19th Street. Partially buried flare. Good crown balance and density. Good vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61511	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	12	54	15	3-Minor Problems	Street tree on 19th Street. Partially buried flare. Good crown balance and density. Good vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61512	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	15	54	23	3-Minor Problems	Street tree on 19th Street. Good flare. Good crown balance and density. North crown close to 1900 building.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.

Tag #	Protected By Code	Street Tree	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status
City Tag # 61513	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	15	54	23	3-Minor Problems	Street tree on 19th Street. Good flare, partially girdling root north flare, recommend cutting. Good crown balance and density. North crown close to 1900 building.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61514	Yes	Yes	Yes	Mulberry	<i>Morus sp.</i>	13	54	23	3-Minor Problems	Street tree on 19th Street. Good flare. North crown branches close to 1900 building. Low south crown over street. Good vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61516	Yes	Yes	Yes	English elm	<i>Ulmus procera</i>	44	54	40	3-Minor Problems	Street tree on 19th Street. Large root plate and flare. Codominant at 18 feet. Crown spreads heavy north and south. Skeletonized foliage. Moderate amount of dead branches. Fair vigor.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61517	Yes	Yes	Yes	Chinese hackberry	<i>Celtis sinensis</i>	25.5	54	36	3-Minor Problems	Street tree on 19th Street. Good flare. Codominant at 8 feet. Overextended crown laterals all directions. Moderate branch end die-back throughout crown. Fair crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate to significant reduction pruning (possibly non standard) to provide scaffolding clearance.

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be irrigated. The irrigation should percolate at least 24" into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.⁴

