

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 10, 1997, the Zoning Administrator ratified the negative declaration, adopted the mitigation monitoring plan, and approved with conditions a special permit to construct an office building in the Transportation Corridor for the project known as Z97-069. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

Project Information

- Request:
1. Negative Declaration.
 2. Mitigation Monitoring Plan.
 3. Zoning Administrator Special Permit to construct 12,195 square foot single story office building on 0.61± vacant acres in the Transportation Corridor (T-C) zone.

Location: Southeast corner of 29th Street and B Street (D3, Area 1)

Assessor's Parcel Number: 003-0105-001

Applicant: Comstock Johnson Architects, Inc. (Donald Comstock)
10304 Placer Lane #A
Sacramento, CA 95827

Property Owner: Jackson Properties, Inc.
5665 Power Inn Road, #140
Sacramento, CA 95824

General Plan Designation: Heavy Commercial or Industrial
Central City
Community Plan: Industrial
Existing Land Use of Site: Vacant
Existing Zoning of Site: Transportation Corridor (TC)

Surrounding Land Use and Zoning:
North: C-4; Cal Trans Storage Yard
South: T-C; Capitol City Freeway
East: T-C; Capitol City Freeway

West: RMX; Warehouse

Property Dimensions:	Irregular
Property area:	0.61± acres
Parking Provided:	26 spaces
Parking Required:	26 spaces (1 space per 450 square feet office)
Bicycle Parking:	2 spaces
Square Footage of Building:	12,195 square feet
Height of Building:	One Story, 16.67 feet
Exterior Building Materials:	Garnet Brick Block
Roof Materials:	Built-Up Roof
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: Z95-060, P94-105

Background Information: On February 23, 1995, the Planning Commission approved a Special Permit to construct an 11,627 square foot office building on a vacant parcel in the Transportation-Corridor (T-C) zone (P94-105). On August 22, 1995, the Zoning Administrator approved a Special Permit Modification to increase the size of the office building by 568 square feet to a total of 12,195 square feet (Z95-060). The project was never constructed and the Special Permit expired.

Additional Information: The applicant has reapplied for the special permit to construct a single-story, 12,195 square-foot office-building with 26 on-site vehicle parking spaces. The site is also within the Alhambra Corridor Special Planning District (SPD). Two driveways are proposed on the west side of the subject site - east of 29th Street. The parking lot will include lighting. Three of four proposed building entrances will face 29th Street. The structure will consist of a masonry exterior and a built-up roof. Building colors will consist of Teal-Green storefront, Solar-Gray glazing, and Verde #914 accent tile. Up to four office tenants with a maximum occupancy of 47 persons are anticipated. Any project within the T-C zone requires a Zoning Administrator's Special Permit.

The site plan indicates a trash enclosure located in the southeast corner of the parcel. There is a bicycle locker located north of the trash enclosure. There are 27 parking stalls which meets the requirement for office.

The applicant also proposes to provide all parking area shading requirements with the existing street trees. Normally, street trees are not allowed to be used in the shading calculations; however do to the irregular shape of the parcel and the proposed site design, the City Arborist and the City Landscape Architect both agree to the use of the street trees. Both have indicated that to require shade trees for the parking lot in the proposed planters would harm city street trees and the shade trees growth would be stunted by the canopy

of the street trees and the shadow of the building. The City Arborist has also indicated that should any of the street trees die that they would be replaced by the City (Exhibit E).

The site is also within a Design Review area and the applicant has submitted an application for Design Review. The project has been noticed and has not received any calls.

Environmental Determination: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures addresses the potential impact on the Combined Sewer System, tree preservation for existing trees on the site, internal noise reduction, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Attachment A).

Conditions of Approval

1. The applicant shall comply with the Mitigation Measures as identified in the attached Mitigation Monitoring Plan.
2. All truck traffic relating to deliveries shall be limited to the hours between 6:00 AM and 6:00 PM.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The two driveways that are less than 20 feet wide shall be marked for one way directions only, a one way entrance and a one way exit (with appropriate signs and striping).
5. The east side of the building shall be closed-off to prevent pedestrian access.
6. Social service and entertainment uses shall be prohibited at this location.
7. Curbs, gutters, and sidewalks shall be replaced to City standards.
8. The existing water main shall be extended into 29th Street.
9. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
10. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control

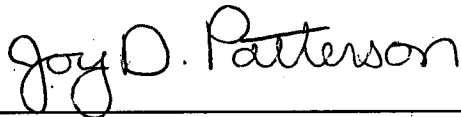
facility only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.

11. **Advisory note:** The applicant must comply with the City of Sacramento's Grading, Erosion, and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
12. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of a Building Permit.
13. Future signage shall be subject to review and approval by the Design Review staff and have a sign permit.
14. Parking lot lighting shall be provided which is shielded to prevent glare upon neighboring or adjacent land uses.
15. If any of the street trees die and the City does not replace them, then the owner shall replace the trees with appropriate 15 gallon shade trees.
16. The applicant shall work with Utilities to determine the impact to the combined sewer system. If the impact is determined to be significant then the applicant shall be required to mitigate the impact to the satisfaction of the Utility Department (see Exhibit F).

