

**P04-203 – Amerihost Inn**

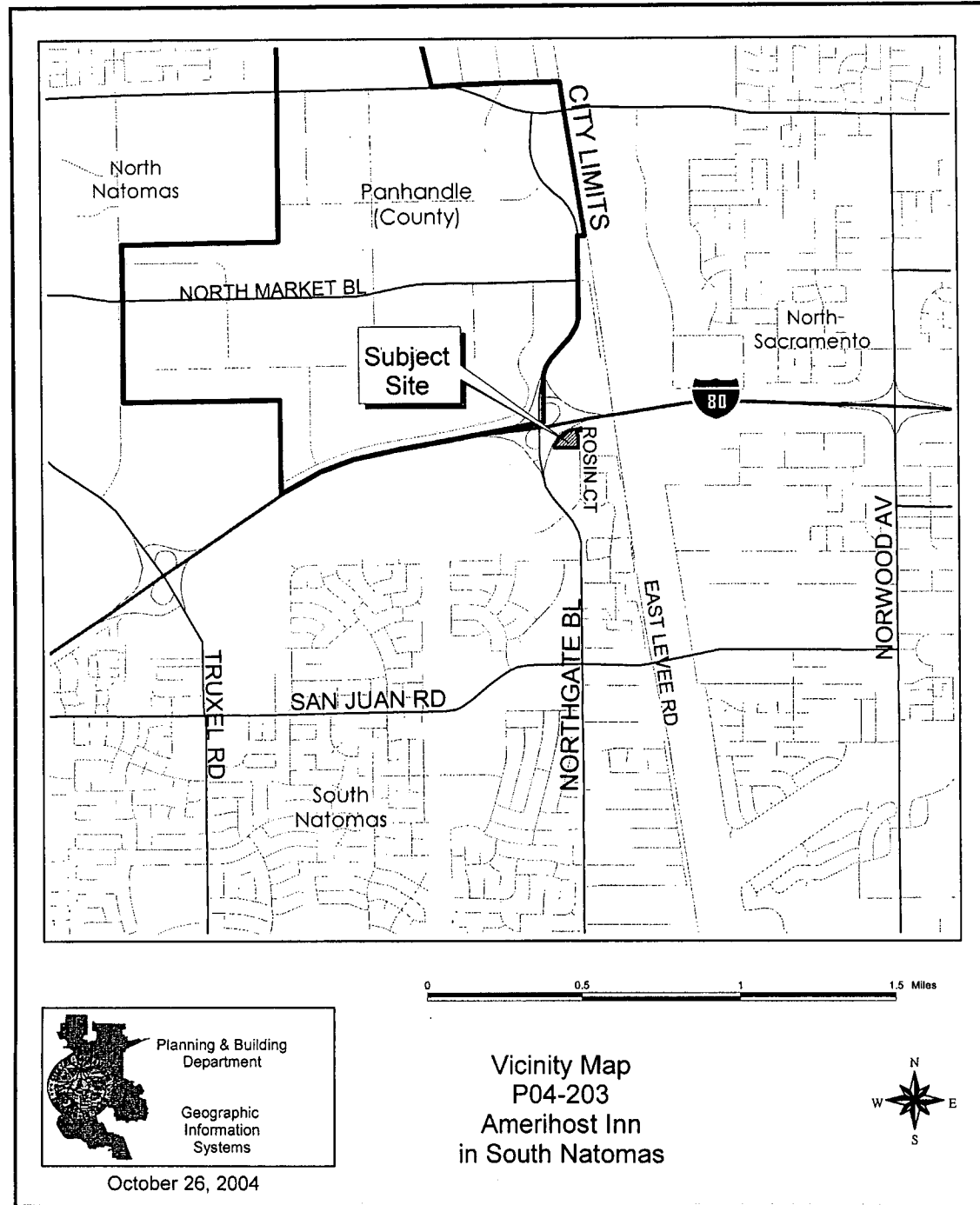
- REQUEST:
- A. **Environmental Determination:** Categorical Exemption (CEQA Section 15332);
  - B. **PUD Schematic Plan Amendment** to designate a 41,655± square-foot hotel on a Highway Commercial zoned parcel in the Northgate Regency Motor Inn PUD;
  - C. **Special Permit** to develop a three-story, 41,655± square-foot, 87-unit hotel on 2.06± acres in the Highway Commercial Planned Unit Development (HC-PUD) zone in the 6.6± acres Northgate Regency Motor Inn PUD.