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

⁴ International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

APPENDIX 4 – SITE PHOTOGRAPHS by Tyler Thomson, November 19, 2024



Photo #1, Shows Trees #7381, #7382 & #7383, from left to right



Photo #2, Shows Tree #7381



Photo #3, Shows Tree #7382



Photo #4, Shows Tree #7380



Photo #5, Shows Tree #7380, with multiple exposed pruning cuts



Photo #6, Shows Tree #7384, with severe bark loss on trunk south



Photo #7, Shows City street trees #61466, #61467 & #61468, from left to right

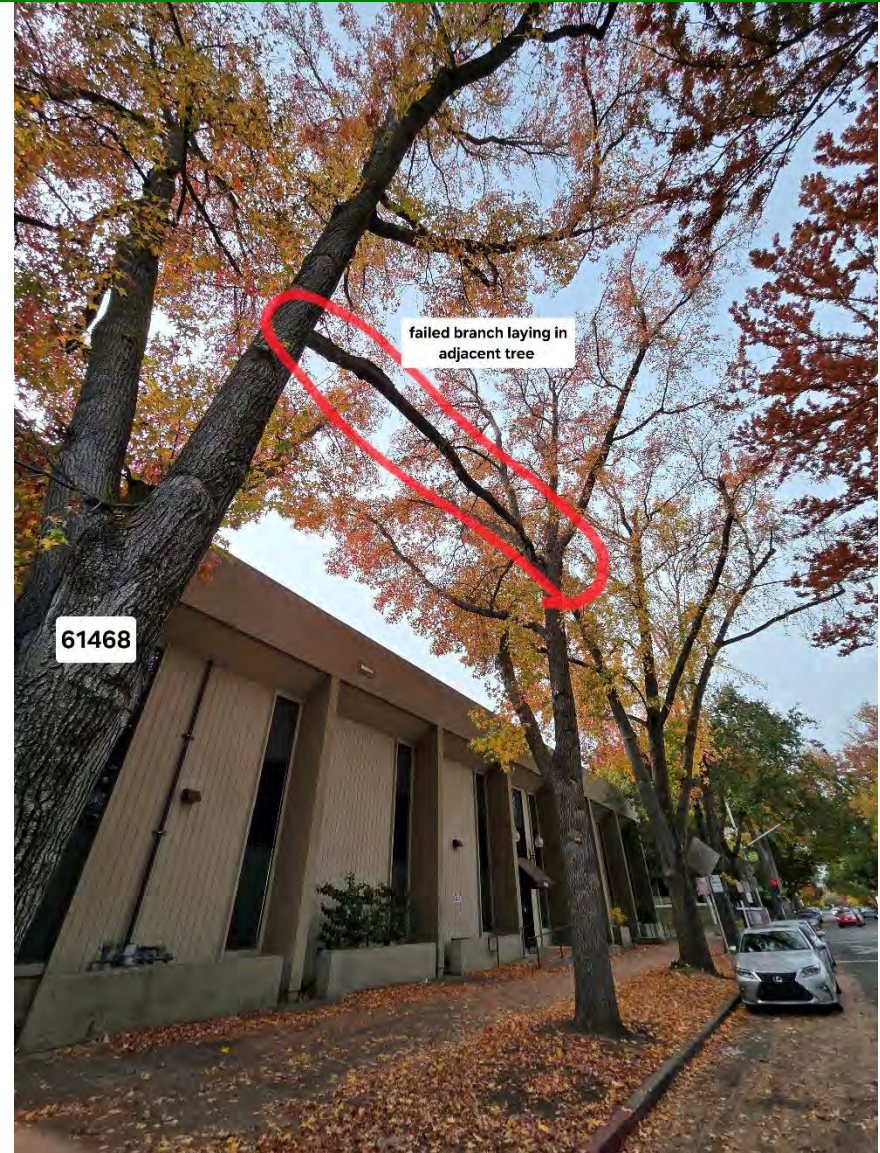


Photo #8, Shows City street tree #61468, with broken 10 inch branch laying in adjacent tree's crown



Photo #9, Shows City street tree #61465, with swollen codominant unions around 10 feet