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the office use is compatible with the surrounding land uses and zoning; and
 - b. the proposed project meets the development criteria as outlined in the Alhambra Corridor SPD.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate on-site parking, maneuvering, and setbacks will be provided;
 - b. the proposal will replace the deteriorated sidewalk, curb, and gutter to City standards; and
 - c. the proposed building are of adequate shape and size for the proposed use and will be compatible with the existing industrial/warehouse buildings in the area.

3. The project is consistent with the General Plan and the Central City Community Plan which both designate the subject site as Industrial.



Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

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

cc: File
ZA Log Book
Applicant
Luis Sanchez, Design Review

MITIGATION MONITORING PLAN

FOR

29TH & B OFFICE PROJECT (P94-105) AND Z97-069

Initial Study

Prepared By:
City of Sacramento, Development Services Division
December 9, 1994

Adopted By:
City of Sacramento Planning Commission

01294

City of Sacramento

Mitigation Monitoring Plan

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Development Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name (File Number): 29th & B Streets Offices (Z97-069)

Owner: Jackson Properties, Inc.
Address: 5665 Power Inn Road, #140
Sacramento, CA 95824

Applicant Name: Comstock Johnson Architects, Inc.
Address: 10304 Placer Lane, #A
Sacramento, CA 95827

Project Location: Southeast corner of 29th and B Streets (Assessor's Parcel
Number: 003-0105-001

SECTION 2: GENERAL INFORMATION

The intent of this Mitigation Monitoring Plan is to prescribe a means for enforcing the mitigation measures as identified within the Initial Study prepared for the above project. The Initial Study identified potential impacts to/from Water, Plant Life, Noise, and Cultural Resources. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Mitigation Monitoring Plan shall be funded by the owner/developer identified above.

The project site is located within the City of Sacramento in the Central City area on the southeast corner of 29th and B Streets (see attachment B). The applicant is requesting a Special Permit to construct a single-level, 11,627 square-foot office-building with a 26-space on-site surface parking lot. Up to four office tenants with a maximum occupancy of 47 persons are anticipated.

SECTION 3: PLAN CONTENTS

Mitigation Measure A: Water (Flood Control / Combined Sewer System)

The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.

Entity Responsible for Ensuring Compliance:

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

City Attorney's Office, City of Sacramento

Monitoring Program:

Prior to issuance of a Notice to Proceed by the Department of Public Works, and prior to the issuance of any building permits by the Planning Department, the applicant shall execute an agreement as described above to the approval of the City Attorney. The Departments shall be provided a copy of the executed agreement prior to the issuance of a Notice to Proceed or any building permits.

Mitigation Measure B: Plant Life

All existing street trees located along 29th Street, and the existing 41" Cottonwood tree located at the northeast corner of the site, shall be preserved as follows:

1. Erect a six-foot high construction barrier around all street trees to back of sidewalk, and erect a 15-foot diameter, six-foot high construction barrier around the Cottonwood tree.
2. No machine trenching for utilities or irrigation lines shall occur within the construction barrier except as allowed by a certified arborist.
3. A City Tree Trimming Permit shall be obtained for all pruning of City street trees.
4. No storage of materials or parking of vehicles shall occur within the construction barrier.
5. If grading activities encounter roots greater than two (2) inches in diameter, a root inspection shall be performed by a certified arborist prior to cutting. A list of certified arborists is maintained by the Planning Department.
6. Alternative protection methods may be used subject to approval by the Planning Department or City Arborist.
7. These plans and protection methods shall be noted on all improvement and grading plans submitted for Building Permits for the project.

Entity Responsible for Ensuring Compliance:

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

Monitoring Program:

Prior to the issuance of any building permit or Notice to Proceed, the Departments shall require that the project plans incorporate the tree protection measures as specified above.

If any protective barriers are penetrated, moved or removed as a result of construction activities, the Planning and/or Public Works Departments shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected trees. In such case, the responsible Department shall be that department which has responsibility for inspecting that particular component of the project which is affected by the discovery.

In the event that any protective barriers are penetrated, moved or removed as a result of construction activities, the responsible City Department shall require that all work within the construction barrier of the affected trees be ceased. The responsible City department shall verify the accuracy of the required arborist report referring the report to the Planning Department

(the geographical environmental coordinator) for review. If the trees are determined to be damaged or removed as a result of construction activities, the City shall require that alternative mitigation measures be developed and implemented subject to approval by the Planning Department. The City shall require that the approved alternative measures be incorporated into the project plans, prior to resumption of work within the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Planning Department to provide funding for the City to review revised mitigation measures and monitoring program revisions. These funds will be deposited prior to resumption of work within the affected area.