LOCATION: Northern end of Rosin Court, abutting Interstate 80  
APN: 250-0010-090  
South Natomas Community Plan  
Del Paso Heights Elementary School District, Grant Joint Union High School District  
Council District 1

APPLICANT:	Arlington Hospitality Development, Inc. Steve Harris (847) 228-5401 x347 2355 S. Arlington Heights Road, #400 Arlington Heights, IL 60005
OWNER:	Tai-Angel Partnership c/o Lennie Reeg, Coldwell Banker (530) 295-4658 58 Main Street, Placerville, CA 95667
APPLICATION FILED:	October 13, 2004
STAFF CONTACT:	David Hung, (916) 808-5530

**SUMMARY:**

The applicant is requesting entitlements to develop a three-story, 41,655± square-foot, 87-unit hotel on 2.06± acres in the Highway Commercial Planned Unit Development (HC-PUD) zone. The project is consistent with the Community Plan and zoning designation for Highway Commercial use. Staff is recommending approval of the project due to its coherence with the intended use of the parcel within the Northgate Regency Motor Inn PUD and consistency with land use designations in both the General Plan and the South Natomas Community Plan.



RECOMMENDATION:

Staff recommends approval of the project, subject to conditions. This recommendation is based on 1) consistency with the land use policies and designations of the General Plan, the South Natomas Community Plan and the Northgate Regency Motor Inn PUD; 2) consistency with Zoning Ordinance; and 3) compatibility with the adjacent land uses.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices  
 Community Plan Designation: Highway Commercial  
 Existing Land Use of Site: Vacant  
 Existing Zoning of Site: Highway Commercial PUD (HC-PUD)

## Surrounding Land Use and Zoning:

North: Interstate 80 highway; Transportation Corridor (TC)  
 South: Vacant; Highway Commercial PUD (HC-PUD)  
 East: RD-1000/State Utilities; Light Industrial (M-1S)  
 West: Interstate 80 highway; Transportation Corridor (TC)

Setbacks:	Required Building	Provided Building	Required Landscape	Provided Landscape
South:	5.0'	Min. 12.0'	4.0'	6.5'
West:	25.0'	Min. 25.0'	10.0'	10.0'
North:	25.0'	Min. 25.0'	10.0'	10.0'
East:	50.0'	Min. 60.0'	25.0'	25.0'

Property Area: 2.06+ acres  
 Square Footage of Building: 41,655+ gross square feet  
 Height of Building: 3 stories; 27'-1" (3rd floor ceiling) and 44'-6" (Highest point of roof)  
 Exterior Building Materials: Stucco, aluminum storefront and sliding windows  
 Roof Material: Concrete tile  
 Colors:  
     Exterior: Champagne, Autumn Wheat, Wild Cattails  
     Accents: Garnet, White  
 Parking Provided: 88  
 Parking Required: 87 (1 space per guest room)  
 Bicycle Parking Required: 4  
 Topography: Flat  
 Street Improvements: Existing/New  
 Utilities: Existing/New

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Sign Permit	Building Division
Off-Site Improvement Plan Check	Development Eng. & Financing Division
Driveway/Encroachment Permit	Development Eng. & Financing Division

BACKGROUND INFORMATION:

In March 1989, the City Council approved the rezoning of 6.6± vacant acres from Agriculture to Highway Commercial PUD and designated a Planned Unit Development to be called the Northgate Regency Motor Inn Complex (P86-143). On June 20, 1989, the City Council adopted the Schematic Plan and Guidelines for Northgate Regency Motor Inn PUD; the tentative map to subdivide 6.6± acres into 4 lots was also approved (P89-136). On May 23, 1996, the Planning Commission approved the Special Permit for a 43,563± sq. ft., 3-story hotel with 120 rooms (Extended Stay America) on 2.18± acres (P96-033). On December 19, 1996, the Planning Commission approved PUD Guidelines Amendments and Variance for signage for the Extended Stay America hotel (P96-111).

The applicant is now requesting a PUD Schematic Plan Amendment to designate a 41,655± square-foot hotel on a Highway Commercial parcel in the Northgate Regency Motor Inn PUD and a special permit to develop a three-story, 41,655± square-foot, 87-unit hotel on 2.06± acres in the Highway Commercial Planned Unit Development (HC-PUD) zone in the 6.6± acres Northgate Regency Motor Inn PUD.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject parcel as Community/Neighborhood Commercial & Offices. The South Natomas Community Plan designates subject parcel as Highway Commercial. The zoning of the subject parcel is Highway Commercial (HC-PUD) Planned Unit Development zone. Following is a discussion on whether the project complies with its General Plan, Community Plan and zoning designations.

*General Plan Goals and Policies:*

The General Plan designates subject parcel as Community/Neighborhood Commercial & Offices which includes shopping centers (less than 200,000 square feet), commercial strips, and smaller office developments which offer goods and

services for the daily needs of adjacent residential areas. The project is consistent with the following General Plan goals and policies:

Commerce and Industry Land Use Element, Overall Goal C, Sec 4-1

Promote new employment opportunities, particularly for the under-employed and economically disadvantaged.

Commerce and Industry Land Use Element, Overall Goal D, Sec 4-1

Promote economic vitality and diversification of the local economy.

Circulation Element, Parking, Goal A, Sec 5-26

Provide adequate off-street parking for new development and reduce the impact of on-street parking in established areas.

Circulation Element, Pedestrianways, Goal A, Policy 3, Sec 5-28

Encourage existing and new commercial and office establishments to develop and enhance pedestrian pathways using planting, trees and creating pedestrian crosswalks through parking areas or over major barriers such as freeways or canals.

*South Natomas Community Plan:*

The South Natomas Community Plan designates subject parcel as Highway Commercial which is located at interchanges of the freeway system, providing services for the users of the system as well as the community. Service stations, lodging, and restaurants are appropriate uses. The project is consistent with the following Community Plan policies:

Guiding Policy, page 19

Provide sites at intervals along I-80 for hotels/motels, restaurants, and service stations catering to the traveling public.

*Zoning:*

The subject parcel is zoned Highway Commercial (HC-PUD) Planned Unit Development; this is a zone in which the principal use of land is for establishments offering accommodations or services to motorists, and for certain other specialized nonmerchandising activities. The proposed hotel use is consistent with the underlying zone. The proposed use, although being referred to as a "Hotel", is interpreted to be a "Motel" under the City's Zoning Ordinance. A "Motel" means one building, or a group of buildings containing individual sleeping units, designed for or used temporarily by automobile tourists or transients, with garage attached, or parking space conveniently located next to each unit. Per parking requirement for motel use in the Zoning Ordinance, the project will be required to provide one parking space per guest room.

*Transportation Systems Management (TSM) Program:*

The applicant has been conditioned to coordinate with the South Natomas Transportation Management Association (TMA) and comply with the Transportation Management Plan requirements (Chapter 17.184 of the Zoning Ordinance) if deemed necessary.

*PUD Guidelines:*

The project's compliance with the Northgate Regency Motor Inn PUD Guidelines will be discussed under the Special Permit section of this report.