Tag #	Protected By Code	Street Tree	Off site	Species Common Name	Species Botanical Name	DSH (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Development Status
500	No	No	No	Modesto ash	<i>Fraxinus velutina 'Modesto'</i>		54		0-Dead	Large stump, 8 inches high off ground.	To be removed.
7380	No	No	No	Chinese hackberry	<i>Celtis sinensis</i>	22.5	54	20	2-Major Structure or health problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. 10% bark loss on south trunk. Multiple exposed pruning cuts below codominant union at 7 feet. Fair crown balance. High amount of crown branch die-back.	To be removed.
7381	Yes	No	No	Chinese hackberry	<i>Celtis sinensis</i>	36.5	54	36	3-Minor Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. 4 inch partially girdling root northeast. Codominant at 7 feet, crowded. Long mature laterals all directions. Moderate branch die-back throughout crown.	To be removed.
7382	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	22	54	21	3-Minor Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Fair flare. Multi-stem at 7 feet, fair attachments. Moderate amount of small dead branches throughout crown. North crown approximately 14 feet from power lines. Good crown balance.	To be removed.
7383	Yes	No	No	Japanese zelkova	<i>Zelkova serrata</i>	25.5	15	24	3-Minor Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Fair flare. Multi-stem at 7 feet, exposed pruning cuts with decayed internal wood. Moderate/high amount of dead branches, up to 7 inches. North crown approximately 14 feet from power lines. Overextended laterals.	To be removed.
7384	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	17	54	20	1-Extreme Structure or Health Problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Buried flare. Severe bark loss on trunk south. Severe bark loss on all main crown stems. Multiple uncorrectable structural defects.	To be removed.
7385	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	20	54	20	2-Major Structure or health problems	Approximately 8 foot by 8 foot growing space, surrounded by concrete curb and asphalt. Fair flare. Crowded multi-stem union at 6 feet, questionable attachment strengths. Dead 10 inch branch south. Moderate bark loss at crown stems. Unbalanced crown northeast. Fair vigor.	To be removed.
7386	No	No	No	Japanese zelkova	<i>Zelkova serrata</i>	15	54	28	3-Minor Problems	Good flare. Crowded main crown stem unions around 8 feet. Overextended broad crown. Good crown balance and density.	To be removed.
City Tag # 61464	Yes	Yes	Yes	Valley oak	<i>Quercus lobata</i>	16.5	54	30	3-Minor Problems	Street tree on Capitol Ave. Incorrectly labeled as blue oak SCM. Low laterals over sidewalk. Overextended, moderate low laterals south, over sidewalk and Capitol Ave. East upper crown pressing against building 1900 roof. Fair crown balance. Good crown density. End weight reduction prune recommended.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61465	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	26.5	54	30	2-Major Structure or health problems	Street tree on Capitol Ave. Swollen codominant unions around 10 feet, questionable attachment strengths. South upper crown potentially dead top. Overextended/unbalanced main stem leans southeast, small laterals over buildings roof. Fair vigor.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61466	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	28	54	33	3-Minor Problems	Street tree on Capitol Ave. Severe girdling root northeast flare. Overextended stem over Capitol Ave. East laterals overlapping 1900 building roof. Fair crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61467	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	22.5	54	31	3-Minor Problems	Street tree on Capitol Ave. 14 inch mature branch overextended and overlapping 1900 roof south, swollen union where branch is attached to main trunk. Fair crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61468	Yes	Yes	Yes	Sweetgum	<i>Liquidambar sp.</i>	30	54	35	3-Minor Problems	Street tree on Capitol Ave. 14 inch diameter stem leans over 1900 building roof, east crown laterals over 1900 roof. Broken 10 inch stem laying in adjacent tree's crown, failed at 20 feet south, over parking spaces. Good crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61481	Yes	Yes	Yes	Maidenhair tree	<i>Ginkgo biloba</i>	16	54	17	3-Minor Problems	Street tree on N St. Good flare. Codominant at 8 feet, moderate inclusion at union. Fair crown balance and density. Fair vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require minor to moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61482	Yes	Yes	Yes	Japanese zelkova	<i>Zelkova serrata</i>	34	54	38	3-Minor Problems	Street tree on N St. Good flare. Multi-stem at 8 feet, attachments appear fair. Large crown spread, some lateral crown branches overextended. Moderate amount of dead branches in crown. Good vigor.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61483	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	5.5	54	9	1-Extreme Structure or Health Problems	Street tree on N Street. 50% bark loss southeast base and trunk, severe internal decay. Severely suppressed crown, adjacent Zelkova tree crown over top of it. Fair foliage health. Bark loss is an uncorrectable structural defect.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate to significant reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61510	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	10	54	15	3-Minor Problems	Street tree on 19th Street. Partially buried flare. Good crown balance and density. Good vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61511	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	12	54	15	3-Minor Problems	Street tree on 19th Street. Partially buried flare. Good crown balance and density. Good vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61512	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	15	54	23	3-Minor Problems	Street tree on 19th Street. Good flare. Good crown balance and density. North crown close to 1900 building.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61513	Yes	Yes	Yes	Magnolia	<i>Magnolia sp.</i>	15	54	23	3-Minor Problems	Street tree on 19th Street. Good flare, partially girdling root north flare, recommend cutting. Good crown balance and density. North crown close to 1900 building.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61514	Yes	Yes	Yes	Mulberry	<i>Morus sp.</i>	13	54	23	3-Minor Problems	Street tree on 19th Street. Good flare. North crown branches close to 1900 building. Low south crown over street. Good vigor.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate reduction pruning (possibly non standard) to provide scaffolding clearance.
City Tag # 61516	Yes	Yes	Yes	English elm	<i>Ulmus procera</i>	44	54	40	3-Minor Problems	Street tree on 19th Street. Large root plate and flare. Codominant at 18 feet. Crown spreads heavy north and south. Skeletonized foliage. Moderate amount of dead branches. Fair vigor.	Protect in place. Will sustain moderate encroachment for grading, sidewalk replacement, and sewer/storm drain improvements. Will require moderate reduction pruning (non standard) to provide scaffolding clearance.
City Tag # 61517	Yes	Yes	Yes	Chinese hackberry	<i>Celtis sinensis</i>	25.5	54	36	3-Minor Problems	Street tree on 19th Street. Good flare. Codominant at 8 feet. Overextended crown laterals all directions. Moderate branch end die-back throughout crown. Fair crown balance and density.	Protect in place. Will sustain moderate encroachment for grading and sidewalk replacement. Will require moderate to significant reduction pruning (possibly non standard) to provide scaffolding clearance.

