

CONTINUED
FROM 3/16/99
TO 5/18/99



4.6
4.2

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

927 10th STREET
SUITE 300
SACRAMENTO, CA
95814-2702

TECHNICAL SERVICES
DIVISION

PH 916-264-8300
FAX 916-264-7903

March 3, 1999

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: CITYWIDE LIGHTING AND LANDSCAPING (L&L) ASSESSMENT DISTRICT-
STREET LANDSCAPING REPORT BACK**

LOCATION AND COUNCIL DISTRICT:

Citywide. All Districts

RECOMMENDATION:

This report recommends that:

- Construction of new landscaping be limited to the level which can be maintained within the existing L&L fees collected for landscaping maintenance.
- Annually, staff review current expenditures within the L&L budget for landscaping to identify any surplus funds which can be used toward Council Districts with less landscaping.
- The City Council allocate \$130,680 from the 1998/99 Lighting and Landscaping Assessment District contingency to District 2 for construction of new landscaping to reach the 10 acres of street landscaping per Council district goal.

CONTACT PERSONS:

Angie Louie, Senior Engineer, 264-7921
Kirsten Garrard, Transportation Analyst, 264-8242

FOR COUNCIL MEETING OF: March 16, 1999

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Citywide Landscaping and Lighting
March 3, 1999

SUMMARY:

Cost of maintenance of landscaping within City right-of-way is limited to the fees collected for this purpose under the Citywide Landscaping and Lighting District (L&L). Once expenses for landscaping maintenance reach the capacity of the L&L fees, maintenance of new landscaping cannot be supported unless outside funding to augment L&L fees is identified. Landscaping maintenance expenses projected through FY 99/00 approach the limit where little new landscaping can be constructed for maintenance support by the existing L&L fees. However, in the FY 98/99 L&L budget, staff has identified a small amount of surplus contingency and staff recommends that a portion be allocated to District 2 for construction of additional street landscaping to reach the City Council adopted goal of 10 acres of street landscaping per Council District. Staff will return annually as part of the adoption of the Citywide L&L fees to present the Council with updated landscape acreage, maintenance costs, and capacity of the L&L fees for additional landscaping.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

At the June 23, 1998 meeting, the City Council approved the 1998/99 budget for the Citywide Landscaping and Lighting District (Attachment A). The district provides funding for:

- Maintenance and rehabilitation of City parks.
- Other landscaped areas within City right-of-way.
- Street tree maintenance.
- Energy and maintenance cost of street lights throughout the City.

At that time, Council requested a report back on the Street Landscaping Policy that was adopted by the City Council on October 22, 1996 (Attachment B). The Street Landscaping Policy established a goal of 10 acres of street landscaping per Council District.

The L&L is collected under several specific program areas that cannot be intermingled or exchanged. Landscape maintenance is funded from the "common facilities" portion of the annual L&L fees collected from residential and commercial property owners. Attachment A shows the current FY 98/99 adopted L&L budget for median landscaping as well as a breakdown of the L&L fee to show the portion allocated to landscape maintenance.

Construction of new street landscaping is limited to that level which can be supported by the L&L fees collected for landscape maintenance. Once the cost of maintenance reaches the limit of the fees collected, new landscaping cannot be constructed unless other outside funds are used to augment the L&L fees. As new street landscaping is constructed, ongoing maintenance costs will be covered by the existing L&L budget, which includes an automatic annual adjustment for inflation based on the Consumer Price Index (CPI) not to exceed 3%.

City Council
Citywide Landscaping and Lighting
March 3, 1999

Staff will annually review expenditures for median landscaping and identify any surplus L&L funds which may result from low maintenance contract prices, low plant replacement costs unused contingency, etc. Any surplus could be allocated to Council Districts with less landscaping.

It is anticipated that as North Natomas builds out, the L&L fees collected there will be reinvested in maintenance of North Natomas landscaping. The current subdivision improvement agreement (CA 97-085) stipulates that the subdividers shall construct and maintain street landscaping in North Natomas for a period of two years.

FINANCIAL CONSIDERATIONS:

The FY 98/99 Citywide L&L budget allocates \$402,446 to street landscape maintenance, no new dollars for capital construction of landscaping, and \$196,375 in contingency (Attachment A).

Staff has reviewed year-to-date FY 98/99 costs based on current contracts for existing maintenance in each of the Council Districts. Attachment C shows, by Council District, the existing L&L maintained street landscaping acreage and the associated landscaping maintenance costs funded by the \$402,446 landscaping budget. Based on this review of expenditures for FY 98/99, staff recommends programming \$130,680 of the contingency for new street landscaping construction in District 2, leaving a \$65,695 contingency balance sufficient for costs such as plant replacement from December/January frosts, plant disease, and hit-and-run accident damage to landscaping.

The existing L&L fees collected for landscaping can maintain 1) existing landscaping (Attachment A); 2) projects currently under construction; and 3) new landscaping that can be constructed with District specific available capital L&L funds (Attachment D-Table 1). Based on this information, staff has projected landscaping expenses through FY 99/00 to determine the limit of new landscaping that can be constructed (with non-L&L dollars) and be maintained with the L&L fees collected. Staff projects that the current L&L fees can additionally support an amount of **\$82,920** which **limits** construction of new landscaping (with outside capital dollars not from the L&L) to a range of **16-95 acres** depending on the level of landscaping which correspondingly affects maintenance costs. Attachment E shows the cost projections and assumptions made to reach this limit.

Staff will return annually, as part of the adoption of the Citywide L&L, to present the Council with an update of landscaping per Council district, landscape maintenance costs, and the amount of additional new landscaping that can be supported with the L&L fees collected. Staff anticipates including maintenance costs associated with the projects under construction listed in Attachment D-Table 2 in the 99/00 Annual Report.

ENVIRONMENTAL CONSIDERATIONS:

The subject of this report does not involve a project, which requires compliance with the California Environmental Quality Act (CEQA), inasmuch as it does not involve an activity, which may cause a direct or indirect change in the environment (Public Resources Code Section 21065).

City Council
Citywide Landscaping and Lighting
March 3, 1999

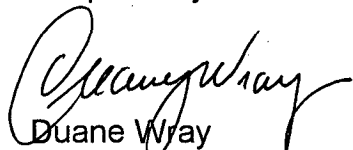
POLICY CONSIDERATIONS:

L&L assessments pay for standard landscaping on major streets. If the Council wishes to construct new street landscaping projects above and beyond the capacity of annual L&L assessments, additional funding (such as Gas Tax from another project or new assessment districts) will need to be identified for capital construction and ongoing annual maintenance costs. The cost to maintain various levels of street landscaping dictates the acreage of landscaping that can be constructed and maintained with the existing L&L fees. When staff returns annually with the L&L report, we will include updated acreage, contract costs, and capacity of the L&L fees for additional landscaping.

MBE/WBE:

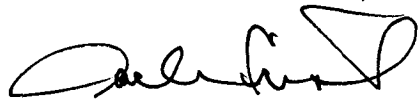
Not applicable as no goods or services are being purchased.

Respectfully submitted,



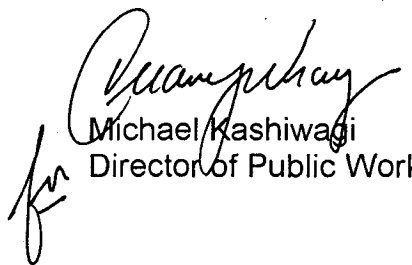
Duane Wray
Technical Services Manager

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

DW:KG:AL:eaj
P/job #/28589/council/city wide lighting & landscaping

**APPROVED FY 1998/99 BUDGET FOR
CITYWIDE LANDSCAPING AND LIGHTING DISTRICT
(With 3% CPI adjustment in assessments)**

SERVICE	ACTUAL BUDGET FY 1997/98	APPROVED BUDGET FY 1998/99
<u>Street Related Operations & Maintenance:</u>		
Safety Lighting	\$ 328,386	\$ 328,386
CIP - Safety Lighting Replacement Program	120,000	120,000
Median Maintenance	390,725	402,446
CIP - Median & Soundwall Area Landscaping	54,600	0
Tree Maintenance (Residential & Non-residential)	2,709,760	2,816,700
Neighborhood Street Lighting Maintenance	1,649,341	1,649,341
CIP - Neighborhood Street Lighting Replacement Program	388,990	448,659
Administration & Billing ¹	68,016	54,556
Contingency	100,095	196,375
SUBTOTAL STREET RELATED O&M	\$5,809,913	\$6,016,463
<u>Bonded Indebtedness:</u>		
Park Improvements (bonded portion) ²	\$ 600,000	\$ 600,000
Administration & Billing	7,107	5,479
SUBTOTAL BONDED INDEBTEDNESS	\$ 607,107	\$ 605,479
<u>Park Maintenance & Improvements and Graffiti Abatement:</u>		
Park Maintenance	\$1,051,134	\$1,085,125
CIP - Park Improvements (on-going improv)	608,000	608,000
Graffiti Abatement	75,981	78,260
Administration & Billing	21,737	17,131
Contingency	99,906	100,000
SUBTOTAL PARK MAINT., IMPROV. & GRAFFITI	\$1,856,758	\$1,888,516
TOTAL L&L BUDGET	\$8,273,778	\$8,510,458
Estimated Fiscal Year-End Fund Balance:	\$ -200,000	\$ -100,000
ASSESSED TO PROPERTY OWNERS:	\$8,073,778	\$8,410,458

Approved by Council June 23, 1998

¹Administration and Billing costs are proportional in each category to the total budget.

²Represents annual amount necessary for 20-year bond debt service.

Attachment A (continued)

Citywide L&L

	Single Family		Multi Family		Business Property			Church
	W Lights	W/O Lights	W Lights	W/O Lights	0-25k	25k-100k	100k+	
Safety Lighting	1.01	1.01	0.70	0.70	13.21	66.07	137.43	3.78
* Median maintenance	1.23	1.23	0.86	0.86	16.19	80.97	168.42	4.63
CIP Safety Lighting	0.37	0.37	0.26	0.26	4.83	24.14	50.22	1.38
Surplus	(0.04)	(0.04)	(0.03)	(0.03)	(0.56)	(2.82)	(5.86)	(0.16)
Administration	0.17	0.17	0.12	0.12	2.20	10.98	22.83	0.63
Contingencies	0.60	0.60	0.42	0.42	7.90	39.51	82.18	2.26
Total Common Facilities	3.34	3.34	2.33	2.33	43.77	218.85	455.22	12.52
Street Lighting O/M	16.46	-	11.52	-	-	-	-	-
Street Lighting Replacement	4.24	-	2.97	-	-	-	-	-
Total Street Ligting	20.70	-	14.49	-	-	-	-	-
Total Tree Maintenance	16.70	16.70	11.30	11.30	42.73	213.66	444.42	12.21
Total	40.74	20.04	28.12	13.63	86.50	432.51	899.64	24.73

ATTACHMENT A
(continued)

AMENDED

ATTACHMENT B

RESOLUTION NO. 96-586

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OCT 29 1996

ON DATE OF
RESOLUTION ESTABLISHING AN EQUITY GOAL FOR DISTRIBUTION OF
FUNDS FOR STREET LANDSCAPING, INCLUDING SOUNDWALL LANDSCAPING IN
STREET LANDSCAPING, AND ESTABLISHING A CAPITAL IMPROVEMENT
PROJECT FOR EACH COUNCIL DISTRICT FOR ADDING STREET LANDSCAPING

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. Available funds to maintain existing street landscaping and to construct new street landscaping will be evenly distributed among Council Districts.
2. Landscaping between the soundwall and street on major streets with soundwalls is included as a part of the street landscaping.
3. Establish a goal of a minimum of 10 acres of medians per Council District. Future Capital Improvement Programs should provide funding to address this goal.
4. A Capital Improvement Project for street landscaping is established for each Council District and available funds are distributed as follows:

From:	202-500-TJ01-4820=	\$151,900
	202-500-TJ01-4880=	198,375
	281-500-TJ01-4820=	50,000
	202-500-TN06-4820=	9,840
	281-500-TN21-4820=	<u>212,000</u>
		\$622,115

To:	202-500-RD86-4820=	\$ 102,083
	202-500-RD87-4820=	104,342
	202-500-RD88-4820=	59,342
	202-500-RD89-4820=	91,151
	281-500-RD90-4820=	81,605
	281-500-RD91-4820=	75,224
	281-500-RD92-4820=	22,573
	202-500-RD93-4820=	3,197
	281-500-RD94-4820=	<u>82,598</u>
		\$622,115

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 96-586
DATE ADOPTED: OCT 29 1996

98/99 Expense Budget Summary Administrative/Overhead (L & L Streetscape)					
Total Administration	Inspection/Admin.			\$74,718	
	Rental Equip.			\$4,800	
	Utilities			\$11,250	
	Unscheduled Repairs			\$18,750	
				<u>\$109,518</u>	
	L&L Contracts \$				Total
	as of 01/26/99	%	Allocation		L & L
District 1	\$ 16,068	5.49%	\$6,007	\$ 22,075	
District 2	\$ 11,955	4.08%	\$4,470	\$ 16,425	
District 3	\$ 55,956	19.10%	\$20,920	\$ 76,876	
District 4	\$ 32,437	11.07%	\$12,127	\$ 44,564	
District 5	\$ 37,193	12.70%	\$13,905	\$ 51,098	
District 6	\$ 34,059	11.63%	\$12,734	\$ 46,793	
District 7	\$ 70,270	23.99%	\$26,272	\$ 96,542	
District 8	\$ 34,990	11.94%	\$13,082	\$ 48,072	
	\$ 292,928	100.00%	<u>\$109,518</u>	\$402,446	

LANDSCAPED AREAS BY COUNCIL DISTRICT

COUNCIL DISTRICT 1				COUNCIL DISTRICT 2			
		YEARLY FEE	SQ. FT.			YEARLY FEE	SQ. FT.
Admin. Allocation	Inspection/Admin.	\$4,099		Admin. Allocation	Inspection/Admin.	\$3,049	
	Rental Equip.	\$263			Rental Equip.	\$196	
	Utilities	\$617			Utilities	\$459	
	Unscheduled Rep.	\$1,028			Unscheduled Rep.	\$765	
Admin. Total		\$6,007		Admin. Total		\$4,470	
Medians	Truxel Rd S/of I-80	\$1,730	37,026	Medians	Expo Extension	\$1,477	79,279
	Gateway Oaks	\$442	12,763		Arden Garden Ph. 1	\$4,759	53,056
	14th Ave/D St ls.	\$454	436		Raley Blvd.	\$1,261	17,800
	Northgate Blvd. ls.	\$1,512	12,632		Del Paso Blvd.	\$1,527	29,359
	R Street	\$1,576	2,701		Harvard St.	\$203	2,396
	W. El. Camino Ave.	\$1,512	41,164		Norwood Trees	\$504	35,284
	3rd Street	\$1,575	4,356		Total	\$9,731	217,174
	12th St. Underpass	\$1,765	21,780				
	Truxel Rd N/of I-80	\$1,112	29,788				
Total		\$11,678	199,672	Total		\$9,731	217,174
Soundwalls Nonlandscaped		\$2,785	195,149	Soundwalls Nonlandscaped		\$428	8,276
	****	\$1,605	43,560		****	\$1,796	54,886
Total		\$4,390	238,709	Total		\$2,224	63,162
Contract Total		\$16,068	438,381	Contract Total		\$11,955	280,336
Acres			10.06	Acres			6.44
% Admin.		5.49%		% Admin.		4.08%	
Grand Total		\$22,075	438,381	Grand Total		\$16,425	280,336