**B. PUD Schematic Plan**

Per Section 17.180.050 of the Zoning Ordinance, the Planning Commission may grant the amendment of a PUD Schematic Plan provided that each of the following conditions is met:

- a. The proposed amendments do not alter the height or setback requirements by more than five feet or ten (10) percent, whichever is greater, than that set forth in the PUD Guidelines; and
- b. The proposed amendments do not change the types or intensity of land uses.

The previous PUD Schematic Plan (Exhibit 1A), approved on June 20, 1989 by the City Council (P89-136), designated 2.0± acres of Motel use on the subject site, which is the northernmost parcel in the PUD; the plan depicted a two-story, 33,600± square feet, 100-room motel. The site plan shows a driveway to the site at the bulb of the terminus at Rosin Court and reciprocal vehicular access with the two restaurant-designated sites to the south. The plan shows three buildings connected by walkways in the middle of the site, with two rows of parking and drive aisle abutting Rosin Court to the east and the freeway on-ramp to the north and west. A total of 108 stalls were designated on the site. Here's a summary of the developments in the PUD:

Parcel:	Size:	Current/Proposed Designation:	Existing Use:
1	2.00 Ac	87-unit Hotel	Vacant
2	1.03 Ac	120-seat Restaurant	Vacant
3	1.15 Ac	191-seat Restaurant	Vacant
4	2.33 Ac	135-unit Motel	Extended Stay America Hotel

The proposed PUD Schematic Plan Amendment is designating an 87-unit hotel with 88 stalls on the 2.0± acres site (Exhibit 1B). Two driveways are shown on Rosin Court, one towards the northeast corner of the site and one towards the southeast corner of the site; a drive aisle runs along the northwest side of the site and buffers the single building from the freeway on-ramp. Two rows of parking and

a drive aisle separate the building from Rosin Court to the west and the adjacent sites to the south. A pedestrian pathway is shown connecting the site with the undeveloped restaurant designated site on the south. There is no vehicular reciprocal access with the parcels to the south; staff does not object to the removal of the reciprocal access since staff believes that the proposed pedestrian access between the sites will be sufficient to serve the sites and vehicular reciprocal access will not be as crucial for connectivity between the sites because of the proximity of the sites with each other. Staff is supportive of the proposed schematic plan because it is consistent with the original land use designation of the site and the height and setback requirements of the PUD, and it does not change the type or intensity of land use.

C. Special Permit

The project site consists of 2.06± acres in the Highway Commercial (HC-PUD) Planned Unit Development zone in the Northgate Regency Motor Inn Planned Unit Development and is currently vacant. The project proposes to develop a three-story, 41,655± square-foot, 87-unit hotel.

1. Setbacks & Orientation

The Northgate Regency Motor Inn PUD Guidelines has the following criteria:

	Required Building Setback	Required Landscape Setback
Street (Rosin Court)	50'	25'
Freeway on ramp	25'	10'
Interior Property Line	5'	4'

The proposed 3-story building has its main entry area oriented towards Rosin Court and the rear side of the building towards the freeway on ramp. The majority of the parking stalls are located either adjacent to Rosin Court to the east or adjacent to the vacant parcels to the south. The trash enclosure area is located at the southwest corner of the site. The proposed building and landscape setbacks are as follows and either meet or exceed the requirements of the PUD:

	Proposed Building Setback	Proposed Landscape Setback
Street (Rosin Court)	Min. 60.0'	25.0'
Freeway on ramp	Min. 25.0'	10.0'
Interior Property Line	Min. 12.0'	6.5'

The project, as proposed, will meet or exceed the required building and landscape setback designated in the PUD Guidelines.