Documentation and completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

- The Planning Department shall document implementation of all mitigation measures prior to the issuance of final building permits, a Certificate of Occupancy, or a Certificate of Completion for the project.
- The Public Works Department shall document implementation of all mitigation measures prior to the issuance of a Notice to Proceed.

Mitigation Measure C: Noise

In order to reduce the penetration of exterior noise, the following construction measures shall be incorporated into the project:

1. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation and then sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
2. Skylights shall not be used unless they have an STC rating of 29 or better.
3. Windows shall have a minimum STC rating of 28.
4. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile/hour wind per ASTM standards.
5. An HVAC system shall be installed which will meet the minimum air circulation and fresh air supply requirements.
6. Gravity vent openings in attic space shall not exceed code minimum in size and number.
7. Alternative methods and materials may be used to achieve an interior noise level of 45 dB Ldn or less, provided that the applicant submits documentation from a licensed acoustical engineer demonstrating the sound reduction qualities of the proposed materials.

Entity Responsible for Ensuring Compliance:

Department of Planning and Development, City of Sacramento

Monitoring Program:

Prior to the issuance of a building permit, the Planning Department shall require that the approved construction plans incorporate all of the noise attenuation measures listed above. The Department shall also require that site inspections are included on the Special Conditions Attachment. Prior to issuance of any Final Building Permits, Certificate of Occupancy or Certificate of Compliance, the Department shall require full compliance and completion of the

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specified noise attenuation measures.

Mitigation Measure D: Cultural Resources

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Entity Responsible for Ensuring Compliance:

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

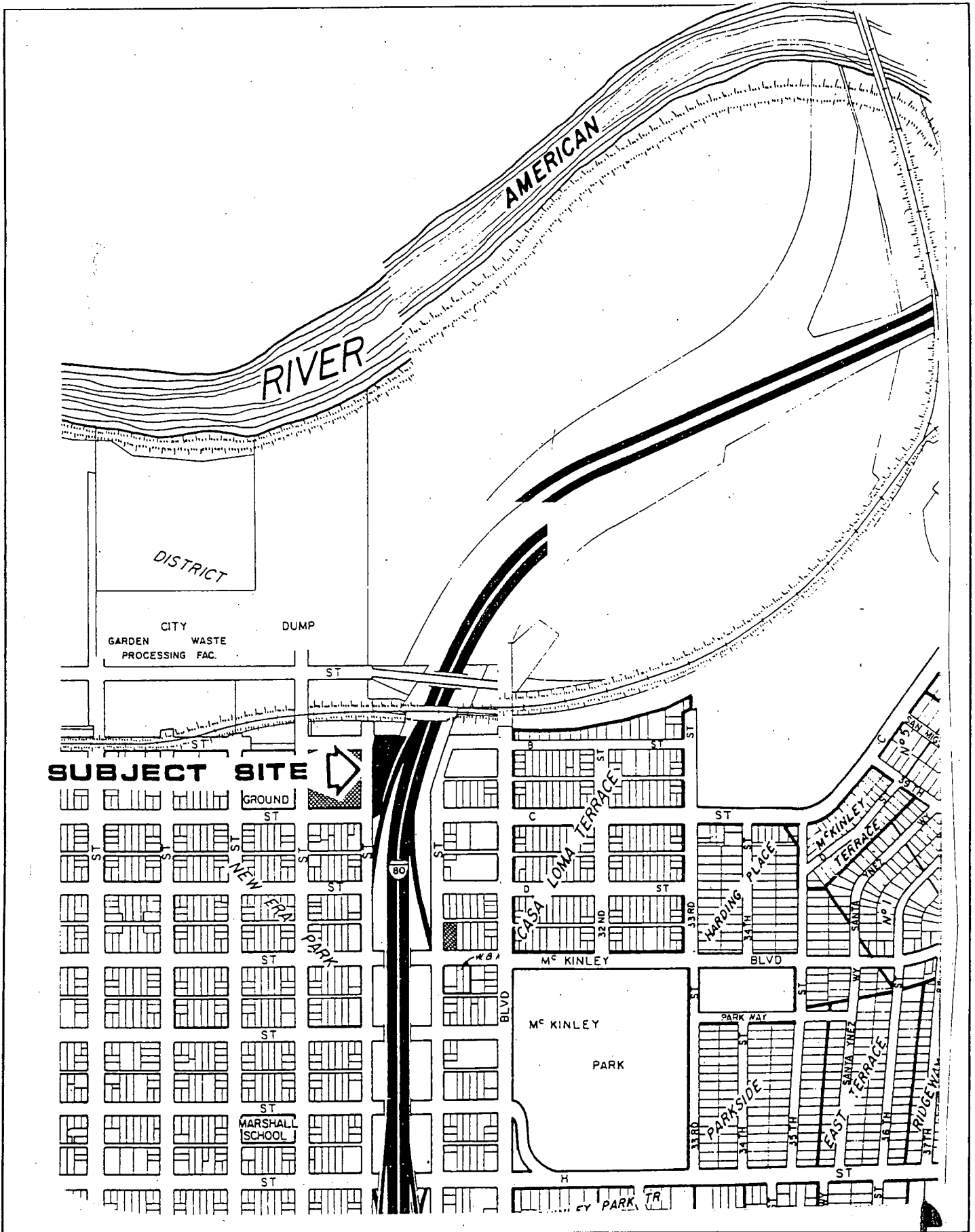
Monitoring Program:

The building permit plans shall include notes stating that if subsurface archeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archeologist and a representative of the native American Heritage Commission shall be consulted in the event of any archeological materials are found.