ATTACHMENT C
(continued)

LANDSCAPED AREAS BY COUNCIL DISTRICT

COUNCIL DISTRICT 3				COUNCIL DISTRICT 4			
		YEARLY FEE	SQ. FT.			YEARLY FEE	SQ. FT.
Admin.	Inspection/Admin.	\$14,273		Admin.	Inspection/Admin.	\$8,274	
	Rental Equip.	\$917			Rental Equip.	\$532	
	Utilities	\$2,149			Utilities	\$1,246	
	Unscheduled Rep.	\$3,582			Unscheduled Rep.	\$2,076	
	Admin. Total	\$20,920			Admin. Total	\$12,128	
Medians	Elvas/J Street	\$2,400	24,655	Medians	Gloria Dr. Overpass	\$2,984	48,352
	21st Street	\$5,294	31,102		Sutterville Road	\$12,374	284,970
	22nd Street	\$5,294	30,971		14th St./ 1st Ave Is.	\$600	1,046
	J Street Median	\$1,200	29,621		21st St./ Freeport Is.	\$2,316	2,832
	Expo Blvd/Heritage	\$10,312	326,831		Freeport Blvd. No.	\$744	57,805
	Elvas Ave Trees	\$4,097	120,618		Fruitridge Rd. West	\$5,700	89,821
	Crescent Park	\$1,576	11,152		Freeport Parking Lot	\$1,500	17,424
	Brighton Subway	\$1,800	46,043		Total	\$26,218	502,250
	Arden Way	\$2,801	21,780				
	Fair Oaks Blvd.	\$2,400	12,894		Soundwalls	\$943	35,719
	H Street Subway	\$2,400	47,611		Nonlandscaped	\$5,276	146,797
	Howe Ave.	\$4,560	86,902		Total	\$6,219	182,516
	J Street Subway	\$7,200	450,846				
	M St./ 48th Ave Is.	\$756	1,307		Contract Totals	\$32,437	684,766
	Sant Ynez	\$1,386	11,587				
	Total	\$53,476	1,253,920		Grand Totals	\$44,565	684,766
Nonlandscaped		\$2,480	78,844		Acres		15.72
	Total	\$2,480	78,844		%	11.07%	
	Contract Total	\$55,956	1,332,764				
	Grand Totals	\$76,876	1,332,764				
	Acres		30.6				
	%	19.10%					

ATTACHMENT C
(continued)

LANDSCAPED AREAS BY COUNCIL DISTRICT

COUNCIL DISTRICT 5			
	YEARLY FEE	SQ. FT.	
Admin.	Inspection/Admin.	\$9,487	
	Rental Equip.	\$609	
	Utilities	\$1,428	
	Unscheduled Rep.	\$2,381	
	Admin. Total	\$13,905	
Medians	Fruitridge Rd. East	\$9,204	43,560
	Oak Park Business	\$12,300	234,309
	San Francisco Blvd.	\$3,045	19,994
	Sierra Vista	\$1,500	54,406
	Sunset Vista	\$1,500	54,406
	21st St./2nd Ave. Is.	\$1,500	8,407
	33rd St./ 5th Ave. Is.	\$1,200	2,265
	Sutterville Overcross	\$2,472	81,700
	Total	\$32,721	499,047
Soundwalls		\$357	8,712
Nonlandscaped		\$4,115	120,661
	Total	\$4,472	129,373
	Contract Total	\$37,193	628,420
	Grand Total	\$51,098	628,420
	Acres		14.42
	%	12.70%	

COUNCIL DISTRICT 6			
	YEARLY FEE	SQ. FT.	
Admin.	Inspection/Admin.	\$8,688	
	Rental Equip.	\$558	
	Utilities	\$1,308	
	Unscheduled Rep.	\$2,180	
	Admin. Total	\$12,734	
Medians	La Riviera Dr.	\$3,000	125,714
	21st Ave.	\$20,706	665,423
	65th Expressway	\$10,353	146,754
	Total	\$34,059	937,891
	Contract Total	\$34,059	937,891
	Grand Total	\$46,793	937,891
	Acres		21.53
	%	11.63%	

LANDSCAPED AREAS BY COUNCIL DISTRICT

COUNCIL DISTRICT 7				COUNCIL DISTRICT 8			
		YEARLY FEE	SQ. FT.			YEARLY FEE	SQ. FT.
Admin.	Inspection/Admin.	\$11,424*		Admin.	Inspection/Admin.	\$8,925	
	Rental Equip.	\$1,151			Rental Equip.	\$573	
	Utilities	\$9,199*			Utilities	\$1,344	
	Unscheduled Rep.	\$4,498			Unscheduled Rep.	\$2,240	
	Admin. Total	\$26,272			Admin. Total	\$13,082	
*Adjusted for Riverlake reimbursement agreement.							
Medians	Riverlake	\$29,924	260,184	Medians	Florin Rd. East	\$11,040	102,540
	Center Parkway	\$7,369	187,003		Franklin Blvd. No	\$4,454	77,624
	Florin Rd. West	\$5,272	128,565		Mack Rd.	\$8,831	154,682
	Franklin Blvd. South	\$5,712	133,200		24th St. Bypass	\$3,000	9,453
	Riverside / Clipper	\$1,785	15,420		Total	\$27,325	344,299
	Riverside Blvd.	\$5,850	54,537	Soundwalls Nonlandscaped		\$2,856	290,981
	Pocket Rd.	\$4,249	60,113			**** \$4,809	153,331
	Consumnes River	\$4,263	191,664		Total	\$7,665	444,312
	Greenhaven/Florin	\$431	8,712		Contract total	\$34,990	788,611
	Greenhaven South	\$518	1,960				
	Greenhaven/Pocket	\$442	12,470				
	Total	\$65,815	1,053,828				
Soundwalls		\$943	63,162				
Nonlandscaped		**** \$3,512	88,427				
Total		\$4,455	151,589				
Contract total		\$70,270	1,205,417				
Grand total		\$96,542	1,205,417				
Acres			27.66				
%		23.99%					

ATTACHMENT C
(continued)

Attachment D

TABLE 1 - 10 STREET LANDSCAPING ACRES- PER COUNCIL DISTRICT GOAL FUND STATUS

Council District	CURRENT AVAILABLE FUNDING			10-ACRE GOAL	
	Available Capital Funds ⁽¹⁾	Square Feet - could be constructed ⁽²⁾	Acreage - could be constructed	Acres ⁽¹⁾ Required to Reach 10/District	Construction Cost of Add'l Acres
1	\$56,132	18,710	0.43	N/A ⁽³⁾⁽⁴⁾	N/a
2	\$131,022	43,674	1.0	1 ⁽¹⁾⁽⁵⁾	\$130,680 ⁽²⁾
3	\$15,694	5,231	0.12	N/ ⁽⁴⁾	N/a
4	\$18,442	6,147	0.14	N/a ⁽⁴⁾	N/a
5	\$53,133	17,711	0.4	N/a ⁽⁴⁾	N/a
6	-\$13,813	0	0	N/a ⁽⁴⁾	N/a
7	\$9,759	3,253	0.07	N/a ⁽⁴⁾	N/a
8	\$65,351	21,784	0.5	N/a ⁽⁴⁾	N/a
TOTAL	\$335,720	116,510⁽⁶⁾	2.66	1 acre	\$130,680

(1) Per October 22, 1996 Council-adopted Street Landscaping Policy minus current obligations

(2) Assumes \$3/square foot for construction; annual maintenance cost will be \$3,049 assuming average of \$0.07/sq.ft. for maintenance cost

(3) North Natomas buildout will provide 70 additional acres of street landscaping (North Natomas CFD #3 Finance Plan)

(4) These districts have at least 10 acres of L&L maintained street landscaping

(5) Excludes Available Capital Funds

(6) Annual maintenance cost will be \$8,156 assuming average of \$0.07/sq.ft. for maintenance cost

TABLE 2 - STREET LANDSCAPE UNDER CONSTRUCTION TO BE INCLUDED IN FY 99/00 L&L BUDGET

Council District	Project	Acres	Square Feet	Annual Maintenance Cost
1	Arden/Garden Connector Phase II	4.24	185,000	\$12,950
2	Arden/Garden Connector Phase II	1.56	68,000	\$ 4,760
4,7	43 rd Avenue Medians	0.20	8,845	\$ 619
5	Stockton Blvd. Medians	1.56	68,000	\$ 6,544**
6	Broadway/59 th St Landscaping (RF63)	0.23	10,000	\$ 700
8	Florin Road (Franklin to Tamoshanter)	0.55	23,950	\$ 1,677
	TOTAL	8.34	363,795	\$27,250

*Assumes average of \$0.07/sq.ft. for annual maintenance cost; maintenance costs vary from \$0.02-\$0.12/sq.ft. per table below

**Actual contract cost + 33% administrative costs

TABLE 3 - ANNUAL MAINTENANCE COST OF LANDSCAPING

Level of Landscaping	Example	Maintenance Cost per square foot*
Low	Weed abatement (non-landscaped medians and soundwalls)	\$0.02/year
Medium	Shrubs and trees	\$0.07/year
High	Shrubs, trees and lawn area	\$0.12/year

*Annual maintenance cost can range depending on mix of various levels of landscaping and annual contract costs.

PROJECTED LIMIT OF NEW LANDSCAPING THAT CAN BE MAINTAINED WITH FY 99/00 L&L FEES

FY 99/00 L&L Landscape Maintenance Budget

Median Maintenance ⁽¹⁾	\$402,446
Additional Budget from Contingency ⁽²⁾	<u>\$121,375</u>

Total Budget:	<u>\$523,821</u>
----------------------	-------------------------

FY 99/00 L&L Landscape Maintenance Expenditures

Current Landscaping ⁽³⁾	\$402,446
Landscaping Under Construction ⁽⁴⁾	\$ 27,250
New Landscaping with District Specific Available Capital Funds ⁽⁵⁾	\$ 8,156
New 1-Acre Landscaping in District 2 ⁽⁶⁾	<u>\$ 3,049</u>

Total Expenditures:	<u>\$440,901</u>
----------------------------	-------------------------

Available for Maintenance of Additional New Landscaping:	<u>\$ 82,920</u>
(Total Budget minus Total Expenditures)	

Limit of New Landscaping That Can Still Be Constructed ⁽⁷⁾:	16 to 95 acres
---	-----------------------

(1) Assumes same budget as FY 98/99 L&L for maintenance of existing landscaping

(2) Assumes FY 99/00 L&L will have same budget amount of \$196,375 in contingency as FY 98/99; reallocation of budget in FY 99/00 to median maintenance leaves \$75,000 for contingency

(3) See Attachment C

(4) See Attachment D-Table 2

(5) See Attachment D-Table 1

(6) Recommendation for use of FY 98/99 surplus contingency

(7) Based on level of landscaping and associated maintenance cost of \$0.02 to \$0.12/sq.ft. per year. See Attachment D-Table 3

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION APPROVING APPROPRIATION OF CITYWIDE
LIGHTING AND LANDSCAPING ASSESSMENT FUNDS**

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

That \$130,680 be transferred from the Lighting and Landscaping Contingency Fund (Fund 281) into the CIP project "Street Landscaping District #2" (PN:RF21).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

ADOPTED ON: _____

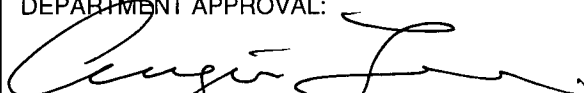
CITY OF SACRAMENTO EXPENSE BUDGET (EB)

DOC NO. **PW133**

PAGE 1 OF 2

TRANSACTION DATE:			MM 03	DD 16	YY 99	ACCOUNTING PERIOD:			MM 09	YY 99	FISCAL YR:			YY 99
FUND						AGENCY						RESOLUTION NO.		
CODE:		NAME:				CODE:		NAME:				—		
281		Citywide Lndscpng &				710		Contingency						

ACT	ORG	OBJECT	CURRENT BUDGET	REVISED BUDGET	INCREASE/DECREASE	REFERENCE	EXPLANATION
C	7012	4999	\$236,271	\$105,591	-\$130,680	PW134	Per reso, appropriate Citywide Lighting & Landscaping
							contingency funds to Street Landscaping District #2 (RF21).
							Council Date: 03/16/99
TOTAL			\$236,271	\$105,591	-\$130,680		

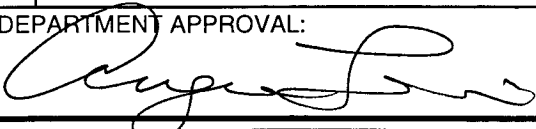
PREPARED BY:		PHONE:	DEPARTMENT APPROVAL:	DATE:
S. Little / 3131		264-7128		3/3/99

FINANCE USE ONLY		DATE:	ACCOUNTING DIV APPROVAL:	DATE:
BUDGET OFFICE APPROVAL:				
ENTERED BY:		DATE:		

CITY OF SACRAMENTO EXPENSE BUDGET (EB)

PAGE 1 OF 2

DOC NO. **PW133**

TRANSACTION DATE:			MM 03	DD 16	YY 99	ACCOUNTING PERIOD:			MM 09	YY 99	FISCAL YR:			YY 99	
FUND						AGENCY					RESOLUTION NO.				
CODE:		NAME:				CODE:		NAME:				—			
281		Citywide Lndscpng &				710		Contingency							
ACT	ORG	OBJECT	CURRENT BUDGET	REVISED BUDGET	INCREASE/ DECREASE	REFERENCE	EXPLANATION								
C	7012	4999	\$236,271	\$105,591	-\$130,680	PW134	Per reso, appropriate Citywide Lighting & Landscaping								
							contingency funds to Street Landscaping District #2 (RF21).								
							Council Date: 03/16/99								
TOTAL			\$236,271	\$105,591	-\$130,680										
PREPARED BY:					PHONE:		DEPARTMENT APPROVAL:			DATE:					
S. Little / 3131					264-7128					3/3/99					
FINANCE USE ONLY					DATE:		ACCOUNTING DIV APPROVAL:			DATE:					
BUDGET OFFICE APPROVAL:															
ENTERED BY:					DATE:										