## 2. Parking/Circulation

An objective for new developments is to minimize congestion due to vehicular and pedestrian circulation within the South Natomas Community Plan area. The Northgate Regency Motor Inn PUD Guidelines has the following criteria regarding parking area standards:

- a. Adequate off-street parking shall be provided to accommodate all parking needs of the site.
- b. Maximum of 40 percent of all vehicle parking spaces may be compact spaces.
- c. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

The proposed use, although being referred to as a "Hotel", is interpreted to be a "Motel" under the City's Zoning Ordinance. Per the Zoning Ordinance, motel uses require 1 space per guest room, thus the proposal is required to provide a minimum of 87 parking spaces for each of the 87 units. The project proposes 88 parking spaces with parking stalls located on the west and south sides of the site. Four bicycle parking is required for the project, based on the requirement of one bicycle parking facility for every twenty off-street vehicle parking spaces required. Fifty percent of the required bicycle parking facilities shall be Class I facilities and the remaining facilities may be Class I, Class II or Class III. A bicycle parking area is shown on the east side of the building, around the corner of the main entry. The project site can only be accessed from Rosin Court, east of Northgate Boulevard. Two new driveways are located on Rosin Court, the main driveway is located towards the northeast corner of the site and an emergency vehicle access drive is located towards the southeast corner of the site. A continuous drive aisle encircles the building on all sides and a porte cochere for drop off and unloading is located on the southeast side, easily accessible from the driveway off Rosin Court. A 10-ft by 40-ft loading zone is shown directly next to the north side of the building.

The site plan shows a continuous concrete walkway bordering the building on the west, south and east sides which connects to the pedestrian entry points. A walkway is shown immediately adjacent to the loading area on the north side of the building and does not connect with the walkways on the other sides of the building. A pedestrian walkway is shown on the plan which connects to the sites on the south.

Development Engineering and Finance Division staff has reviewed the proposal and has indicated that the project will not result in impacts above those already evaluated in the PUD and that no traffic study will be required as a result of the project. The project is required to participate in the Facilities Benefit Assessment (FBA) District or South Natomas Community Infrastructure Fund (SNCIF). Staff has determined that the parking and circulation of the project meets the intent of the PUD Guidelines.

### 3. Landscaping

The Northgate Regency Motor Inn PUD Guidelines has the following criteria in regards to landscaping:

- a. **Surfaced Parking Lots.** Trees shall be planted and maintained through-out the surfaced parking lot in compliance with the City Tree Shading Ordinance.
- b. **Approval of Landscaped Plans.** Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
- c. **Setbacks Adjacent to Rosin Court.** For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped berms a minimum of 25 feet in width. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover, but shall conform to standard requirements regarding site distances and other public-safety concerns related to public streets. The height of the berms shall be determined with each special permit.
- d. **Side and Rear Yard Setback Area.** All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped. Boundary landscaping is required on all interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the required number of trees. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover.

Landscape and irrigation plans have been provided as part of the proposal (Exhibits 1I to 1M). The project will be landscaped in the front, rear and side setback areas and will be conditioned to comply with the 50% shading requirement for parking lots. A twenty-five foot landscape setback is provided adjacent to Rosin Court, a ten foot landscape setback is provided adjacent to the freeway on ramp, and a six-and-a-half foot landscape setback is provided adjacent to the parcels to the south. The front setback area is mainly planted with Tulip trees and Bradford Pear trees, the rear setback area is mainly planted with Chinese Hackberry trees, and the side setback area is mainly planted with Tulip trees. London plane trees and Raywood Ash trees are shown planted adjacent to the building. Staff believes that the proposed landscaping is complimentary to the development of the site and is consistent with the intent of the PUD Guidelines.

#### 4. Building Design & Signage

The Northgate Regency Motor Inn PUD Guidelines has the following criteria for Building Standards:

- a. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
- b. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
- c. All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the building siding.