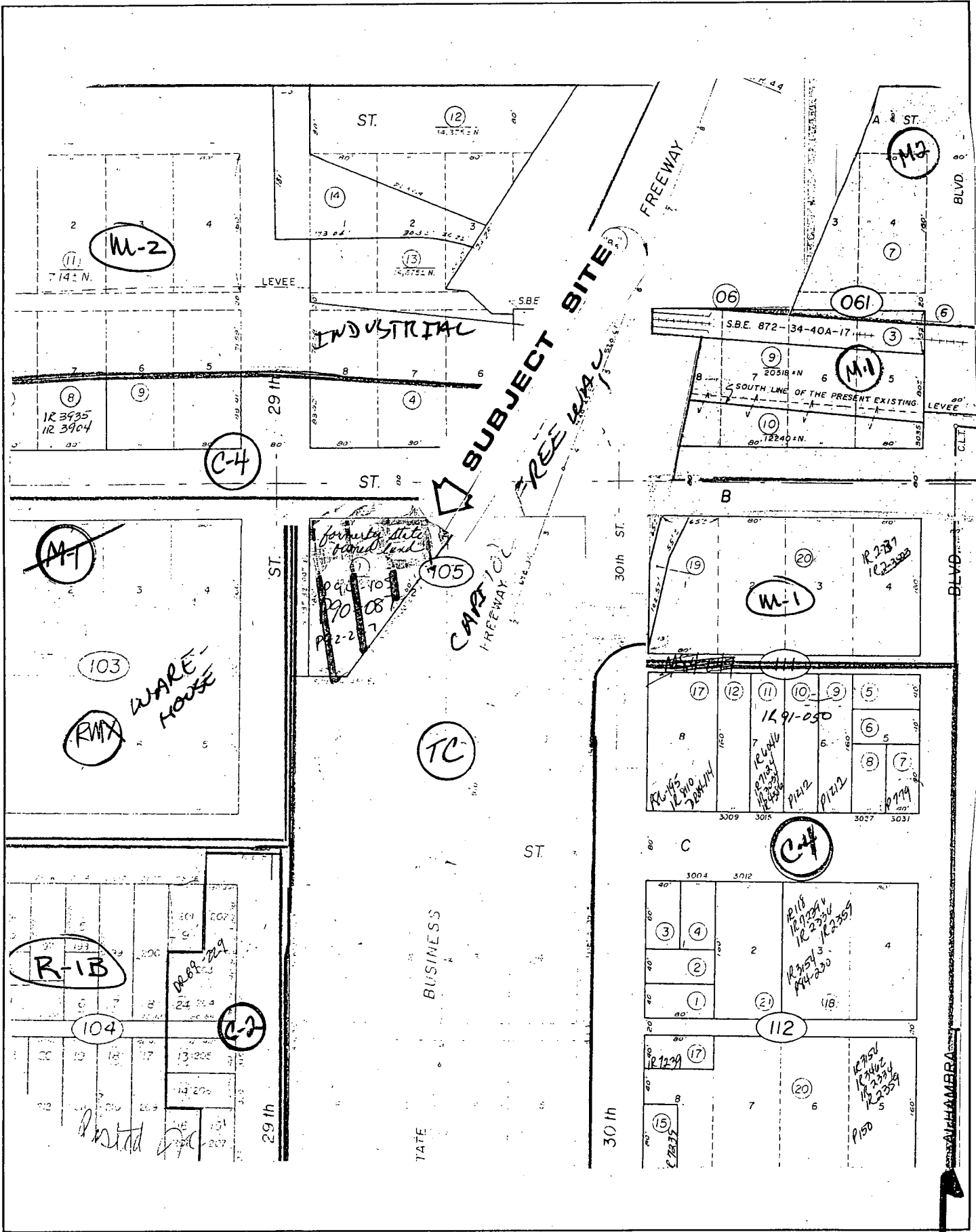
Site inspections by the Departments shall watch for any potential archeological resources during site visits. A Site Conditions Unit staff person/resident engineer in the Departments (including the geographic environmental coordinator) shall be notified in case of an archeological discovery. The Planning Department shall include this measure as a random inspection on the Special Conditions Attachment.