DEMOLITION REQUEST PRESERVATION REIEW (DRPR)

SECTION 1: To be completed by Planning Staff.

- Yes No **The project proposes demolition of 50-percent or more of building footprint, or 50-linear feet or more of exterior wall?**
If checked NO, No DRPR or Demolition I&R form is required.
If checked YES, proceed to Section 2 below.

SECTION 2: To be completed by Planning Staff.

- Yes No **The project proposes only demolition and is not part of a development proposal.**
If checked NO, proceed to Section 3 below.
If checked YES, No DRPR required. Complete Demolition I&R ([Form CDD-0113](#)).

SECTION 3: To be Completed by Planning Staff. Attach color photos. Large format printed or digital preferred.

Project Information

Date of Pre-Application Meeting: Monday, April 29, 2024
Date Application Submitted: 9/24/2024
Date Application Deemed Complete: _____
Application Number: DR24-207
Address: 1900 Capitol Avenue, Sacramento, CA 95811
Assigned Planner: Armando Lopez Jr
Planner Phone Extension: 8239

Type of Structure:

- Accessory
 Residential (1 or 2 units)
 Commercial (3+ units, or other commercial/industrial)
 Other (bridge, water tower, etc.) Description: _____

Scope of Work

- Demolition and New Construction
 Demolition of ACCESSORY STRUCTURE ONLY and New Construction
 Residential Addition
 Commercial Addition (3+ units, or other commercial/industrial)
 Other Description: _____

PAGE 2 TO BE COMPLETED BY THE PRESERVATION DIRECTOR

HISTORIC RESOURCE PRELIMINARY EVALUATION

SECTION 4: To be completed by the Preservation Director.

- Project is part of a discretionary development proposal such as a SPDR Entitlement:** Attach completed DRPR to Record of Decision. Refer to Section 5 below.
- Project is part of a ministerial review, such as an ADU I&R:** Route to Preservation Director prior to completing Record of Decision. Attach completed DRPR to Record of Decision. Refer to Section 5 below.
- The 45-day review period has expired, and the property is deemed not eligible for listing in the Sacramento Register:** Attach completed DRPR to Record of Decision.

SECTION 5: Preservation Director determination or request for information.

- PROPOSED WORK COMPLIES WITH HISTORIC STANDARDS:** Therefore, whether the property includes a historical resource, there would not be a significant impact on any historical resources for CEQA purposes.
- NOT ELIGIBLE:** The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years)
- ELIGIBLE:** The Preservation Director has made a preliminary determination that the structure IS ELIGIBLE as a historical resource for CEQA purposes and may be eligible as a historic resource for listing in the Sacramento Register. **Project requires evaluation for compliance with historic standards or for possible impacts to historical resource and additional environmental review.**
- ADDITIONAL RESEARCH NEEDED:** The Preservation Director has determined that additional research and evaluation on the history and potential significance of the structure is required in order to make a preliminary determination, and:
 - \$500 research fee required (may be a deposit); or
 - Applicant will hire qualified historical consultant to research and evaluate the property.
- REQUEST MEETING WITH APPLICANT:** The Preservation Director has questions about the property, the photos provided, or the project and would like to meet with the applicant to discuss the project, its potential compliance with the historic standards, or to determine if an eligibility determination is warranted.