The proposed hotel is three-story in height and has approximately 41,655± square feet of interior space (Exhibits 1C to 1H). The hotel contains 87 units, a conference/meeting room, an indoor pool, an exercise room and a breakfast room. The building exterior consists of stucco walls, reveals and aluminum sliding windows. Since the project site can be prominently seen from the adjacent highway, Design Review staff compiled recommendations on architectural upgrades for the building which was then related to the applicant. As a result of staff recommendations, all third floor windows contain grid pattern to provide interest to the facades, and roofing is now upgraded to concrete tile with continuous ridge vent; also, the HVAC unit grilles below the windows are required to be painted to match the adjacent wall color. The building wainscot stucco color is Wild Cattails, the upper colors will be a mix of Champagne and Autumn Wheat; the accent colors are Garnet and White. All mechanical equipments shall be fully enclosed or screened; no roof mounted mechanical equipment is allowed. The six foot high stand-alone trash enclosure, located at the southwest corner of the site, will be built with concrete blocks with stucco finish and color to match hotel building; the enclosure shall conform to the standards and regulations per the Zoning Ordinance.

The Northgate Regency Motor Inn PUD Guidelines has the following criteria for signage:

##### Pylon or Pole Signs

A total of four detached freestanding signs will be allowed in the PUD, one for each proposed lot. One sign is needed at the northern end of the (PUD) property adjacent to Interstate 80 and will count towards the sign allowed for the lot. The maximum height shall be 35 feet for sign adjacent to Interstate 80.

##### Detached Monuments Signage

Maximum area of sign shall be 48 square feet and maximum height shall be 12 feet measured at grade immediately behind the sidewalk. Sign to be located at the major entry/exit to the parcel and may be placed in the setback

area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway.

Attached Signage

Two (1) attached signs per parcel. One square foot for each front foot of first floor building occupancy provided that in no event shall the total area of each attached sign exceed 100 square feet. Maximum height of 20 feet measured at grade immediately behind the sidewalk.

Signage specifications, for both detached and attached signs, have not been submitted to staff for review per this proposal. The project is conditioned to provide a Sign Program for review by the Planning Division prior to the issuance of building permits and shall conform to the PUD requirements.

Staff recommends approval of the special permit, based on the incorporation of architectural upgrades recommended by staff and also on substantial conformance to the Northgate Regency Motor Inn PUD Guidelines and the Zoning Ordinance. Staff believes that the overall project compliments the development within the PUD as well as the surrounding developments in the area.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332) for in-fill development projects. The project is characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

B. Public/Neighborhood/Business Association Comments

The proposed project was routed to various neighborhood associations and agencies and following is a summary of comments received.

The **Natomas Community Association (NCA)** reviewed the project on November 10, 2004 and provided the following comments:

1. Exterior elevations – especially around windows – should be upgraded with brick/stone to counter the flat look.

2. Pedestrian access to adjacent uses should be clearly marked and landscaped.

In response to the above comments, staff has worked with the applicant to upgrade the elevations with concrete tile roof and grids at third floor windows; staff has also conditioned the project to provide marking and landscaping at pedestrian access to the adjacent site.

The **River Oaks Community Association (ROCA)** reviewed the project and provided the following comments:

1. Hotel needs rock accents on elevations.
2. Parking lot needs to meet shade requirements.
3. Need increased and abundantly planted landscaped buffer for I-80. Remove some parking there. It would mitigate unpleasant highway impact.
4. Sign should be classy – stone with accents.
5. Look-down lighting requested.

In response to the above comments, staff has worked with the applicant on upgrading the elevations. The applicant has indicated that rock accents would not be included on elevations; when staff spoke with Chris Paros from ROCA regarding the matter, she indicated that as long as the applicant looks at other ways to enrich the elevations, it would be acceptable to her. The project has been conditioned to meet the City's landscaping, shading and lighting requirements. The applicant has not submitted signage specifications/sign program to staff for review at this time but will be required to do so prior to the issuance of building permits.

The **North Natomas Alliance** reviewed the project and had no concerns with the proposal.

The **Riverview HOA** reviewed the project and had no comments.