CITY OF SACRAMENTO EXPENSE BUDGET (EB)

PAGE 2 OF 2

DOC NO. **PW134**

TRANSACTION DATE:			MM 03	DD 16	YY 99	ACCOUNTING PERIOD:			MM 09	YY 99	FISCAL YR:			YY MY
FUND						AGENCY						RESOLUTION NO.		
CODE:		NAME:				CODE:		NAME:				—		
281		Citywide Lndscpng &				500		Capital Improvement						

ACT	ORG	OBJECT	CURRENT BUDGET	REVISED BUDGET	INCREASE/DECREASE	REFERENCE	EXPLANATION
A	RF21	4820	\$0	\$130,680	\$130,680	PW133	Per reso, appropriate Citywide Lighting & Landscaping contingency
							funds to Street Landscaping District #2 (RF21).
							Council Date: 03/16/99
TOTAL			\$0	\$130,680	\$130,680		

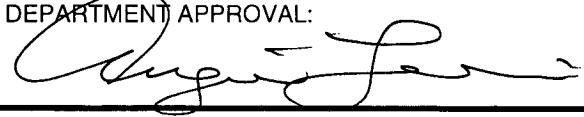
PREPARED BY:	PHONE:	DEPARTMENT APPROVAL:	DATE:
S. Little / 3131	264-7128		3/3/99

FINANCE USE ONLY		DATE:	ACCOUNTING DIV APPROVAL:	DATE:
BUDGET OFFICE APPROVAL:				
ENTERED BY:		DATE:		

CITY OF SACRAMENTO EXPENSE BUDGET (EB)

PAGE 2 OF 2

DOC NO. **PW134**

TRANSACTION DATE:			MM 03	DD 16	YY 99	ACCOUNTING PERIOD:			MM 09	YY 99	FISCAL YR:			YY MY
FUND						AGENCY					RESOLUTION NO.			
CODE:		NAME:				CODE:		NAME:				—		
281		Citywide Lndscpng &				500		Capital Improvement						
ACT	ORG	OBJECT	CURRENT BUDGET	REVISED BUDGET	INCREASE/ DECREASE	REFERENCE	EXPLANATION							
A	RF21	4820	\$0	\$130,680	\$130,680	PW133	Per reso, appropriate Citywide Lighting & Landscaping contingency							
							funds to Street Landscaping District #2 (RF21).							
							Council Date: 03/16/99							
TOTAL			\$0	\$130,680	\$130,680									
PREPARED BY:				PHONE:		DEPARTMENT APPROVAL:				DATE:				
S. Little / 3131				264-7128						3/3/99				
FINANCE USE ONLY						DATE:		ACCOUNTING DIV APPROVAL:				DATE:		
BUDGET OFFICE APPROVAL:														
ENTERED BY:						DATE:								

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION APPROVING APPROPRIATION OF CITYWIDE
LIGHTING AND LANDSCAPING ASSESSMENT FUNDS**

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

That \$130,680 be transferred from the Lighting and Landscaping Contingency Fund (Fund 281) into the CIP project "Street Landscaping District #2" (PN:RF21).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

ADOPTED ON: _____



4.6

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

927 10TH STREET
SACRAMENTO, CA
95814-2702

TECHNICAL SERVICES
DIVISION

PH 916-264-8300
FAX 916-264-8281

April 18, 2000

City Council
Sacramento, California



Honorable Members in Session:

**SUBJECT: CITYWIDE LIGHTING AND LANDSCAPING (L&L) ASSESSMENT DISTRICT-
STREET LANDSCAPING REPORT BACK**

LOCATION AND COUNCIL DISTRICT: Citywide. All Districts

RECOMMENDATION:

This report recommends that:

- ◆ City Council adopt the streetscape standards (Attachment 1) recommended by staff as the Citywide standard for all new landscaping.
- ◆ City Council allocated \$170,000 from the 1998/99 Lighting and Landscaping Assessment District contingency to Planning Area 8 for construction of new landscaping to reach the 10 acres of street landscaping adopted by Resolution 96-586 on October 29, 1996.

CONTACT PERSONS: Nicole Olate Transportation Analyst, 264-8242
Duane Wray, Technical Services Manager, 246-8279

FOR COUNCIL MEETING OF: May 2, 2000

SUMMARY:

The acreage of landscaping that can be maintained within the City right-of-way is currently limited to the fees collected under the Citywide Landscaping and Lighting District (L&L). Once expenses for the landscaping maintenance reach the capacity of the L&L fees, maintenance of new landscaping cannot be supported unless outside funding to augment L&L fees are identified. Landscaping maintenance expenses projected through FY 99/00 approach the limit of existing L&L fees with limited funds remaining to construct new landscaping.

City Council
Citywide L&L – Street Landscaping Report Back
April 18, 2000

The FY98/99 L&L budget allocated \$402,446 to street landscaping maintenance, and no new dollars for capital construction of landscaping. However, in the FY 98/99 L&L budget, staff has identified a \$170,000 of surplus contingency that can be used for new construction that is supportable for maintenance within the L&L fees. Staff recommends that it be allocated to Planning Area 8 for construction of additional street landscaping to reach the City Council adopted goal of 10 acres of street landscaping per Council District.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

At the June 23, 1998 meeting, the City Council approved the 1998/99 budget for the Citywide Landscaping and Lighting District. At that time, the Council requested a report back on Resolution 96-586 adopted on October 29, 1996 that established an equity goal for distribution of funds for street landscaping. The Street Landscaping Policy established a goal of 10 acres of street landscaping per Council District.

ALLOCATION OF CONTINGENCY DOLLARS

On March 8, 1999, the staff recommendation to allocate the FY98/99 Lighting and Landscaping contingency to District 2 was not approved. The Council requested an Ad Hoc Committee review the equity of revenue and expenditures by planning district within each allocation area of the L&L budget and to create streetscape standard for landscaping. Several Ad Hoc Committee meetings have been held. The final Ad Hoc meeting will be held on April 25, 2000.

The original determination to allocate the L&L contingency dollars to District 2 was based on the fact that this was the only District that had not met the City adopted goal of a minimum of 10 acres of landscaping per district. This recommendation still stands, Planning Area 8 is within District 2.

Staff completed an analysis by planning area of median revenue and expenditures. An analysis of each allocation area within the L&L budget could not be accomplished because currently there is not a monitoring system in place to track expenditure and revenue by planning area. Formal reporting and procedure for collection and equitable allocation between planning area will start July 1, 2000.

The results of the median revenue and expenditure revealed inequities between planning areas. It did show that Planning Area 1 and Planning Area 8 (District 2) were lower than 100% (Attachment 2).

Staff recommends that the contingency dollars not be allocated to Planning Area 1 despite its low rate. Staff expects that a majority of the L&L expenditures within the Central City are allocated towards tree maintenance and are not reflected in the median expenditure data collected. Staff believes that once the L&L revenue and expenditure data is collected within all allocation areas, that Planning Area 1 will equalize.

City Council
Citywide L&L – Street Landscaping Report Back
April 18, 2000

Staff recommends that the contingency dollars be allocated toward new construction in Planning Area 8. This area has not met the adopted goal of a minimum of 10 acres of median per Council District. Staff believes that once the L&L revenue and expenditure data is collected within all allocated areas, that Planning Area 8 will not equalize.

STREETSCAPE STANDARDS

An analysis was also done on the current landscaping throughout the City (Attachment 3 and 4) and took into consideration the type of landscaping the Council Districts requested (Attachment 7). A comparison was made on the annual maintenance costs associated with each type of landscaping and a determination of what would be supportable within the existing L&L budget as well as attractive and welcoming to visitors and residents. The Staff recommended streetscape standards are represented in Exhibit 5, 6 and 8 (Attachment 5) .

The streetscape standards were created using the following tools:

1. City of Sacramento Street Standards, Resolution adopted October 6, 1998 (Attachment 8)
2. Median Master Plan - 1990 (Attachment 9)
3. Tree Index from the Sacramento Urban Forest Management Plan, April 1994 (Attachment 10)

FINANCIAL CONSIDERATIONS:

The existing L&L fees collected for landscaping can maintain 1) existing landscaping, 2) projects currently under construction, and 3) new landscaping that can be constructed with District specific available capital L&L funds. Based on this information, staff has projected landscaping expenses through FY 99/00 to determine the limit of new landscaping that can be constructed (with non-L&L dollars) and be maintained with the L&L fees collected (Attachment 6). Staff anticipates that the current L&L fees can additionally support new construction in the amount of \$85,969 (with outside capital dollars, not from the L&L) to a range of 22-28 acres depending on the level of landscaping, which correspondingly affects maintenance costs.

Staff will return annually as part of the adoption of the Citywide L&L fees to present the Council with updated landscape acreage, maintenance costs, and capacity of the L&L fees for additional landscaping.

ENVIRONMENTAL CONSIDERATIONS:

The subject of this report does not involve a project which requires compliance with the California Environmental Quality Act (CEQA), inasmuch as it does not involve an activity which may cause a direct or indirect change in the environment (Public Resources Code Section 21065).

City Council
Citywide L&L – Street Landscaping Report Back
April 18, 2000

POLICY CONSIDERATIONS:

L&L assessments pay for standard landscaping on major streets. If the Council wishes to construct new street landscaping projects above and beyond the capacity of annual L&L assessments, an additional funding (such as Gas Tax from another project or new assessment districts) will need to be identified for capital construction and ongoing annual maintenance costs. The cost to maintain various levels of street landscaping dictates the acreage of landscaping that can be constructed and maintained with the existing L&L fees.

Currently the City does not have a streetscape standard that considers annual maintenance costs prior to design and construction of new landscaping. The Citywide streetscape standard recommended by staff would insure that new construction (within the limits described above) would be supportable within the L&L budget maintenance costs.

ESBD CONSIDERATIONS:

Not applicable as no goods or services are being purchased.

Respectfully submitted,


Duane Wray
Technical Services Manager

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

Approved:


Michael Kashiwagi
Director of Public Works

DW:NO:eaj
s/f&p/landscape policy/I&I council reports/2000 st. I&I report back

ATTACHMENT 2

Median Maintenance Revenue and Expenditures by Planning Area

Planning Area	Revenue	Expenditures	%
1- Central City (1)	\$59,426	\$21,721	37%
2- Land Park (2)	\$26,889	\$52,837	197%
3- Pocket Area	\$22,838	\$72,821	319%
4- South Sacramento	\$57,949	\$61,181	106%
5- East Broadway	\$44,465	\$74,665	168%
6- East Sacramento	\$31,203	\$39,379	126%
7- Arden Arcade	\$27,481	\$29,838	109%
8- North Sacramento (3)	\$48,798	\$19,993	41%
9- South Natomas	\$20,701	\$29,385	142%
10- North Natomas (4)	\$481	\$1,543	321%
11- Airport Meadowview	\$19,251	\$28,731	149%
	\$359,482	\$432,094	

Notes on Median Planning Area Expenditures:

(1) Planning Area 1- Central City. Staff recommends that the contingency dollars not be allocated to this area. The staff expects that a majority of the L&L expenditures within the Central City is allocated towards tree maintenance and is not reflected in the above median expenditure data. Staff believes that once the L&L revenue and expenditure data is collected within all allocation areas that this area will equalize.

(2) Planning Area 2- Land Park. The high expenditure rate for this area is due to the recent improvements at the intersection of Land Park/ Del Rio/ Sutterville.

(3) Planning Area 8- North Sacramento. Staff recommends that contingency dollars be allocated towards new construction in this area. 1) This area has not met the adopted goal of a minimum of 10 acres of median per Council District (Resolution 96-586, dated 29 Oct 96.) 2) Staff believes that once the L&L revenue and expenditure data is collected within all allocated areas that this area will not equalize.

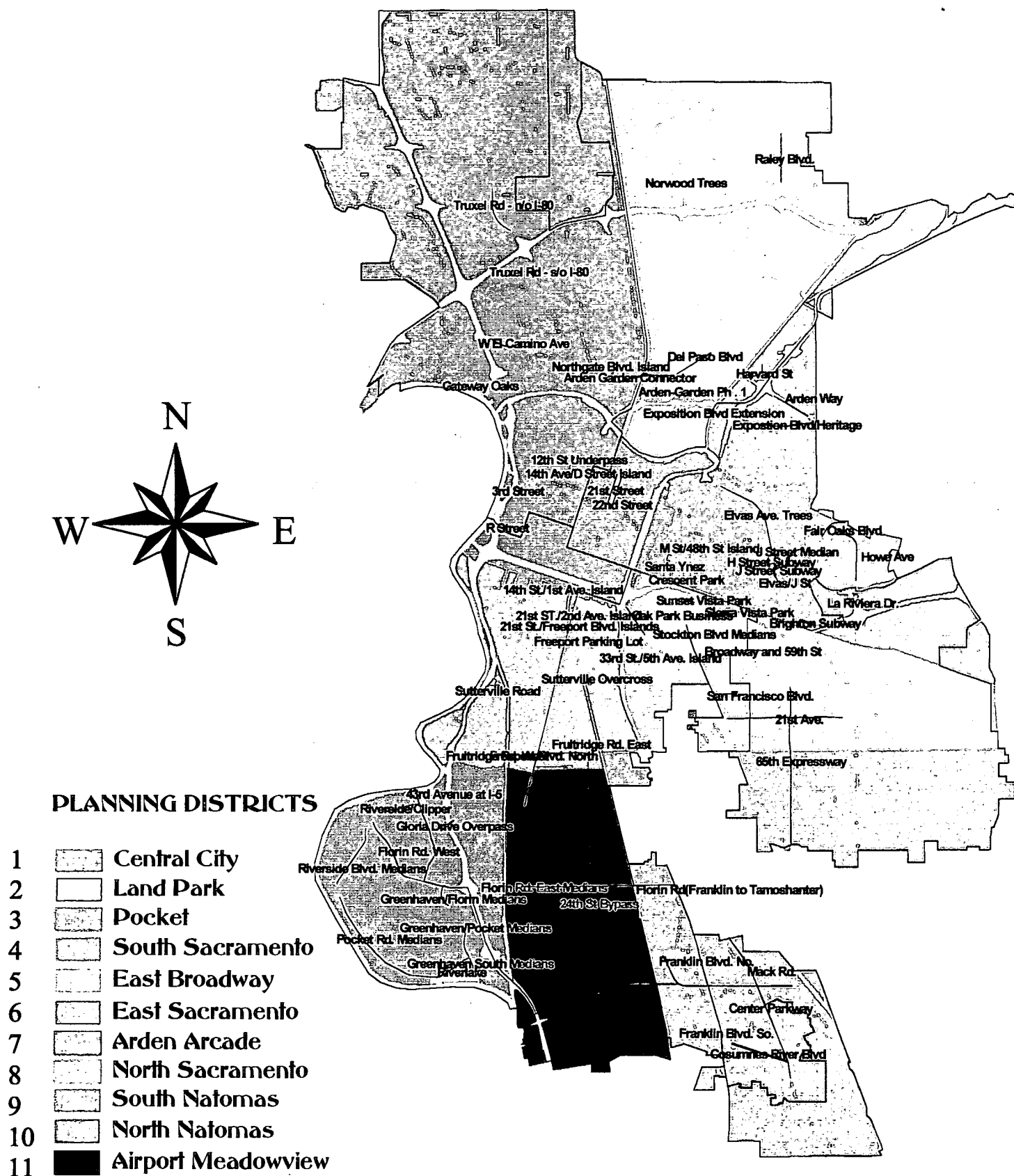
(4) Planning Area 10- North Natomas. The higher expenditure rate for this area is a result of recent construction that the revenue is not able to support because the housing developments have not been populated. Staff believes that the revenue and expenditure data will equalize over time.