Notes:

Preservation Director's Signature: _____

Sam de Cury

Date: _____

10/3/2024



November 6, 2024

1415 L Street,
Suite 300
Sacramento, CA
95814

916.321.9000
sacog.org

Ron Bess, Associate Planner
City of Sacramento
300 Richards Blvd
Sacramento, CA 95811

Re: MTP/SCS Consistency for the 19th and Capital Project

Dear Mr. Bess:

You requested SACOG's confirmation that the proposed the 19th and Capital Project is consistent with the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and is located within a Transit Priority Area (TPA), pursuant to PRC § 21155.4. SACOG provides a consistency determination at the request of the lead agency. However, it is the responsibility of the lead agency to make the final determination on a project's consistency with the MTP/SCS. This letter concurs with the City's determination that the 19th and Capital Project is consistent with the MTP/SCS and is located within a TPA. SACOG reviewed the project description and SCS consistency analysis compared to the MTP/SCS assumptions for the project area in order to make our determination.

The 19th and Capital Project includes 252 housing dwelling units on a 1.18-acre site within the Central City Specific Plan of the City of Sacramento. The project is located within a Transit Priority Area, pursuant to PRC § 21155.4. Transit Priority Areas are areas of the region within one-half mile of a major transit stop existing or planned (if the planned stop is scheduled to be completed within the planning horizon included in a Regional Transportation Plan adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations). The Project site is less than 1/2 mile from Sacramento Regional Transit's (Sac RT) Blue line, which satisfies the definition of a transit priority area.

The 19th and Capital Project is an infill project within the Center/Corridor Community designation of the MTP/SCS for the City of Sacramento. Within the Center/Corridor Community, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses (MTP/SCS Appendix D). The project's land uses fall within this range of general uses, densities, and building intensities. With respect to consistency with the MTP/SCS policies, the applicable policies are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies. The MTP/SCS housing forecast for the Center/Corridor Communities was based not only on the City's land use plans and policies, but also on the following: an assessment of past building activity, current project entitlement activity, and consideration of changing demographic and housing market demand. Infill development and redevelopment is a strategy essential to the

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Placerville
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

success of the Blueprint Preferred Scenario and the MTP/SCS. The Blueprint Preferred Scenario and the 2020 MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on infill and redevelopment projects such as this one. The proposed project is consistent with MTP/SCS growth forecast assumptions.

Thank you for inviting SACOG's input as to the consistency of 19th and Capital Project with the MTP/SCS. Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project. If you have further questions or need further assistance, please don't hesitate to contact me at (916) 340-6246.

If you have additional questions, please feel free to contact me.

Sincerely,



Clint Holtzen
Planning Manager

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 27, 2020ⁱ

Background: Pursuant to SB 375 and SB 743, streamlined CEQA review and analysis is available to certain land use projects that are consistent with the Sustainable Communities Strategy (SCS). The SCS was adopted by the Sacramento Area Council of Governments (SACOG) Board as part of the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) on November 18, 2019. The California Air Resources Board (CARB) provided an Acceptance of GHG Quantification Determination for the SACOG SCS in October 2020.

Purpose: The purpose of this worksheet is to provide lead agencies with guidance to determine whether a project is consistent with the general land use designation, density, intensity, and applicable policies of the 2020 MTP/SCS adopted by SACOG.

The lead agency has responsibility to make the final determination on these matters and to determine the applicable and appropriate CEQA streamlining, if any.

Directions: This worksheet should be completed by the lead agency, relying on the project description of the proposed project and [Appendix C and D of the MTP/SCS](#). Regardless of whether this optional worksheet is used to assist in determining consistency with the MTP/SCS, a project can only be consistent with the MTP/SCS if it is consistent with the general land use designation, density, building intensity, and applicable policies specified for the project area in the adopted MTP/SCS. This worksheet only applies to the 2020 MTP/SCS (adopted November 18, 2019); subsequent MTP/SCS adoptions may require updates to this form.

Lead agencies are welcome to contact SACOG for assistance in completing this worksheet. For assistance, contact Dov Kadin at dkadin@sacog.org.