C. Summary of Agency Comments

1. Development Services Department, Development Engineering & Financing Division – Comments are incorporated into Notice of Decision.
2. Department of General Services, Solid Waste Division – Comments and advisory notes are incorporated into Notice of Decision.
3. Department of Transportation, Electrical Division – Comments are incorporated into Notice of Decision.
4. Utilities Department – Comments and advisory notes are incorporated into Notice of Decision.
5. Building Department – Comments are incorporated into Notice of Decision.
6. Fire Department – Comments are incorporated into Notice of Decision.

7. Parks Planning – Reviewed with no comments.
8. SMUD – See Attachment 3.
9. CSD-1 – Comments and advisory notes are incorporated into Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B and C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

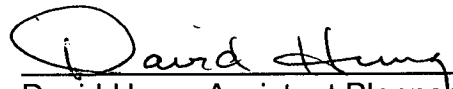
Staff recommends approval of the proposed development for the following reasons:

- o Consistency with policies per General Plan, Community Plan, Zoning Ordinance and PUD Guidelines

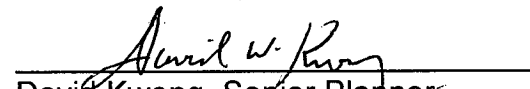
Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15332;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the PUD Schematic Plan Amendment to designate a 41,655± square-foot hotel on a Highway Commercial zoned parcel in the Northgate Regency Motor Inn PUD;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to develop a three-story, 41,655± square-foot, 87-unit hotel on 2.06± acres in the Highway Commercial Planned Unit Development (HC-PUD) zone in the 6.6± acres Northgate Regency Motor Inn PUD.