A) Data represented above is from FY98/99.

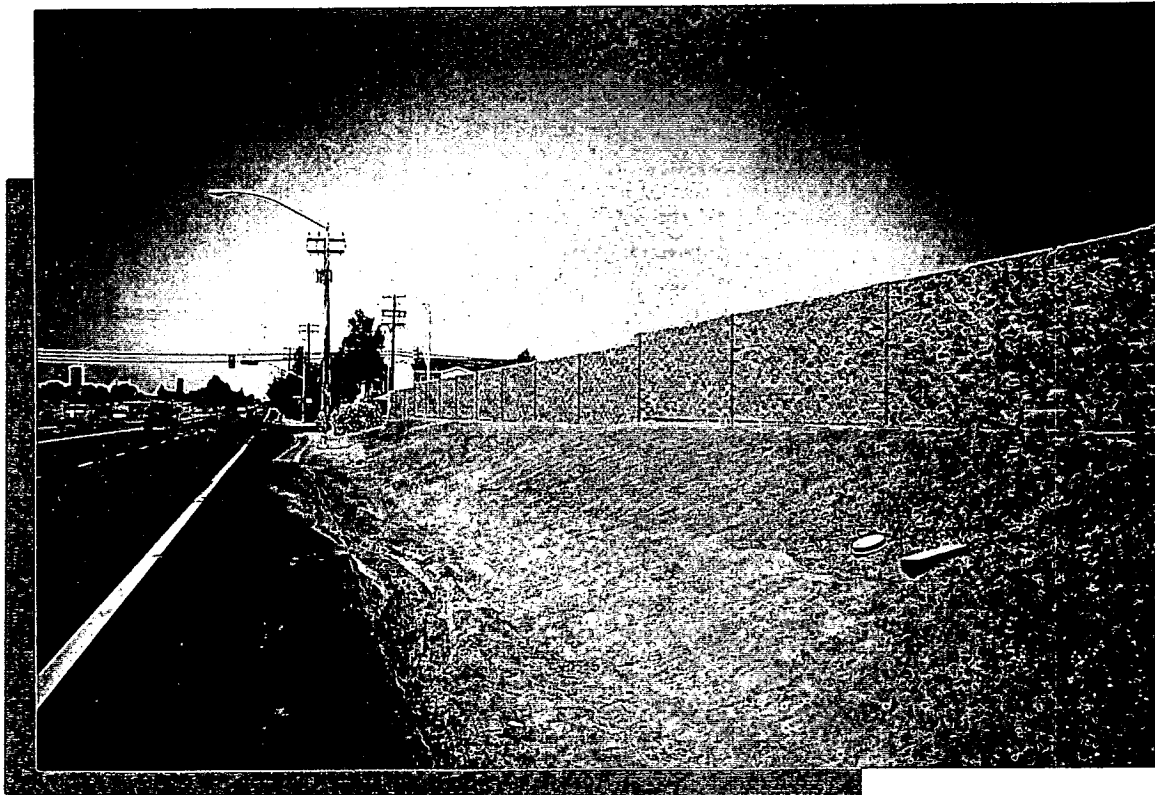
B) The total revenue and expenditures do not equal because of carryover balances.

C) The disparity between Planning Areas is caused by the amount of square feet and type of landscaping within the Planning Area.

Sacramento Landscaped Medians



Unfinished Graded Dirt



Location: 65th Street Expressway

Construction Cost: Included in roadway construction

Annual Maintenance: \$0.02* per square foot

*This amount is the current price and may fluctuate.

Decomposed Granite and Trees



Description: Planter strip with decomposed granite and trees with no irrigation
Existing sidewalk, curb and gutter

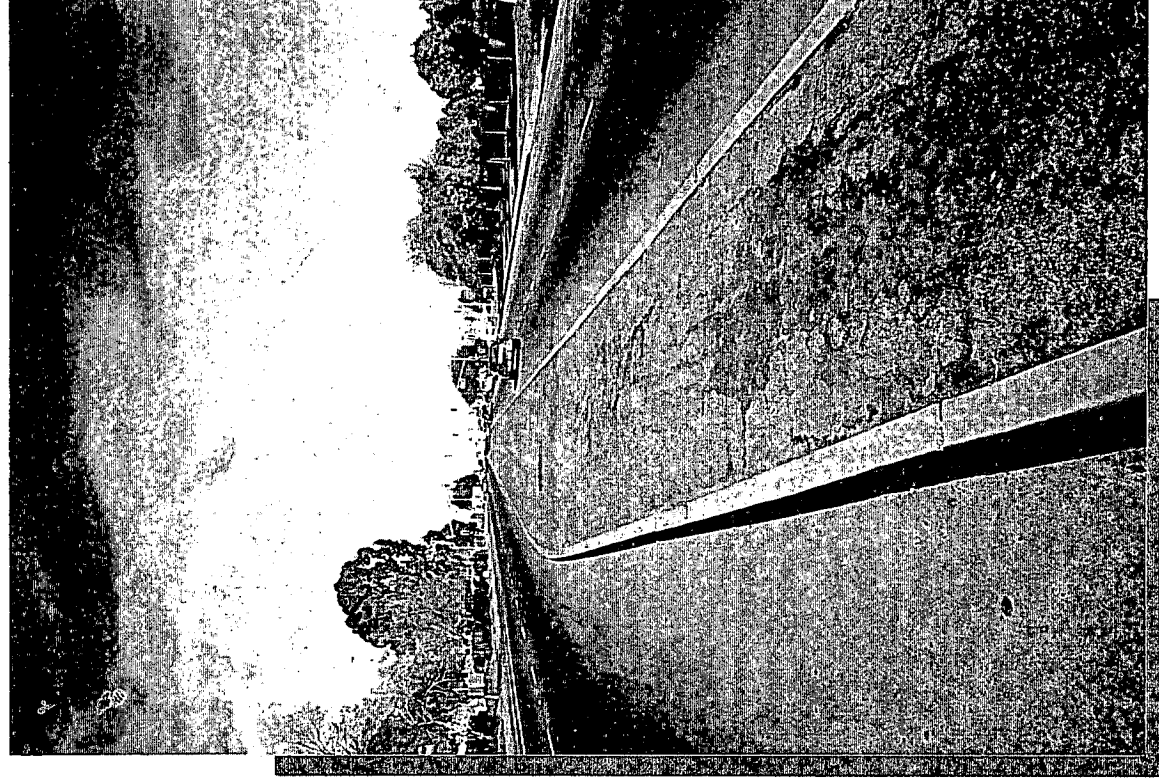
Location: Truxel Road

Construction Cost: \$0.69* per square foot without trees
\$1.53* per square foot with trees

Annual Maintenance: \$0.04* per square foot without trees
\$35.00* per tree per year

*This amount is the current price and may fluctuate.

Asphalt Median



Location: Valley Hi Drive at Bruceville Road.

Construction Cost: \$4.32* per square foot

Annual Maintenance: \$0.02* per square foot

*This amount is the current price and may fluctuate.

Soil Filled Median



Description: 12" of soil filled median with no irrigation

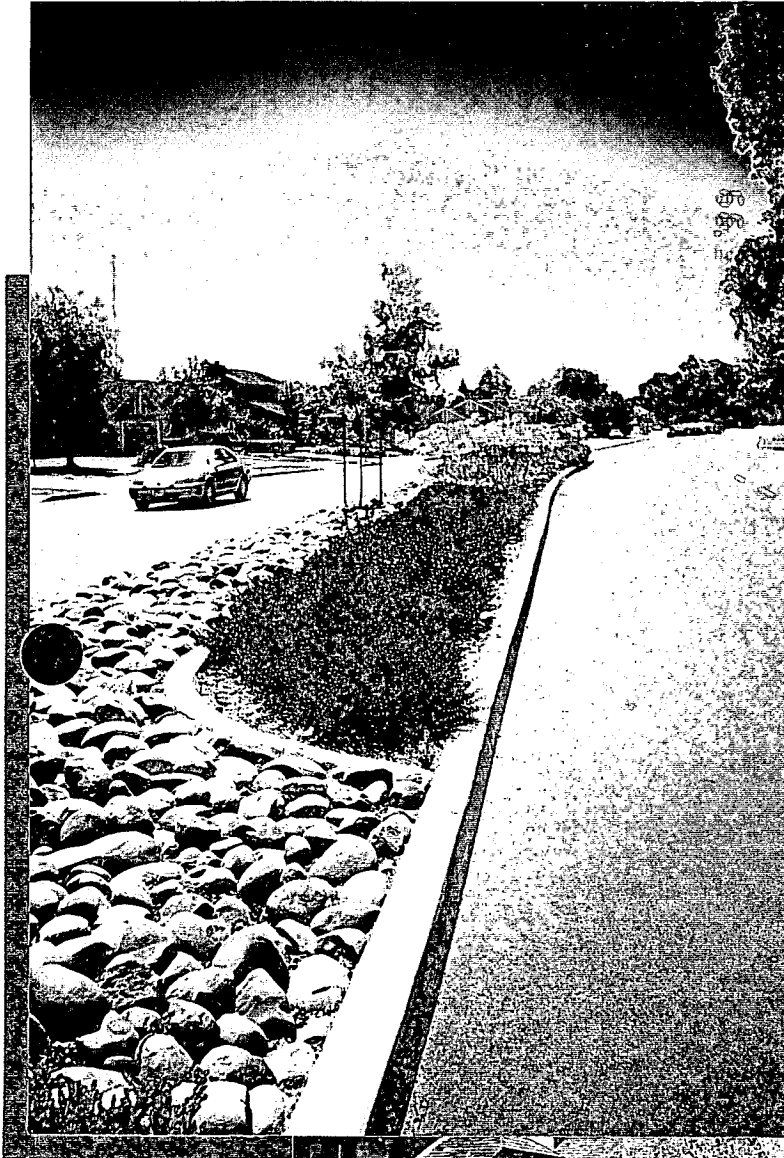
Location: Center Parkway

Construction Cost: \$5.27* per square foot

Annual Maintenance: \$0.03* per square foot

*This amount is the current price and may fluctuate.

River Rock, Shrubs, and Trees



Description: Median with drought tolerant groundcover, shrubs, trees, and river rock with drip irrigation

Location: Pocket Road, Riverside Blvd. to Garcia Bend Park

Construction Cost: \$5.48* per square foot

Annual Maintenance: \$0.09* per square foot

*This amount is the current price and may fluctuate.



Various Hardscape, Shrubs and Trees



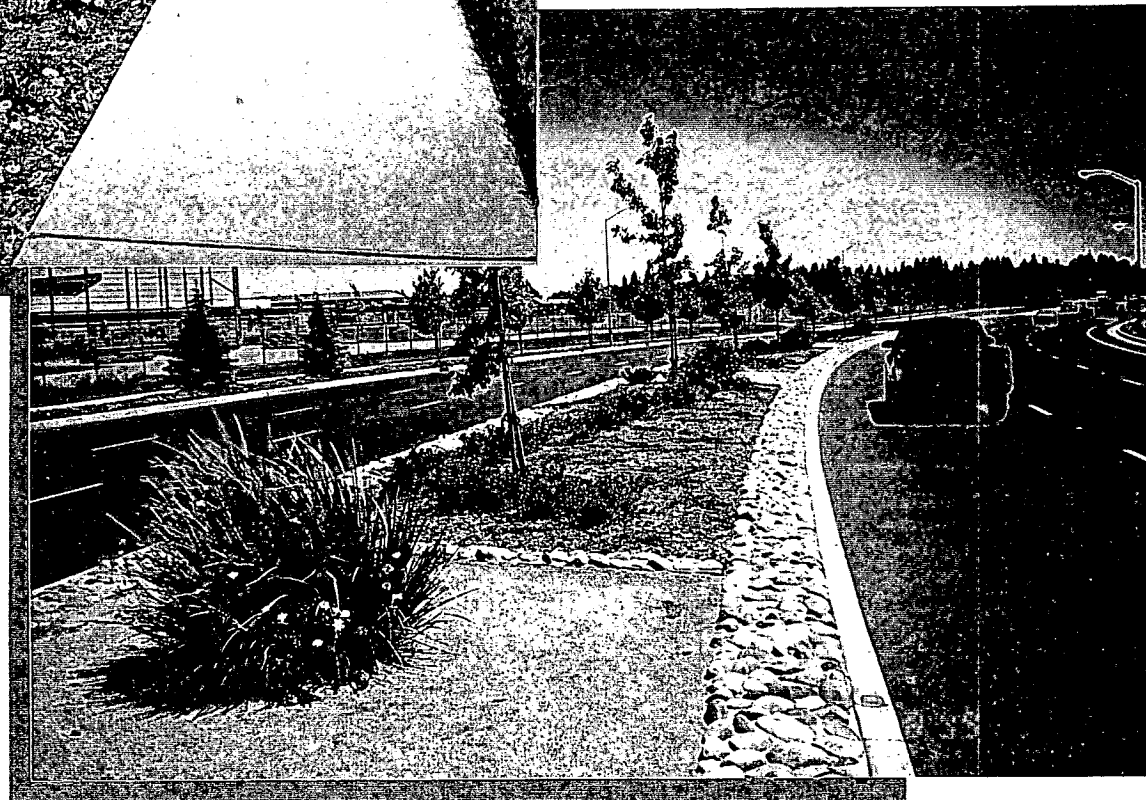
Description: Median and side planter strips with drought tolerant groundcover, shrubs, trees, decomposed granite and river rock with pop-up sprinkler irrigation

Location: Truxel Road, South of I-80

Construction Cost: \$6.80* per square foot

Annual Maintenance: \$0.07* per square foot

*This amount is the current price and may fluctuate.



Trees and Turf



Description: Trees and turf with pop-up sprinkler irrigation

Location: 22nd Street, C Street to H Street.

Construction Cost: \$5.35* per square foot

Annual Maintenance: \$0.23* per square foot

*This amount is the current price and may fluctuate.

NOTE:
Flowers have been planted and are maintained by community volunteers.