If subsurface archeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archeological impact to a less-than-significant level before construction within the affected area may resume. The City Department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Planning Department (the geographic environmental coordinator) for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

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VICINITY MAP



LAND USE & ZONING MAP

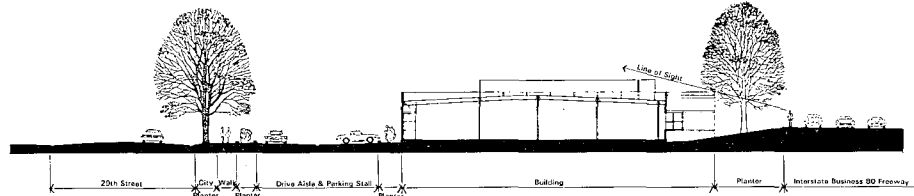
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SEPTEMBER 10, 1997

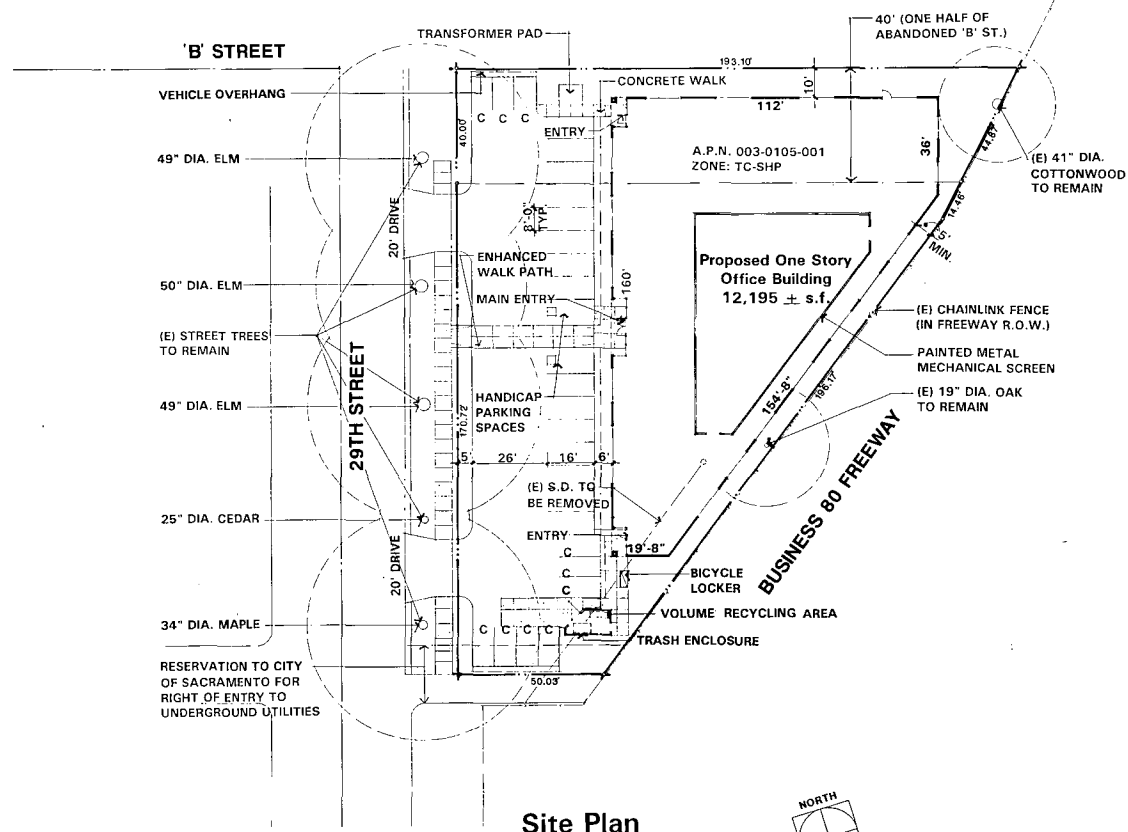
ITEM 1



Comstock
Architects, Inc.
10304 Placer Lane, Suite A
Sacramento, CA 95827
Phone: 916 362-6303
Fax: 916 362-5841



Section Thru Site
1" = 20'-0"



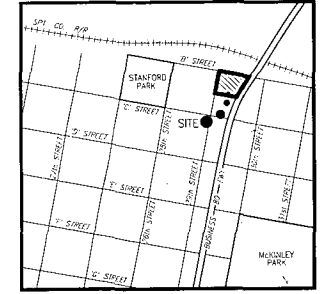
Site Plan
1" = 20'-0"



Site Data:

- Proposed Building Area: 12,195 ± S.F.
- Parking Requirements:
Required (1/450 S.F.): 27 Stalls
Provided: 27 Stalls
- Site Area: 26,583 ± S.F.
- Site Coverage:
Building Area: 12,195 S.F.
Site Area: 26,583 S.F. = 45.8% Coverage

Vicinity Map:



Schematic Site Plan for:
**29th & "B" Street
Office Building**
Sacramento, California

Developer:
Jackson Properties

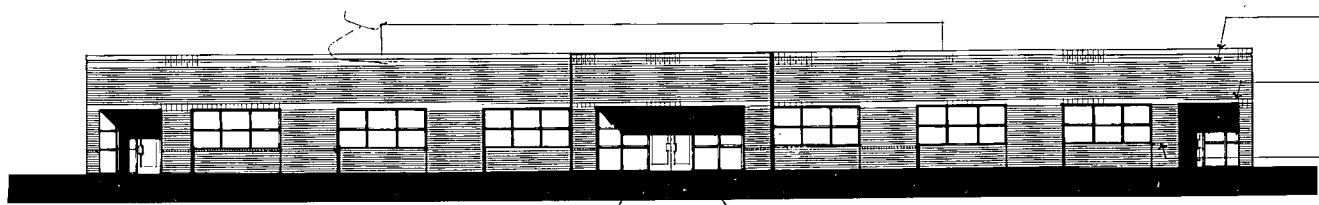
9-20-94 DMC/DH 97073.03
11-14-94 REVISED
6-6-95 REVISED

EXHIBIT A

297-069

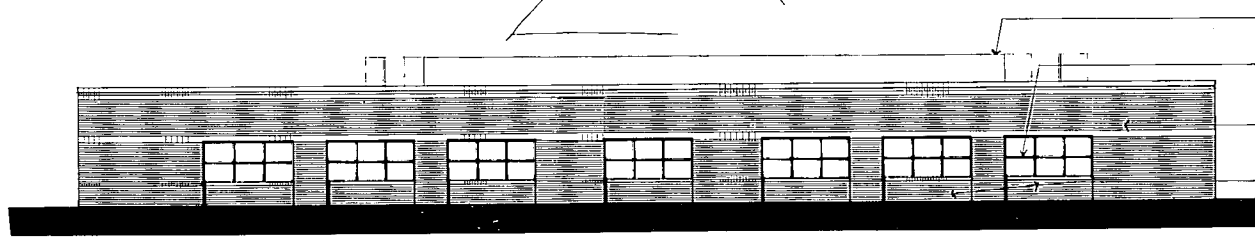
SEPTEMBER 10, 1997

ITEM 1



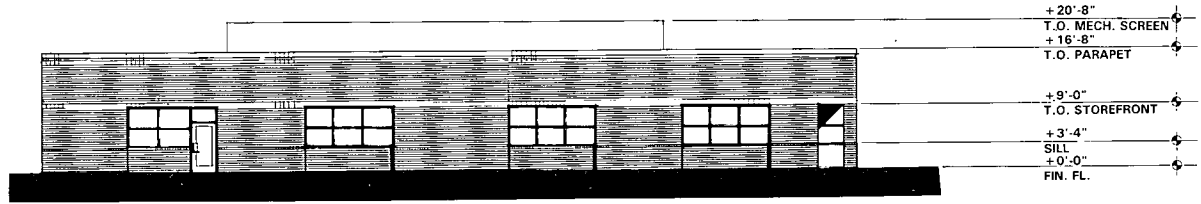
WEST

- DOUBLE 8" ROWLOCK, SCORED BRICK W/ 4" x 4" TILE INSET
- 8" ROWLOCK BRICKBLOCK LINTELS
- 4" x 4" ACCENT TILE-SET FLUSH



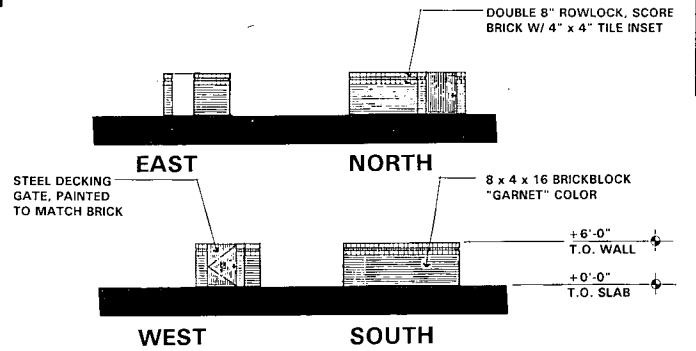
SOUTHEAST

- PAINTED METAL MECHANICAL SCREEN
- SOLAR GRAY GLAZING & GREEN STOREFRONT
- 8 x 4 x 16 BRICKBLOCK "GARNET" COLOR
- 6 x 4 x 16 BRICKBLOCK INSET 2"



NORTH

- +20'-8" T.O. MECH. SCREEN
- +16'-8" T.O. PARAPET
- +9'-0" T.O. STOREFRONT
- +3'-4" SILL
- +0'-0" FIN. FL.