Report Prepared By,

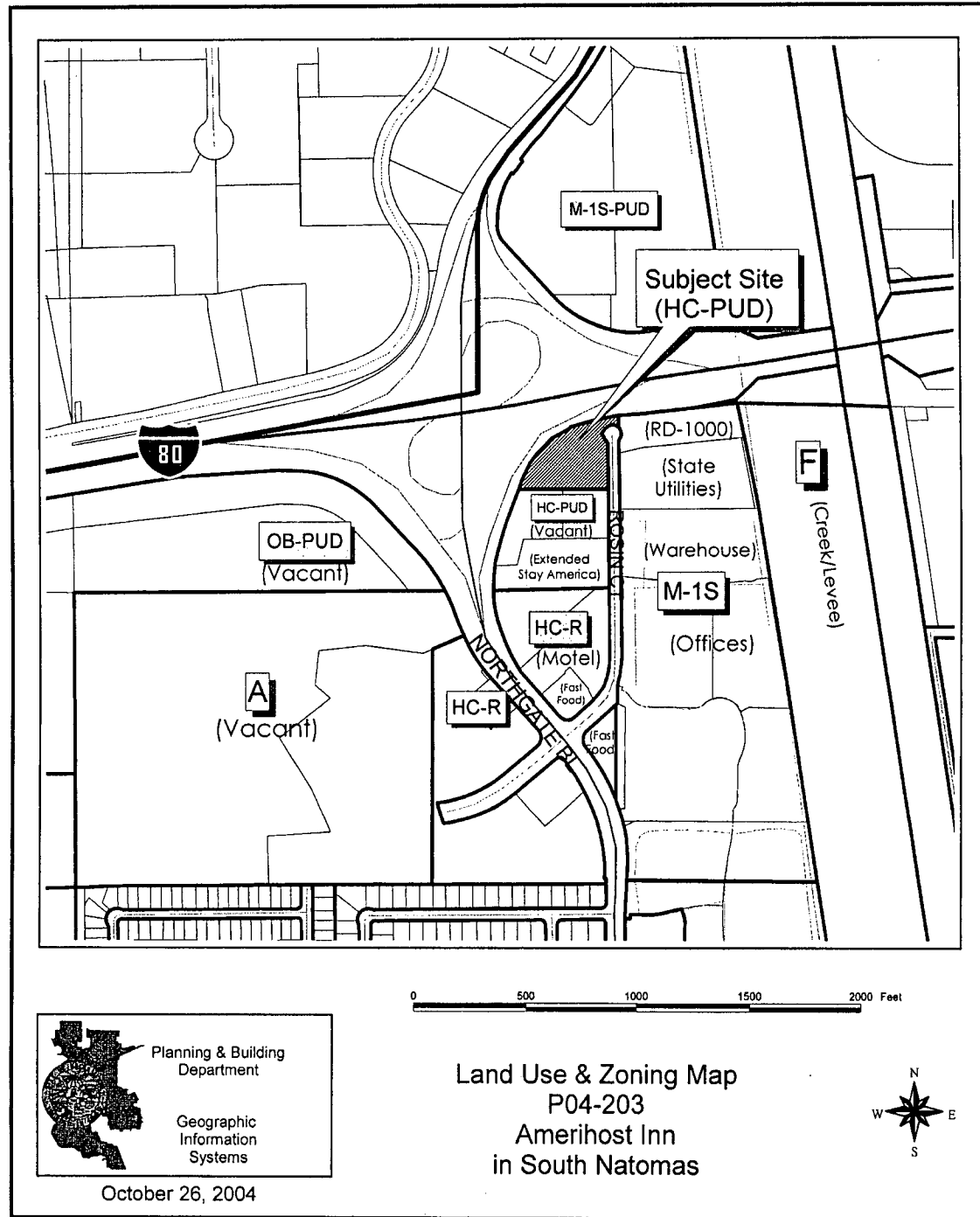
  
David Hung, Assistant Planner

Report Reviewed By,

  
David Kwong, Senior PlannerAttachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Existing PUD Schematic Plan
Exhibit 1B	PUD Schematic Plan Amendment
Exhibit 1C	Location Plan & Site Plan
Exhibit 1D	First Floor Plan
Exhibit 1E	Second Floor Plan
Exhibit 1F	Third Floor Plan
Exhibit 1G	Building Elevations
Exhibit 1H	Building Elevations
Exhibit 1I	Tree Planting Plan
Exhibit 1J	Lawn & Shrub Planting Plan
Exhibit 1K	Sprinkler Irrigation Plan
Exhibit 1L	Landscape Details
Exhibit 1M	Sprinkler Irrigation Details
Exhibit 1N	Civil Engineering Site Plan
Attachment 2	Location & Zoning Map
Attachment 3	SMUD Letter dated February 24, 2005

Attachment 2 – Location & Zoning Map



## Attachment 3 – SMUD Letter dated February 23, 2005

**SMUD**SACRAMENTO MUNICIPAL UTILITY DISTRICT  6201 S Street, P.O. Box 15830, Sacramento, CA 95852-1830. (916) 452-3211  
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

February 23, 2005

FILE: P 04-0203

CITY OF SACRAMENTO  
PLANNING DEPARTMENT  
ATTN: DAVID HUNG  
1231 I STREET, ROOM 300  
SACRAMENTO, CA 95814

Re: Tentative Parcel Map P 04-0203 (AMERIHOST INN) located at Rosin Court.

To: Planning Commission

For this Project Sacramento Municipal Utility District (SMUD) had asked for two conditions:

- 1.) Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.
- 2.) Dedicate the Common area as a public utility easement for underground facilities and appurtenances excepting where buildings are located.

After discussing SMUD conditions with Ms. Sioux Williams of PSOMAS and the property owners who have decided not to agree with our two conditions asked for during the tentative map process.

The owners have decided to apply for our standard application for underground service and grant SMUD a underground right of way easement for their new underground facilities and appurtenances.

*Michael E. Toyama*  
Michael E. Toyama  
Land Agent  
Real Estate Services  
(916) 732-5330

cc: Sioux Williams