Brick Pavers, Shrubs, and Trees



Description: Median with drought tolerant groundcover, shrubs, trees, pavers and permanent irrigation

Location: Florin Road

Construction Cost: \$23.00* per square foot

Annual Maintenance: \$0.07* per square foot

***This amount is the current price and may fluctuate.**

Note: Cost of construction reflects the total cost associated with the removal and replacement of existing medians.

					Recommended			
	Non-Landscape	Landscaped	Non-Landscape	Non-Landscape	Landscape	Landscape	Landscape	Landscape
	Exhibit 1	Exhibit 2	Exhibit 3	Exhibit 4	Exhibit 5	Exhibit 6	Exhibit 8	Exhibit 7
Cost/SF								
Construction	None	\$1.53	\$4.32	\$5.27	\$5.48	\$6.80	\$23.00	\$5.35
Annual Maintenance	\$0.02	\$0.04	\$0.02	\$0.03	\$0.09	\$0.07	\$0.07	\$0.23
Cost/ACRE								
Construction	None	\$66,647	\$188,179	\$229,561	\$238,709	\$296,208	\$1,001,880	\$233,046
Annual Maintenance	\$871	\$1,742	\$871	\$1,307	\$3,920	\$3,049	\$3,049	\$10,019
30 ACRES								
Construction	None	\$1,999,404	\$5,645,376	\$6,886,836	\$7,161,264	\$8,886,240	\$30,056,400	\$6,991,380
Annual Maintenance	\$26,136	\$52,272	\$26,136	\$39,204	\$117,612	\$91,476	\$91,476	\$300,564

Note: 40% of the "Wish List" was quantifiable and is equal to 30 acres.

PROJECTED LIMIT OF NEW LANDSCAPING THAT CAN BE MAINTAINED WITH FY99/00 L&L FEES

FY99/00 L&L Landscaping Maintenance Budget

Median Maintenance	\$402,446
Additional Budget from Contingency	\$121,375

TOTAL BUDGET **\$523,821**

FY99/00 L&L Landscaping Maintenance Expenditures

Current Landscaping	\$402,446
Landscaping Under Construction	\$27,250
New Landscaping with District Specific Available Capital Funds	\$8,156

TOTAL EXPENDITURES **\$437,852**

Available for Maintenance of Additional New Landscaping:* **\$85,969**
(Total Budget minus Total Expenditures)

Limit of New Landscaping That Can Still Be Constructed:**	22 to 28 Acres
--	-----------------------

*Data based on FY98/99 L&L budget

** Based on level of landscaping and associated maintenance cost of \$0.07 to \$0.09/sq ft per year.

DRAFT 03/09/00

SUBJECT: STREET LANDSCAPING WISH LIST BY COUNCIL DISTRICT**Councilmember Heather Fargo, District 1**

1. Median at Northgate and W. El Camino
2. Truxel and San Juan Median
3. Medians along Azavedo

Councilmember Rob Kerth, District 2

1. ♦ Marysville Boulevard (I-80 to Arcade Bridge) – construct adopted Streetscape Master Plan
2. ♦ Del Paso Blvd. (Hwy 160 – Plaza Ave) – beginning design charette with SHRA
3. ♦ Bell Ave (Norwood to Kelton) – plant trees
4. ♦ Norwood Ave (Fairbanks to I-80) – in SHRA redevelopment area
5. Various Locations – reclaim planters in concrete islands
6. ♦ Arden (Del Paso to Royal Oaks) – add median
7. ♦ Auburn/Roseville Road (El Camino to Connie) – study median\operations
8. ♦ Norwood (Fairbanks to Grace) – Modify
9. Main Ave (Bell to Pell) – Add/improve

Councilmember Steve Cohn, District 3

1. ♦ 16th Street (C – R) implement 16th Street Beautification Plan including planting and replacing trees. NOTE: also includes D-1 and D-4
2. ♦ Folsom Blvd (33rd St – Watt Ave.) widen sidewalk and landscape like SMUD did at 60th/Folsom
3. ♦ Alhambra Blvd (C Street to Broadway) widen sidewalk and landscape
4. ♦ Elvas Ave (56th St to 65th St.) and 65th St: sidewalks and shade trees
5. ♦ Dogleg at Alhambra (b/t G and H) add low shrubbery with DG and a sign
6. Ethan Way (w side of street from Middleberry to Connie) plant shade trees

Councilmember Jimmie Yee, District 4

1. ♦ 43rd Ave. Off-ramp**
2. Broadway Median enhancements (includes contiguous districts)*
3. Freeport Blvd. Median enhancements (includes contiguous districts)*

Councilmember Lauren Hammond, District 5

1. 47th Ave/24th Street medians – remove concrete and plant trees, shrubs, Art in Public Places
2. Southeast and west corners of 12th and 14th Ave.s and MLK, Jr. Blvd. – landscape vacant lots***
3. Franklin Blvd – charette for urban design and streetscape like Florin Road project
4. ♦ Freeport (Sutterville to Stacia Way) – lights and shrubs
5. 24th St (47th to 48th) – landscape empty lots***

Councilmember Dave Jones, District 6

1. Stockton Blvd – all areas within City limits
2. ♦ Power Inn Road (Hwy 50 – City limit)
3. 59th/T Streets – Gateway beautification
4. Hwy 50/65th Street cloverleaf
5. ♦ Folsom Blvd (Watt to 65th)
6. 60th St/14th Ave – NE and NW corners and around Tallac Shopping Center
7. 59th/Broadway – brick crosswalks and landscaping entire intersection
8. Broadway and 14th – from Stockton to 65th

DRAFT

03/09/00

9. 65th and Broadway (SW and NW corners)
10. ♦Landscape 65th Street (Hwy 50 to City line)
11. West Railroad Ave
12. ♦Fruitridge Rd. (Stockton – Power Inn)
13. 65th/Lemon Hill intersection
14. ♦Lemon Hill (Stockton to Power Inn)
15. 65th Street/Elder Creek intersection
16. ♦Elder Creek (65th – Power Inn)
17. Stockton Blvd. South of 14th Avenue, 14th Avenue at Tallac Village Shopping Center, Broadway at 65th, Folsom Blvd. Between Howe and Watt*
18. Elder Creek/Lemon Hill Ave. median landscaping*

Councilmember Robbie Waters, District 7

1. Greenhaven Drive near South Land Park Drive (river rock in 2 existing medians on Greenhaven to match Greenhaven rock from Rush River to Pocket)
2. Center Parkway (2nd median south of Mack to 2nd median north of Cosumnes River Blvd.) – match medians between Cosumnes River and Calvine
3. Riverside Blvd. And Clipper Way area – renovation of existing median on west side of Riverside Blvd. – especially irrigation).
4. Florin Road soundwall at Havenside: renovate decomposed granite between curb and sidewalk and weed control.

Councilmember Bonnie Pannell, District 8

1. Center Parkway Median (Jacinto to Calvine Road)
2. Meadowview Road median
3. Florin Road Median (24th west to Freeport)
4. ♦Florin Road streetscape enhancements*

*Denotes project from general fund project list.

** Denotes project currently underway.

***Not in Public Right-of-Way, will be referred to Parks Department.

♦Denotes 40% of the requests chosen for a cost analysis.

RESOLUTION NO. 98-510

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF OCT 6 1998

**RESOLUTION TO ADOPT NEW STREET STANDARDS, AND
RATIFY THE CORRESPONDING NEGATIVE DECLARATION**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. Approve the new street standards.
2. Direct staff to update the City of Sacramento Design and Procedures Manual, Section 15 (Streets Design Standards), the Sacramento City Code, Section 38.11.136 (Dedications to conform to right-of-way lines), Sections 38.11.137 (Alternative Dedication) and 38.11.138 (Improvement Standards), the City of Sacramento General Plan, Section 5 (Circulation Element), and the Zoning Ordinance, Section 3 (Height and Area Regulations) for City Council consideration in 3 months.
3. Ratify the Negative Declaration for the new street standards.

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 98-510

DATE ADOPTED: OCT 6 1998

19
+

The attached street standards are guidelines for the development of new streets. They allow flexibility by providing several design options.

Local Streets (Residential and Non-Residential)

The local street system is used throughout the city to provide local circulation and direct property access. Local streets comprise the largest percentage of total street mileage. They typically have low speeds and low volumes on two travel lanes. Local streets provide access to abutting properties but are not intended to serve through-traffic.

Sections A and B (Local Residential)

Sections A and B are intended to provide mobility within residential neighborhoods and access to private property. Land-uses typically served by local residential streets are single-family dwelling units, duplexes, schools, and parks. If the projected average daily traffic (ADT) is 2,000 vehicle/day or less the applicant can choose to construct either Section A or Section B. If the projected ADT is more than 2,000 vehicle/day the applicant is required to construct section B.

Sections C and D (Local Non-Residential)

Local non-residential streets provide access to land uses such as apartments, commercial parks, office parks, industrial parks or adjacent to certain parks and schools. If the projected ADT is 7,000 vehicle/day or less the applicant may choose to construct either Section C or Section D. If the projected ADT is more than 7,000 vehicle/day the applicant is required to construct Section D.

In industrial areas, parking may be increased from 8' to 10' at the discretion of the Director of Public Works or the designee, to account for increased truck traffic.

Collector Streets

The collector system is deployed throughout the entire city to provide mobility between neighborhoods or from neighborhoods to the arterial system. An adequate collector system is needed to minimize local trips on principal routes or arterials. Collector streets have low speeds and low to moderate volumes on two or three lanes.

The projected ADT will determine whether Section E or Section F is used. Projected volumes of 4,000 to 7,000 require Section E, while projected volumes of 7,000 to 14,000 require section F. Parking and bike lanes are not mandated on all collectors. Parking lanes will be included based on adjacent land uses and requires an additional 7' per direction. Bike lanes will be required per the Bikeway Master Plan or at the discretion of the Director of Public Works or the designee and will require an additional 5' per direction.

Arterial Streets

The arterial system is used to provide a high level of mobility for travel through the region and within/between adjacent areas of the city. Arterial streets have limited access to adjacent properties and typically carry higher volumes, at higher speeds on four or six travel lanes.

Bike lanes are required on all four-lane divided arterials (Section G). If parking is necessitated by adjacent properties, an additional 7' per direction will be added.

Bike lanes will be included on six-lane divided arterials (Section H), per the Bikeway Master Plan. If bike lanes are added to a six-lane arterial an additional 6' per direction will be needed. Parking shall be prohibited on all new six-lane arterials.

Related Policies

Landscaping Area

All landscaping areas must include trees that are appropriate for the size of the planter. The attached tree listing (Tree Index, from the Sacramento Urban Forest Management Plan, April 1994), specifies the types of trees that can be planted for a given planter size.

Tree planting must comply with the City of Sacramento shade ordinance.

Traffic Calming

Traffic calming devices, such as bulb-outs or traffic circles are encouraged to enhance the pedestrian environment. These devices may be proposed or required for subdivisions. Use and design of these devices shall be determined on a case-by-case basis and are at the discretion of the City's Traffic Engineer.

Private Streets

All private streets shall to be designed to the City of Sacramento street standards.

Parkways

Residential and commercial setback standards will be revised to be measured from the back of curb (rather than sidewalk) to encourage the use of parkways.

Lighting

Street lighting will be located behind the curb, where sidewalks are not adjacent to the curb, or behind the sidewalk, where sidewalks are adjacent to the curb.

Additional Notes

Bike Lanes

Bike lanes are required on all four-lane arterials. On collectors and six-lane arterials, bike lanes will be installed as required per the Bikeway Master Plan.

Parking

Parking installation, where optional, will be determined based on adjacent land uses.

Vertical Curbs

Street standards show approximate dimensions. Vertical curbs require 8" from face of curb to back of curb. If a vertical curb is used the adjacent planter will be reduced by 2", (street Sections B, D, E, F, G, and H). In street Section C, where a planter is unavailable and a vertical curb is to be used the face of curb clearance may be reduced 2".

To keep the back of curb line consistent in areas where rolled and vertical curbs are included on the same segments the face of curb clearance may be modified. The back of curb to back of curb dimension will remain consistent within a road segment.

Partially Developed Streets

Extension of any partially developed street should be consistent with adjacent properties. The Director of Public Works shall determine the appropriate cross section on a case-by-case basis.

Public Utility Easements

Per City Code Section 40.10.1017, 12½' public utility easement is required adjacent to all public ways, unless otherwise approved by utilities.

Alternative Street Sections

North Natomas, the Jacinto Creek Planning Area and the Southern Pacific Railyards/Richards Boulevard Area were developed prior to the development of the new street standards. These areas have alternative street sections that will be incorporated into the "Design & Procedures Manual". Future projects outside of these special planning areas will adhere to the new street standards unless Subdivision Modifications are considered and approved by the City, as required by the City Code, Chapter 40.

Interim Guidelines

In the interim (between the adoption of the new standards and amending the supporting policy documents), to be consistent with the new street standards, City staff shall have the authority to make discretionary changes in supporting engineering details to implement the new street standards.

City of Sacramento Street Application Guidelines

Drawing Letter	Description	Application (Daily Traffic Volumes)		Access Requirements/Restrictions ¹					Design Features		
				DU's served	SF Dwy	Min. Dwy Spacing	Left from Minor Street	Left from Major Street	Typical Speed Limit	Min Centerline Radius ⁸	Curb Type
		from	to								
a.	Local Residential	0	2,000	200	Yes	City Code ⁵	Allowed	Allowed	25	200	Rolled or Vertical
b.	Local Residential	0	4,000	400	Yes	City Code ⁵	Allowed	Allowed	25	200	Rolled or Vertical
c.	Local Non Residential	0	7,000	-	No	City Code ⁵	Allowed	Allowed	25-35	400	Vertical
d.	Local Non Residential	0	14,000	-	No	City Code ⁵	Allowed	Allowed	25-35	400	Vertical or Rolled
e.	Collector	4,000	7,000	-	Yes ²	City Code ⁵	Allowed	Allowed	25-35	600	Vertical
f.	Collector	7,000	14,000	-	Yes ²	City Code ⁵	Allowed ³	Allowed ³	25-35	600	Vertical
g.	Arterial	14,000	32,000	-	No	300' ⁶	Conditional ¹	Allowed ³	35-45	1,000	Vertical
h.	Arterial	32,000	48,000	-	No	500'	Prohibited ⁴	Conditional ⁷	40-50	1,500	Vertical

¹ In all cases, access may be restricted at the discretion of The Department of Public Works.

² On streets with more than 4,000 ADT, access to individual single family homes is not recommended, but can be approved at the discretion of the Director of Public Works or the designee. Alternate access designs, including alleys, shared access driveways and frontage access roads should be considered. For non-residential driveways, see City Code.

³ Allowed with protected pocket or two-way turn lane

⁴ Allowed at signalized intersections

⁵ Driveway should be

150' from intersections for non residential and multi-family developments
shared driveways when possible
located where allowed by City Code

⁶ May be reduced at the discretion of the Director of Public Works or the designee.