Project Title	The 19th & Capitol Project (DR24-207)	
Proposed Project is Located In (city/county name)		
Applicable Community Type Proposed Project is Located in The MTP/SCS land use forecast is illustrated using Community Types. In order to determine the general use designation, density and intensity of the Project area within the MTP/SCS, the Project must be located within a Community Type designated in the MTP/SCS. Use the map on page 4 of Appendix C of the MTP/SCS to identify the Community Type for the Project.	<input checked="" type="checkbox"/>	Center and Corridor Community
	<input type="checkbox"/>	Established Community
	<input type="checkbox"/>	Developing Community (list the specific name of the Developing Community as identified in Appendix C of the MTP/SCS beginning on page 5):
	<input type="checkbox"/>	Rural Residential Community

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

Required Consistency with the SCS: General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies (PRC § 21155(a) and PRC § 21159.28(a))

General Use Designation, Density and Building Intensity. The foundation of the land use designations for the MTP/SCS is adopted and proposed local general plans, community plans, specific plans and other local policies and regulations. A project is consistent with the MTP/SCS if its uses are identified in the applicable MTP/SCS Community Type *and* its uses meet the general density and building intensity assumptions for the Community Type. The proposed project does not have to include all allowed uses in the MTP/SCS.

Applicable MTP/SCS Policies. For the purposes of determining SCS consistency, the policies of the MTP/SCS are embedded in the metrics and growth forecast assumptions of the MTP/SCS. Projects consistent with the growth forecast assumptions of the MTP/SCS, as determined by the criteria below, are consistent with the MTP/SCS and its policies.

Determine consistency of the Project using **one** of the four methods below:

Consistency Option	Criteria
Option A <input type="checkbox"/>	The Project is located in a Center and Corridor Community or an Established Community and the Project uses are consistent with the allowed uses of the applicable adopted local land use plan as it existed in 2019 and are at least 80 percent of the maximum allowed density or intensity of the allowed uses of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS. ⁱⁱ
Option B <input checked="" type="checkbox"/>	The Project is located in a Center and Corridor Community or an Established Community and the Project uses have been reviewed in the context of, and are found to be consistent with, the general land use, density, and intensity information provided for this Community Type in Appendix D of the MTP/SCS (beginning on page 30). Therefore, the Project is consistent with the MTP/SCS.
Option C <input type="checkbox"/>	The Project is located in a Rural Residential Community and the Project residential density does not exceed the maximum density of one unit per acre as specified in the MTP/SCS, and employment development in the Project is at least 80 percent of the maximum allowed density or intensity of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS.
Option D <input type="checkbox"/>	<p>The Project is located in a Developing Community and the Project's average net density meets or exceed the average net density described for this specific Developing Community (as referenced by name of applicable specific plan, master plan, or special plan in Appendix D of the MTP/SCS) and employment development in the Project is consistent with the general employment land uses described for this specific Developing Community.ⁱⁱⁱ In addition, development from the project when added to other entitled projects will not exceed the MTP/SCS build out assumptions for the area within this Community Type, which are:</p> <p>New Housing Units: </p> <p>New Employees: </p>

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

Conclusion	
The proposed project is consistent with the General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies for the following reasons <i>(summarize findings on use designation, density and intensity for the Project evaluation completed above):</i>	

ⁱ This document may be updated as users provide feedback on its utility.

ⁱⁱ The MTP/SCS general land use, density and intensity in Center and Corridor Communities and Established Communities is based on 80 percent of the maximum allowed density or intensity of the land use designations in applicable local land use plans as they existed in 2016, unless otherwise noted in [Appendix C and D](#).

ⁱⁱⁱ The MTP/SCS land use forecast in Developing Communities was modeled according to adopted and proposed specific plans, master plans, and special plans as they existed in 2016, and is based on the housing and employment totals and the average net density of these plans, as outlined in [Appendix C and D](#).