EAST

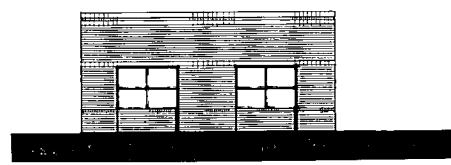
NORTH

WEST

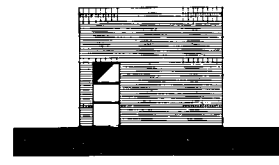
SOUTH

DUMPSTER ELEVATIONS

1/8" = 1'-0"



EAST



SOUTH

EXTERIOR ELEVATIONS

1/8" = 1'-0"

Schematic Exterior Elevations for:
29th & "B" Street
Office Building
 Sacramento, California

Developer:
 Jackson Properties

9-20-94 DMC/DH 97073.03
 11-14-94 REVISD
 6-6-95 REVISD

EXHIBIT B

297-069

SEPTEMBER 10, 1997

ITEM 1

SPRINKLER IRRIGATION CRITERIA

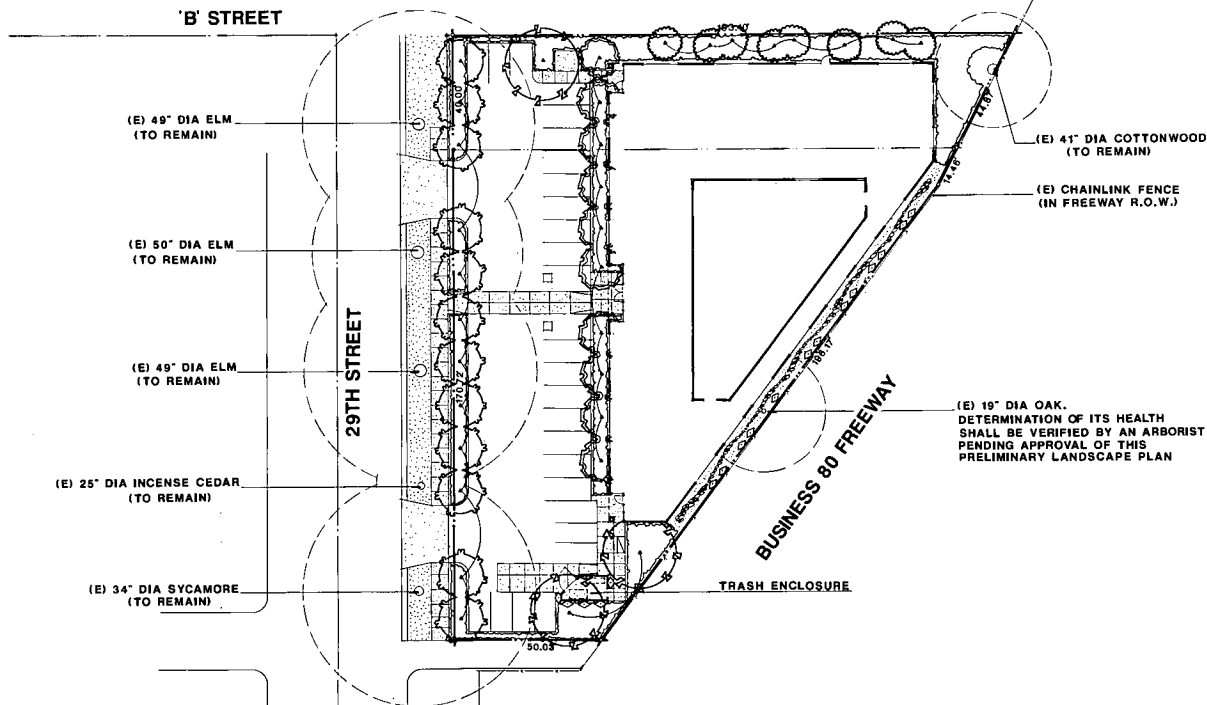
THE SPRINKLER IRRIGATION SYSTEM FOR LAWN AREAS AND SPRINKLER DRIP IRRIGATION SYSTEM FOR SHRUB AREAS WILL BE AUTOMATIC TO PROVIDE ADEQUATE SUPPORT OF PLANT GROWTH, REDUCE MAINTENANCE AND WATER COSTS, AND WILL CONSERVE WATER. THE SYSTEM FOR LAWN AREA WILL BE DESIGNED TO PROVIDE A PRECIPITATION RATE OF UP TO 1-1/2" PER WEEK, WHICH IS REQUIRED IN THE HOT, SUMMER MONTHS OF THE SITE. THE SYSTEM FOR SHRUB AREAS WILL BE DESIGNED TO PROVIDE ONE GALLON PER HOUR FOR EACH SHRUB AND TWO GALLONS PER HOUR FOR EACH TREE WITHIN THE SHRUB PLANTING AREAS. IT WILL ALSO BE DESIGNED TO HAVE THE CAPABILITY OF GOING THROUGH A COMPLETE CYCLE DURING THE EARLY MORNING HOURS, WHICH WILL CONSERVE WATER (LESS WIND AND EVAPORATION).