⁷ Reviewed by Public Works Department on a case-by-case basis

⁸ No superelevation is provided for curves

City of Sacramento

Street Types

Drawing Letter	Description	Dimensions			Primary Features			
		R/W	Curb-to-Curb	# of Thru Lanes	Bike Lane	Parking	Median/Turn Lane	Planter Strip Between Curb and Sidewalk
a	Local Residential	41' ¹	30' ³	2	No	Both Sides	No	No
b	Local Residential	51' ²	30' ³	2	No	Both Sides	No	Yes
c	Local Non Residential	49'	40'	2	No	Both Sides	No	No
d	Local Non Residential	61'	40'	2	No	Both Sides	No	Yes
e	Collector	47'	24'	2	Per Bikeway Master Plan ⁴	Based upon Adjacent Land Use ⁶	No	Yes
f	Collector	59'	36'	2	Per Bikeway Master Plan ⁴	Based upon Adjacent Land Use ⁶	Yes	Yes
g	Arterial	103'	74'	4	Mandatory	Based upon Adjacent Land Use ⁶	Yes	Yes
h	Arterial	117'	88'	6	Per Bikeway Master Plan ⁵	No	Yes	Yes

¹ R/W is 42' with vertical curbs

² R/W is 53' with vertical curbs

³ Curb-to-curb dimension is 32' with vertical curbs

⁴ Add 5' per direction for bike lane

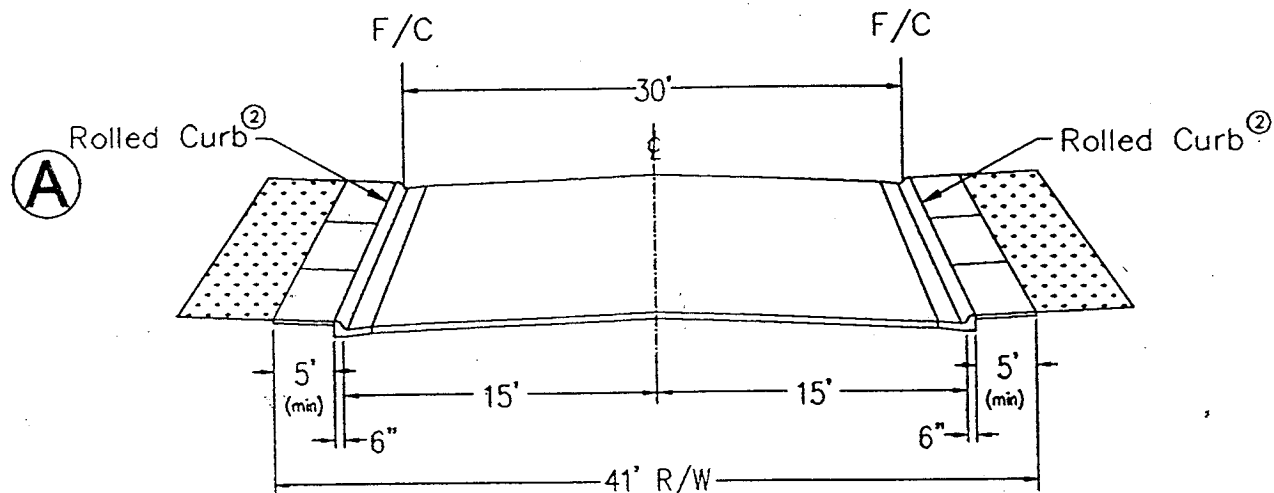
⁵ Add 6' per direction for bike lane

⁶ Add 7' per direction for parking.

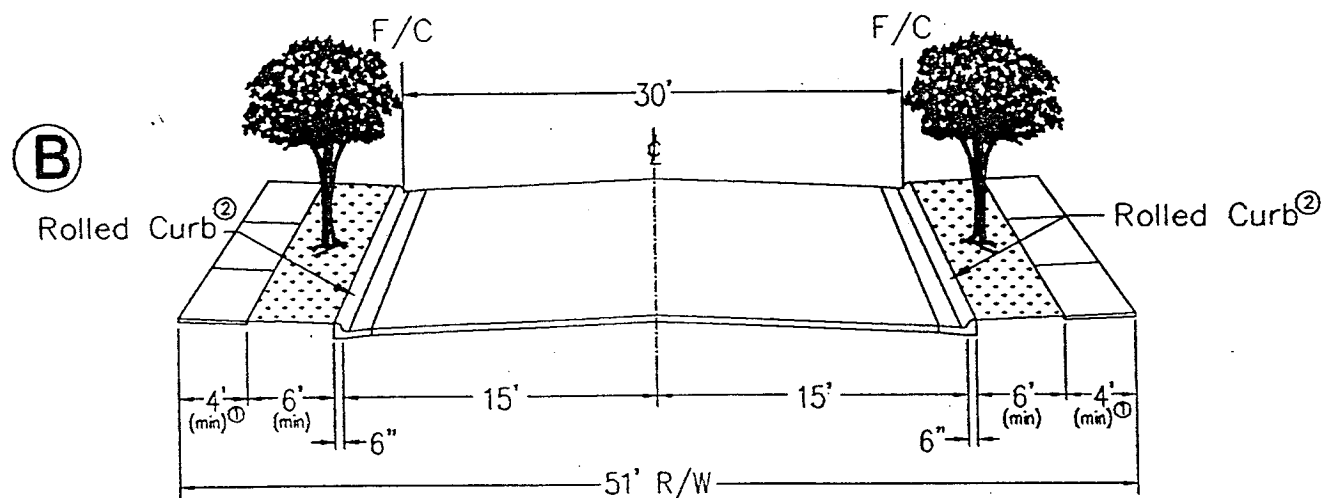
PROPOSED STREET STANDARDS TYPICAL CROSS-SECTIONS

City of Sacramento - Public Works Department

LOCAL RESIDENTIAL STREETS



41' Right-Of-Way
(0-2,000 ADT)



51' Right-Of-Way
(0-4,000 ADT)

- ① -ADA requires a passing space at an interval not to exceed 200ft.
If this requirement is not met, a minimum sidewalk width of 5' is required.
- ② -Vertical curbs may be constructed in accordance to the vertical curb section of the additional notes. If vertical curbs are chosen, the F/C to F/C dimension must be increased to 32'. The sidewalk width may be decreased to 4'-4" from the requirements in Section A with vertical curbs.

**MINOR DEVIATIONS FROM THE STANDARDS REQUIRE THE APPROVAL
OF THE DIRECTOR OF PUBLIC WORKS OR THE DESIGNEE.**

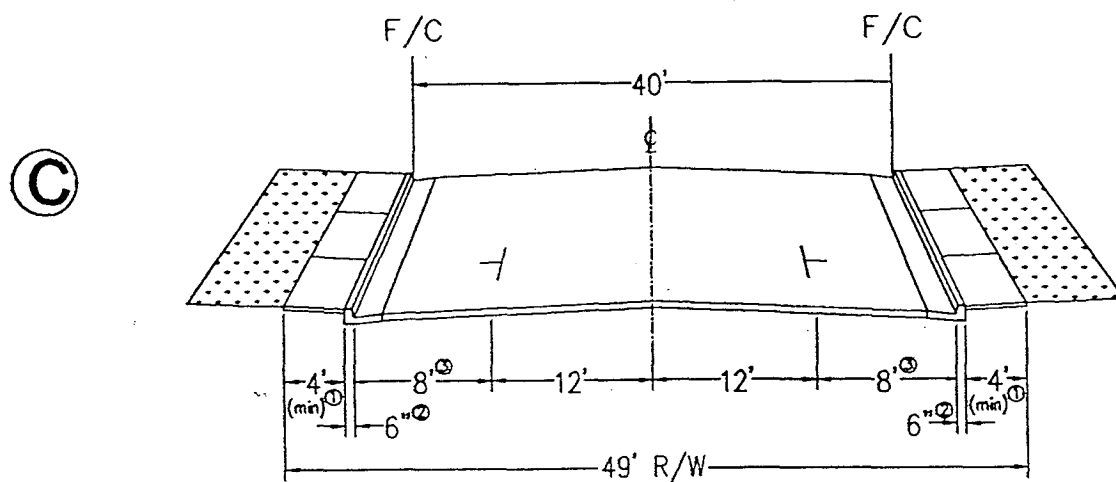
ALTERNATIVES ALLOWED IN THE P.U.D.

PROPOSED STREET STANDARDS

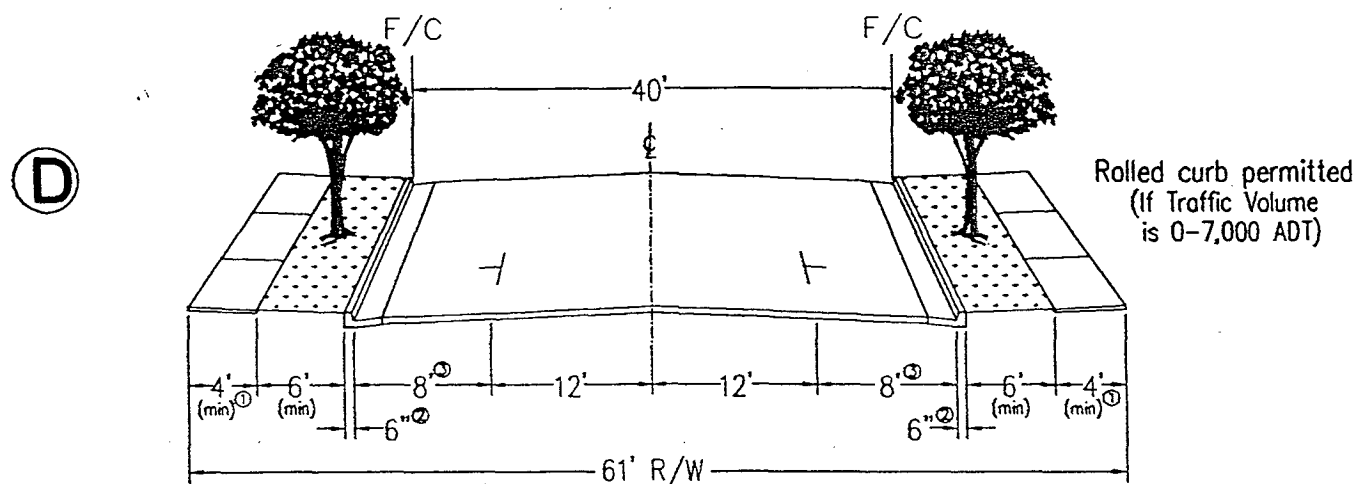
TYPICAL CROSS-SECTIONS

City of Sacramento - Public Works Department

LOCAL NON-RESIDENTIAL STREETS



49' Right-Of-Way
(0-7,000 ADT)



61' Right-Of-Way
(0-14,000 ADT)

- ① - ADA requires a passing space at an interval not to exceed 200ft. If this requirement is not met, a minimum sidewalk width of 5' is required.
- ② - Dimensions shown are approximate. See Vertical Curb Section under additional notes.
- ③ - Parking lanes in industrial areas can be increased to 10' based upon the discretion of the Director of Public Works or their designee.

MINOR DEVIATIONS FROM THE STANDARDS REQUIRE THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR THE DESIGNEE.

ALTERNATIVES ALLOWED IN THE P.U.D.

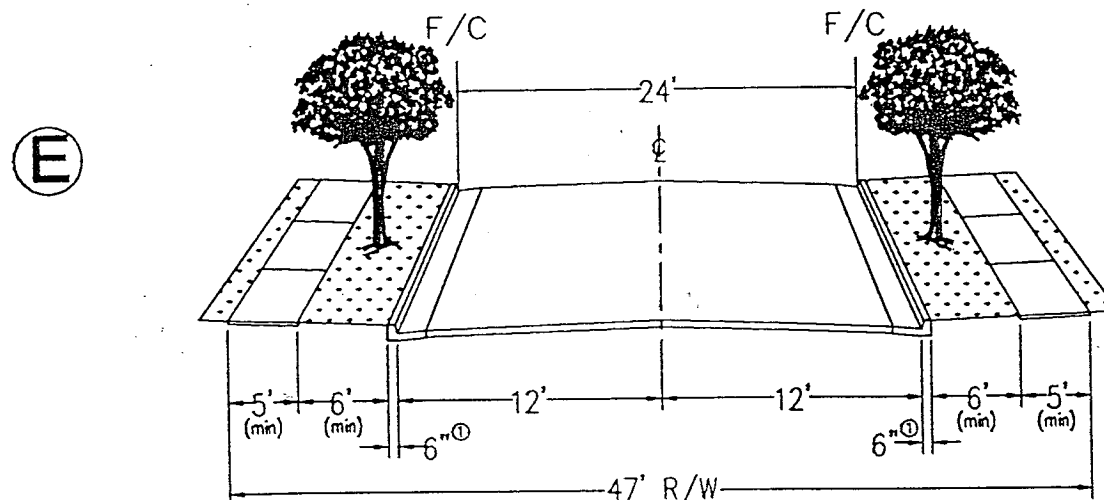
Department of
PUBLICWORKS
CITY OF SACRAMENTO

PROPOSED STREET STANDARDS

TYPICAL CROSS-SECTIONS

City of Sacramento - Public Works Department

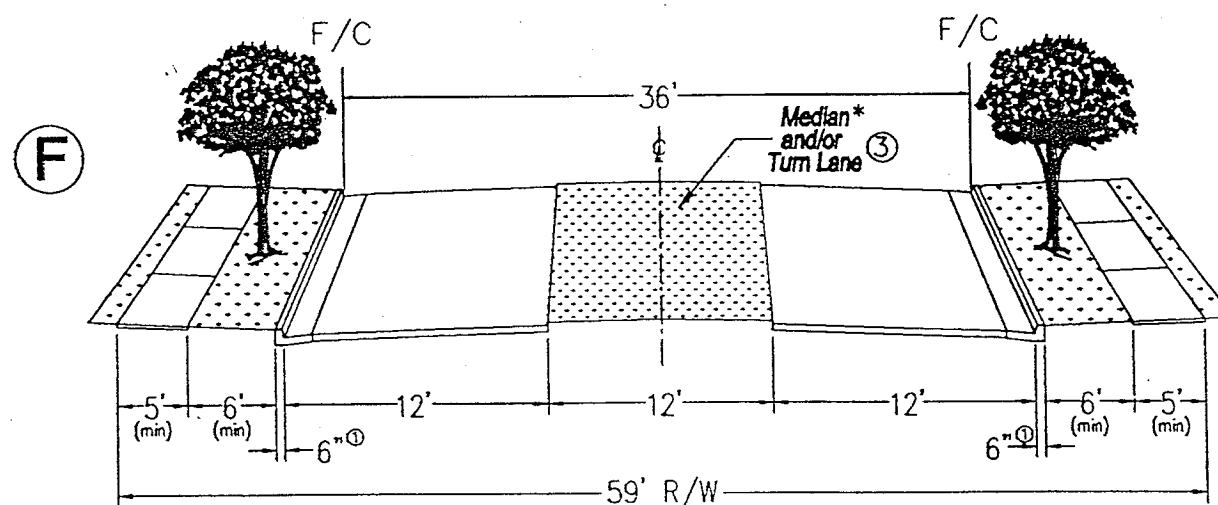
COLLECTOR STREET SYSTEM



47' Right-Of-Way
(4,000-7,000 ADT)

Parking add 7' per direction.
Bike lane add 5' per direction. ②

*Median and median landscaping has to be mountable.



59' Right-Of-Way
(7,000-14,000 ADT)

Parking add 7' per direction.
Bike lane add 5' per direction. ②

- ① - Dimensions shown are approximate. See Vertical Curb Section under additional notes.
- ② - Bike lanes will be added per the Bikeway Master Plan.
- ③ - The Director of Public Works or the designee will determine whether a turn lane or a landscaped median is installed.

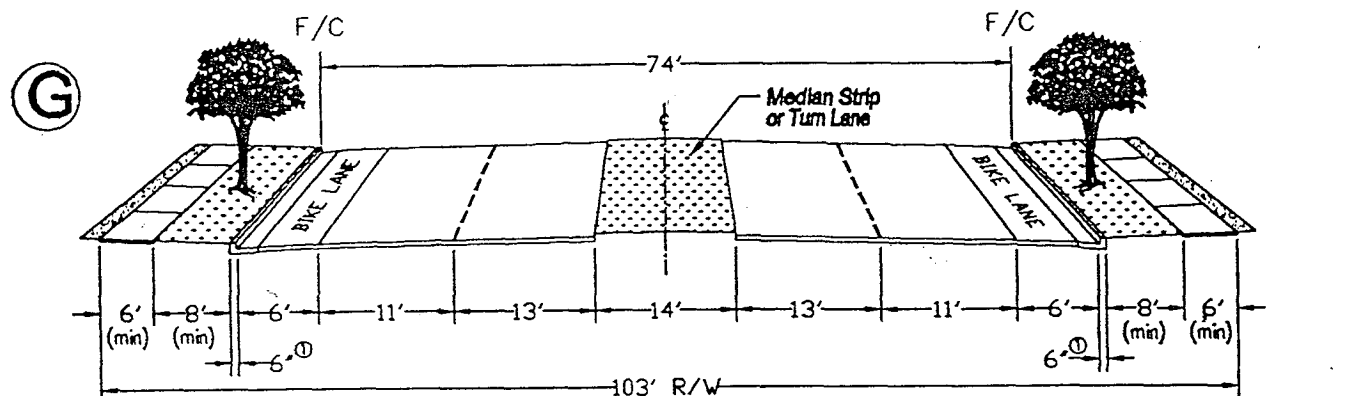
MINOR DEVIATIONS FROM THE STANDARDS REQUIRE THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR THE DESIGNEE.
ALTERNATIVES ALLOWED IN THE P.U.D.

PROPOSED STREET STANDARDS

TYPICAL CROSS-SECTIONS

City of Sacramento - Public Works Department

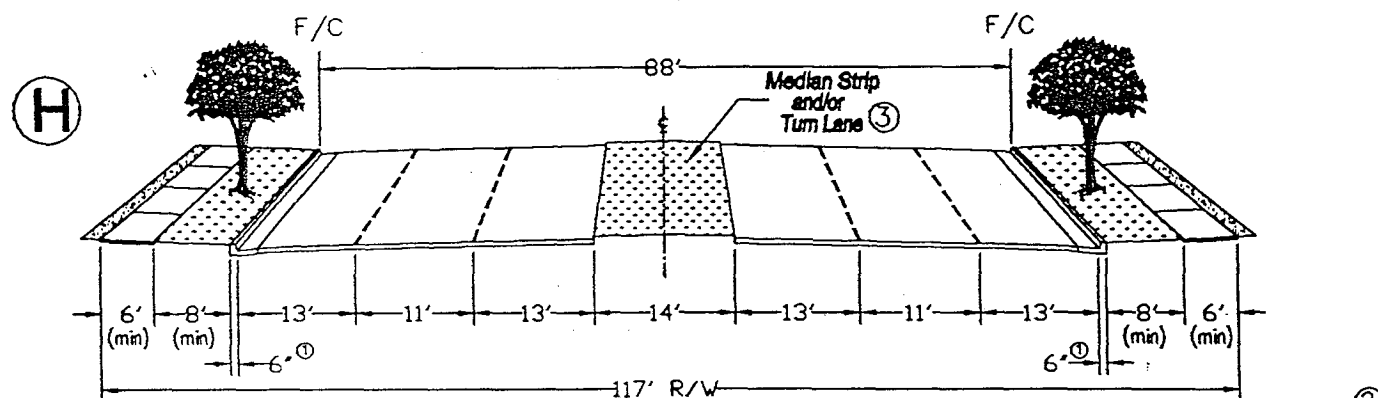
ARTERIAL STREETS SYSTEM



103' Right-Of-Way

Parking add 7' per direction.

(14,000-32,000 ADT)



117' Right-Of-Way

Bike lane add 6' per direction. ②

(32,000-48,000 ADT)

- ① - Dimensions shown are approximate. See Vertical Curb Section under additional notes.
- ② - Bike lanes will be added per the Bikeway Master Plan.
- ③ - The Director of Public Works or designee will determine whether a turn lane or a landscaped median is installed.

MINOR DEVIATIONS FROM THE STANDARDS REQUIRE THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR THE DESIGNEE.

ALTERNATIVES ALLOWED IN THE P.U.D.

Department of
PUBLIC WORKS
CITY OF
SACRAMENTO

MEDIAN STRIP MASTER PLAN

Introduction

Sacramento's street system is a network of circulation routes that delineate land uses and establish continuity throughout the urban area. Streets contribute to the overall visual attributes of any city, and when maintained for maximum effect, play a significant role in providing a positive image for residents and visitors alike. A passerby could easily form a positive or negative image of any community based entirely on a single trip down a street. The quality of street maintenance and cleanliness influences one's initial impression of the hardscape. Landscaping, however, is the most significant factor that increases the aesthetic quality and visual appeal of the street environment. Adjacent properties as well benefit from landscaping because their values increase. Plant materials, by nature of their color, texture and form, produce visual contrasts and "cooling effects" in an otherwise barren street environment. Landscaping produces an association with nature, forming a picturesque concept of a pleasing and liveable space.

The purpose of this master plan is to specify criteria for public landscaping throughout Sacramento's arterial street right-of-way including median strips, park strips and subdivision walls. This plan will establish continuity of quality public landscaping through standardized development, ensuring the continuance of livable street environments in Sacramento.

Median Strips

The City of Sacramento is responsible for designing, constructing and maintaining median strips. Typically, median strips are found on divided major streets (Exhibit A). Staff recently compiled a survey of the various types of landscaped median strips found in Sacramento. Although many design variations currently exist, three basic design styles are predominant: (1) turf and trees; (2) groundcover and trees; and (3) concrete paving with large cut-outs for groundcover and trees. Typical examples of each style are Howe Avenue, Center Parkway, and 65th Street Expressway respectively. Turf and trees, however, has dominated both previous median development and medians currently in the design phase. In the past the choice of design style was based primarily on aesthetic preference, considering maintenance requirements. Exhibit B provides a list of medians that are currently being designed and those that were developed in the last five years.

Landscape Designs of Median Strips

Exhibit C illustrates the various types of landscape designs of median strips. Type A, shrub screens, is typically found along frontage roads parallel to divided major streets. Shrub screens consist of shrubbery at least 36" high which create a buffer zone that helps reduce headlight glare. Shrubs with a growth height greater than 24" should not be planted on center divider median strips because of sight clearance requirements. Types B, C, and D feature landscaping in large cut-outs, reducing the amount of landscaping but retaining a larger ratio of plants to paving. Types D, E and F, feature tree wells surrounded by paving, further reducing the landscaped area and represents the smallest amount of landscaping on medians. Type B and D medians are constructed with concrete paving. Type C and F medians are constructed using bomanite, a process which consists of a colored concrete being stamped, producing a patterned effect. Other appropriate patterned surfaces such as brick or exposed aggregate are acceptable substitutes. Type D and G medians are constructed with interlocking pavers. Type H, turf and trees and Type J, groundcover and trees are typically the most common median designs. Type I and K medians feature the same sort of landscaping as Types H and J, adding an 18" concrete edge to both sides of the median. This edge increases the safety of workers on the median.

Analysis of Development and Maintenance Costs

Exhibit D is a numerical analysis of the various costs related to the different types of median strips. Staff anticipates the average life expectancy of medians to be 50 years, barring changes in the road system; it is indicated by the shading on this exhibit. These costs were calculated per linear foot over this 50-year span. There are three costs associated with median strips: development, street maintenance and landscape maintenance. First, development or construction costs were calculated using the current rates available from general contractors. Second, street maintenance costs were based on a study done by the Public Works Department which examined the impact of irrigation infiltration and runoff and subsequent deterioration of the street paving. The findings indicate a significant increase in pavement deterioration of medians constructed with extruded curbs, curbs placed on top of the pavement in comparison to curbs poured in place. Extruded curbs allow irrigation water to seep underneath them, thus damaging the pavement. The estimated cost of repairing the damage varies from \$0.02 to \$0.35 per linear foot per year for Type D, concrete with tree wells, and Type F, turf and trees, respectively. These estimated values are averages and will vary with each specific site. Medians, therefore, should be constructed with curbs and gutters including gutter drains to avoid irrigation infiltration and runoff. Third, landscape maintenance costs were based on averaging the bid prices for medians currently being maintained under contract with a 5% annual inflation factor added in for each year. The sum of the street and landscape maintenance costs represent the total annual maintenance cost for each type of median. The total cost includes all three cost factors.

Exhibit E illustrates in graphic form a comparison of the total development and annual maintenance costs over a period of 50 years. The intersection of any two lines on this graph indicates the point in time when the costs for certain medians reach an equal value. An analysis of Exhibit E follows:

1. Type A medians, shrub screens, cost the least to develop and maintain.
2. Initially, medians with groundcover and trees (Type J) cost slightly more when compared to turf and trees (Type H) because of higher maintenance required to establish the groundcover. Gradually, the costs equalize at the three-year mark (see Example 1 on Exhibit E). From that point in time, groundcover and trees become less expensive to maintain compared to turf and trees. At 20 years, there is a \$4.21 per linear foot annual savings.
3. Concrete paved medians with landscaped cut-outs (Type B) cost \$10.00 per linear foot more to develop than turf and trees (Type H) but cost 30% less annually to maintain. After 20 years, the costs equalize, demonstrated by the intersecting lines (see Example 2 on Exhibit E). Subsequently, the Type B median is less expensive to maintain; at the 30-, 40-, and 50-year marks, there are annual savings per linear foot of \$5.08, \$10.11 and \$15.15 respectively.
4. Type I and K medians are both constructed with an 18" concrete curb on both sides of the median. It is felt that this added width provides a safer environment for workers. For both medians, this concrete edge increases the development costs but reduces the annual maintenance costs. In comparing median Types H and I, the costs equalize at the forty-two year mark (see Example 3 on Exhibit E). Presently, most medians without this buffer are being chemically edged, while those medians having this buffer are being mechanically edged. Mechanical edging next to a regular curb requires the closure of one lane of traffic adjacent the median at each edging. Mechanically edged turf is more attractive, so the concrete edges are desirable in highly visible areas.
5. Type C and F medians are both constructed using bomanite. Bomanite is a process which offers a wide range of color, pattern, and texture to a concrete surface. This process offers great versatility in design styles. Bomanite costs approximately \$2.00 per linear foot more to install than plain concrete, however landscape and street maintenance costs are identical to the concrete designs, Types B and E. Other appropriate patterned surfaces such as brick or exposed aggregate are acceptable substitutes in lieu of bomanite.
6. Type D and G medians are both constructed with interlocking pavers, a type of brick paving. They are highly attractive and have a far greater visual appeal compared to concrete. By nature of their porous qualities and non-mortared installation, pavers allow the exchange of air and water from the subsurface soils through the pavers. This flexibility is desirable in certain locations due to an abundance of expansive clay soils in Sacramento. Pavers are expensive and appreciably raise the development costs of the medians. Maintenance costs are less on Type G because of the reduced area of landscaping as compared to Type D. Due to high cost of construction, Type D and G medians are the most costly.

Exhibit F illustrates the relationship of the annual maintenance costs only. This relationship is important because maintenance costs continue throughout the median's life span and thus represent future expenditures. Turf medians, Types H and I, are labor intensive and subsequently cost the most to maintain because of frequent mowing, edging and weeding. Groundcover medians, Types J and K, are the next most costly to maintain due to periodic weeding and edging. Medians with large cut-outs, Types B, C and D fall in the middle range of maintenance requirements and costs. Shrub screens, Type A, are the fourth least expensive median to maintain due to infrequent maintenance requirements. Medians with tree wells, Types E, F, and G have the smallest amount of landscaping and therefore are the least expensive to maintain. Medians constructed with interlocking pavers, Types D and G, cost slightly more to maintain than concrete or bomanite surfaces because the pavers are not mortared together resulting in increased weed abatement procedures.

Water Issues

Water, a necessary and valuable resource, has created controversies for centuries and continues to be a major issue in our society. Historically, water rights have played an important role in the evolution of our society. Initially, the frontier settlers adopted riparian rights which meant that those along a stream had the right to the water. This concept had historical precedent in English common law. The discovery and subsequent mining of gold dramatically changed water rights because it became necessary to divert water to nonriparian locations. The doctrine of prior appropriation was established which determined water rights as "first in time, first in right" and became part of mining claims. In 1851 one of the first actions the California State Legislature took was to sanction the local customs of water and mineral rights. It became necessary, however, for courts to render decisions on complicated water disputes. These decisions eventually led to constitutional and statutory laws dealing with water issues which formed the basis for public land use policies. As demands increase and water supplies diminish due to water rights' challenges, the cost of water increases and its availability decreases. Experts predict widespread water shortages by the year 2000. The quality, supply and cost of water is rising to the top of the list of concerns in landscaping.

Plant water requirements are met from two sources -- seasonal rainfall and supplemental irrigation. Research has shown that seasonal rainfall effectively meets about 25% of a plant's needs. Large amounts of precipitation occur when the plant's needs are low and losses occur from (1) excess runoff; (2) leaf surface evaporation; and (3) rainfall occurring after the soil has reached field capacity resulting in deep percolation losses. Supplemental irrigation is estimated to be 75% effective, this figure reflects losses from runoff, deep percolation, wind drift and overspray. The primary objective of an irrigation system is to provide the right amount of water whenever plant stress is about to occur and to supply just enough water at that time to replenish the amount of water used since the last irrigation. This objective is met through adequate design and proper application schedules. Irrigation designs should provide adequate coverage for healthy plant growth with a minimum of waste or overspray. There is unmeasurable negative impact from excess water running across a street. Moreover, this adds to street deterioration and subsequent maintenance costs.