IRRIGATION MATERIAL SPECIFIED WILL BE WELL-KNOWN BRANDS LOCALLY AVAILABLE. INSTALLATION DETAILS WILL CONFORM TO PUBLISHED SPECIFICATIONS, WHICH SHOULD REDUCE MAINTENANCE COSTS. EQUIPMENT WILL BE SELECTED ON THE BASIS OF RELIABILITY AND SIMPLICITY AND EASE OF MAINTENANCE.

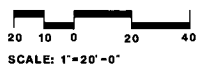
A COMPLETE SPRINKLER IRRIGATION PLAN, INCLUDING LEGEND, NOTES AND DETAILS WILL BE SUBMITTED PRIOR TO BUILDING PERMIT PHASE.

KEY	LANDSCAPE LEGEND
	TREES SUCH AS ACER PALMATUM LAGERSTROEMIA INDICA LAURUS NOBILIS PYRUS CALLERYANA "BRADFORD"
	SHRUBS SUCH AS ACAPANTHUS AFRICANUS ESCALONIA "NEWPORT DWARF" EUCONYMUS JAPONICA "MICROPHYLLA" MANHOUTIA AQUIFOLIUM "COMPACTA" PITTOSPORUM TOBIRA "WHEELER'S DWARF" RAPHIOLEPIS INDICA "BALLERINA" SCAEVOLA "MAIWE CLUSTERS"
	VINES SUCH AS FIGUS PUMILA "MINIMA" TRACHELOSPERMUM JASMINOIDES
	LAWN
	PEA GRAVEL

PARKING LOT SHADE ANALYSIS					
TREES	25%	50%	75%	100%	TOTAL
LAGERSTROEMIA INDICA	9 x 157				1413
LAURUS NOBILIS	8 x 157	4 x 236			2200
PYRUS CALL. "BRADFORD"	1 x 254	1 x 722			1076
					4689 S.F.
SHADED AREA	4689 S.F. (56.7%)				
AREA OF PAVING	6264 S.F.				
AREA REQUIRED TO BE SHADED:	8264 S.F. x 50% = 4132 S.F. 4689 S.F. > 4132 S.F. (SHADE PROVIDED EXCEEDS AMOUNT REQUIRED)				



PRELIMINARY LANDSCAPE PLAN



Comstock Johnson
Architects, Inc
 10304 Placer Lane, Suite A
 Sacramento, CA 95827
 Phone: 916 382-6303
 Fax: 916 382-5841

LANDSCAPE ARCHITECT
 1500 P STREET, SACRAMENTO, CA 95811
 (916) 442-1111

EXHIBIT D

**29th & "B" Street
 Office Building**
 Sacramento, California

Developer:
 Jackson Properties
 97073.03

EXHIBIT - E



NEIGHBORHOOD SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

PH 916-264-5200
FAX 916-264-7643

August 21, 1995

MEMORANDUM


TO: Sandra Yope, Associate Planner

FROM: Martin Fitch, Parks Superintendent *Martin Fitch*

SUBJECT: Tree Services Tree Planting Policy
29th & B Street

City of Sacramento Tree Services routinely replaces street trees when they must be removed due to tree failure or poor health conditions. This policy is long standing and not presently being considered for change. The major exception is where a construction project requires tree removal or damages trees during constructions. Tree replacement as a result of construction is the developers responsibility.

297-069

 Taking Pride in Sacramento

September 10, 1997

Item 1



DEPARTMENT OF
UTILITIES

ENGINEERING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

July 22, 1997
MD

5770 FREEPORT BLVD.
SUITE 100
SACRAMENTO, CA
95822-2911

PH 916-433-6318
FAX 916-433-6652

MEMORANDUM

TO: Sandra Yope, Planning

FROM: Kimland Yee, Department of Utilities *KY*

SUBJECT: SEC OF 29TH & B STREET, SP (Z97-069)

Since this project exceeds established threshold criteria (i.e., > 0.25 acre of new impervious area) the impact to the combined sewer system (CSS) must be determined. If determined to be significant, a mitigation plan will be required to alleviate the impact of additional flows to the CSS. Impacts will be considered to be significant if any of the following conditions exist.

STORMWATER EFFECTS:

- Flood Volumes: An increase \geq 5% out of the sewer system.
- Flooding Depth: Water surface elevation (HGL) exceeds an elevation greater than 0.5 feet below drainage inlets.
- Flood Duration: Any significant increase of time when flooding occurs in the streets.

SANITARY EFFECTS:

- Base Flows: An increase \geq 5% of the exiting sanitary base flow where outflow occurs.
- Peak CSS Flows: An increase \geq 0.25% of the existing Combined Sewers peak flow where overflows occur.

If mitigation of impacts is not practical, the developer may enter into an impact fee agreement with the City. The fee, as yet to be determined, will be used for improvements to the CSS.

297-069

SEPTEMBER 10, 1997

ITEM 1