Turf, by nature of its shallow roots, requires frequent irrigation throughout its growing cycle. Trees, shrubs, and to some extent groundcovers have deeper root systems which give them greater access to soil moisture. This quality allows these plants to endure much higher levels of moisture stress compared to turf. Turf irrigation systems are typically spray heads which, by nature of their application, result in a 40-60% loss of applied water in runoff, overspray and surface evaporation. Trees in turf areas often develop surface roots in response to frequent surface waterings and fertilizer applications. Surface watering lessens the drought tolerance of the trees because of their dependence on surface water. Overdevelopment of surface roots greatly increases the probability of wind damage to the trees, particularly in wet soil conditions. Surface rooting of trees on medians also causes significant street damage requiring costly street repairs.

Presently, Sacramento's water supply is non-metered. Although the cost of water can be a significant factor in landscaping, the issue is not addressed in this master plan. In light of unknown future water supplies and potential costs, it is desirable to reduce turf areas on medians, substituting landscapes that are low in water use. This not only conserves water but also reduces long-term maintenance costs. Selected plant materials must be compatible; i.e., drought tolerant. Drought tolerant plants are defined as ones which have:

- (1) a deep and well developed root zone
- (2) a waxy leaf surface
- (3) leaf hairs present to reduce air flow
- (4) light coloring to reflect light
- (5) leaves that fold up or drop under stress conditions.

Many native and ornamental plants are drought tolerant or adaptable to arid conditions. Exhibit G is a representative list of various drought tolerant plant materials suitable to the Sacramento area. This list was compiled by the Southgate Recreation and Park District. Applicable plant species should be selected on the basis of this quality as well as their color, form, texture, mature height and other distinguishing characteristics. Plant species not listed on Exhibit G may be specified. All selections are subject to the approval of the City Landscape Architect.

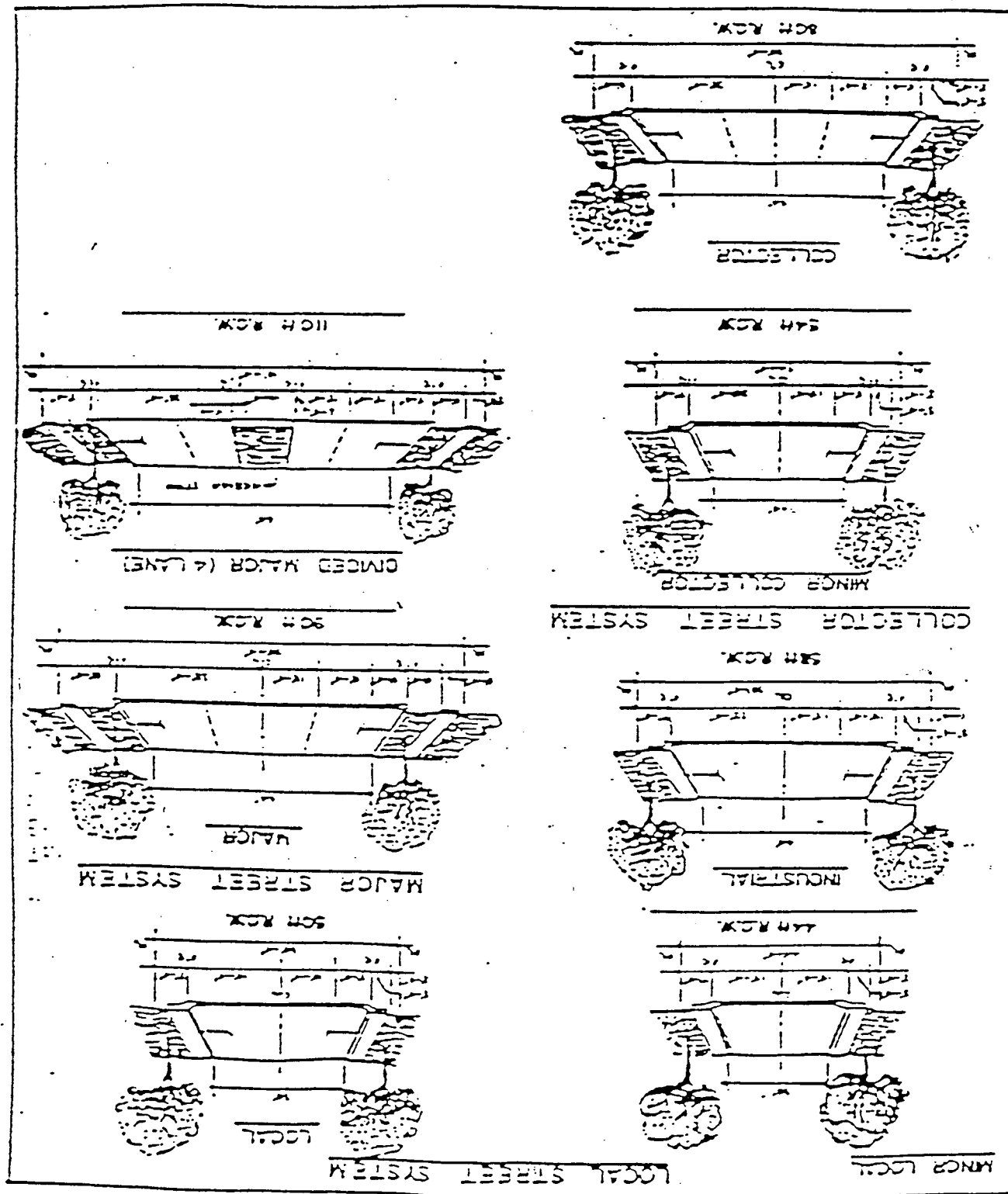
Park Strips

Park strips or maintenance strips are areas between curbs and sidewalks. Section 45.5 of the Sacramento City Code requires the adjacent property owner to maintain park strips. Park strips are subject to extensive pedestrian traffic. In the Central Business District park strips should be attractive, aesthetically pleasing and require minimum maintenance. In downtown areas with new landscaping interlocking pavers and cut-outs for trees with grates are recommended. The surface of the pavers must be treated with an impermeable glaze to prevent staining. In downtown areas with existing mature street trees, alternate and appropriate plantings are recommended to preserve the trees. In residential areas, turf is the most appropriate selection because of its ability to withstand foot traffic and its low initial installation cost.

Subdivision Walls

Subdivision walls or sound walls are private properties located between sidewalks and fencing on arterial streets. The City of Sacramento 1974 General Plan permitted the design of subdivisions with these walls. The walls range from wooden fences with no landscaping to masonry fences with complete landscaping. In some cases, the landscaping is privately maintained by subdivision association fees. An overwhelming majority of these areas are not maintained. In 1983, staff conducted an inventory of existing walls, identifying locations, types, and current conditions. The cost of developing these areas was estimated to be about \$2 million while the annual maintenance cost was assessed at \$65,000. In early 1984, a program was prepared for maintenance and weed abatement of these areas and also for paved (unplanted) medians as well. Additional staff and equipment was appropriated to the Parks Division. Currently, a two-person crew maintains these areas year-round.

The existing spaces between sidewalks and the walls vary in width from zero to 55 feet. For purposes of this master plan areas with a space less than two feet wide should be paved. Only weed abatement and litter removal would be necessary. Larger spaces should be minimally landscaped with cut-outs for tree wells. It is possible to obtain funds for developing and maintaining these areas through the Landscaping and Lighting Act of 1972. This legislation permits government agencies to create assessment districts and levy a tax. This type of funding would decrease the city's general fund obligations. Staff will investigate the possible use of this act and subsequent implementation in a separate financing plan to be developed, pending City Council approval of this Master Plan.



STREET SYSTEM STANDARDS

MEDIAN DEVELOPMENT

Medians Currently in Design Phase

- Mack Road (Brookfield to Valley Hi)
- Arden Way (Point West to Ethan)
- Greenhaven Drive (Vicinity of Secret River)
- Florin Road (East of S. Land Park Drive)

Type Landscaping

Turf/Trees
Undecided
Turf/Trees
Shrub Screen

Medians Developed In the Last Five Years

- "R" St. Cutouts (3rd to 10th St.)
- Florin Road (I-5 West to Gloria)
- Harvard St. (Arden Way to Silica Ave.)
- 21st Ave. Extension (West of Stockton Blvd.)
- Riverside Blvd. (Florin Rd to Pocket Rd.)
- W. El Camino Ave. (I-5 East to Azevedo)

Type Landscaping Year

Groundcover/Trees	1982
Groundcover/Trees	1983
Groundcover/Trees	1983
Turf/Trees	1983
Turf/Trees	1984
Turf/Trees	1985

LANDSCAPE DIAGRAMS

TYPE

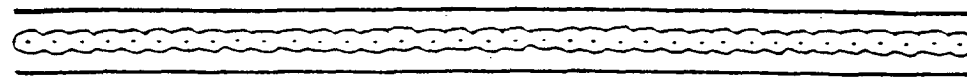
PLAN VIEW

SECTION

1" 40'

1" 20'

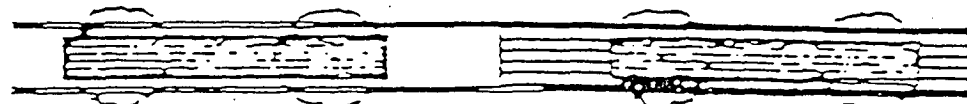
A



A - SHRUB SCREEN



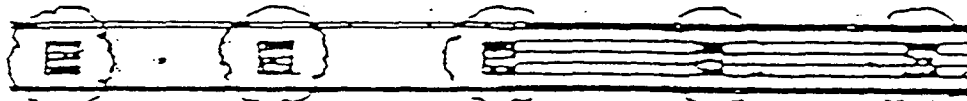
B,C,D



B - CONCRETE W/ CUT-OUTS C - BOMANITE W/ CUT-OUTS
D - PAVERS W/ CUT-OUTS



E,F,G



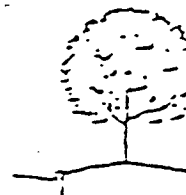
E - CONCRETE W/ TREE WELLS F - BOMANITE W/ TREE WELLS
G - PAVERS W/ TREE WELLS



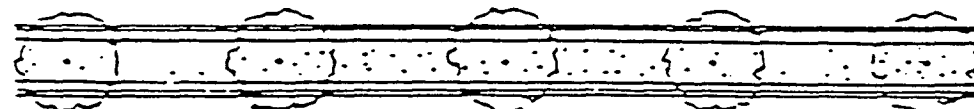
H



H - LAWN & TREES



I



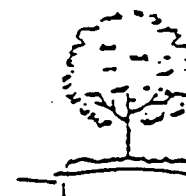
I - LAWN & TREES W/ CONC. EDGE



J



J - GROUNDCOVER & TREES



K



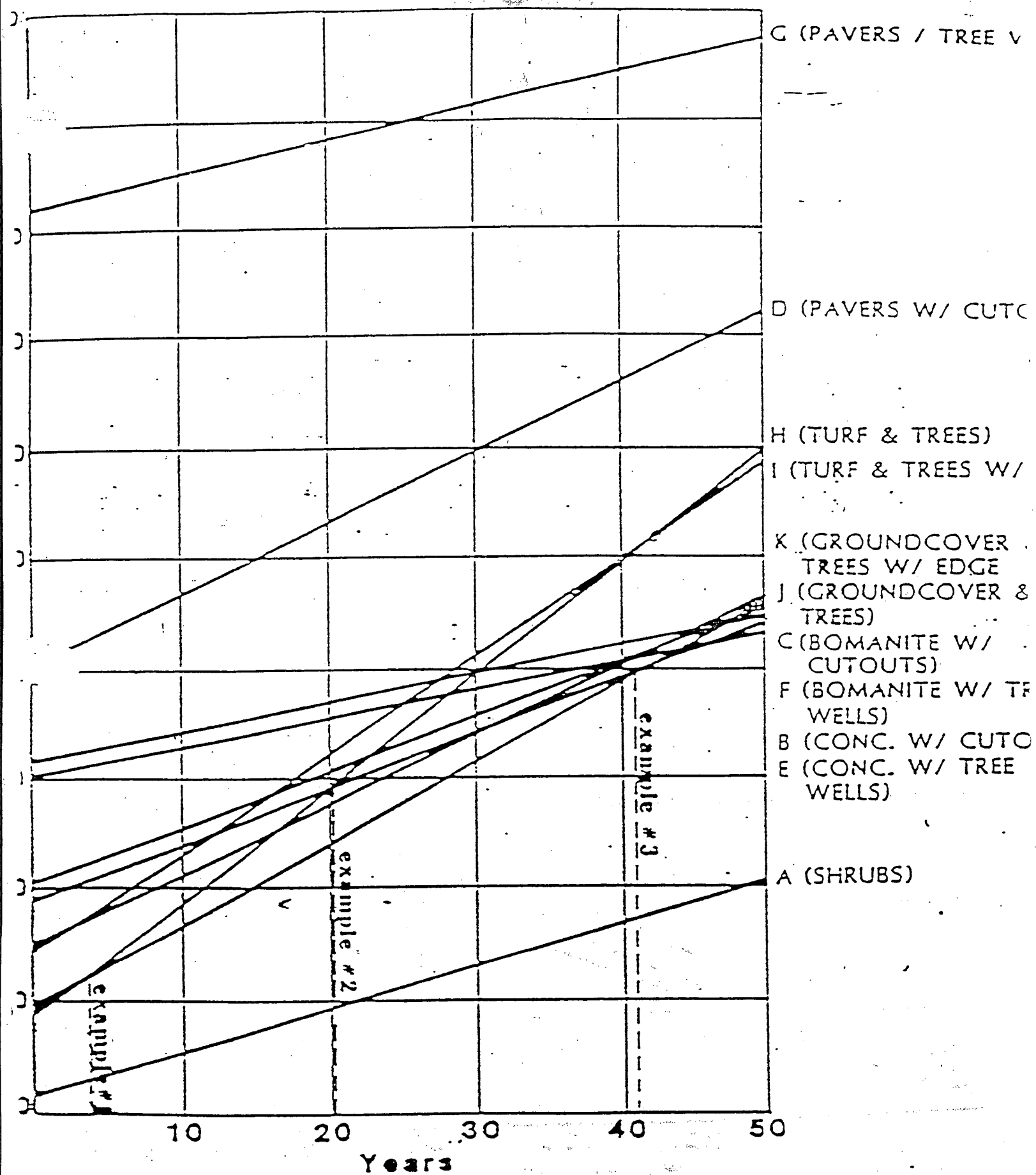
K - GROUNDCOVER & TREES W/ CONC. EDGE



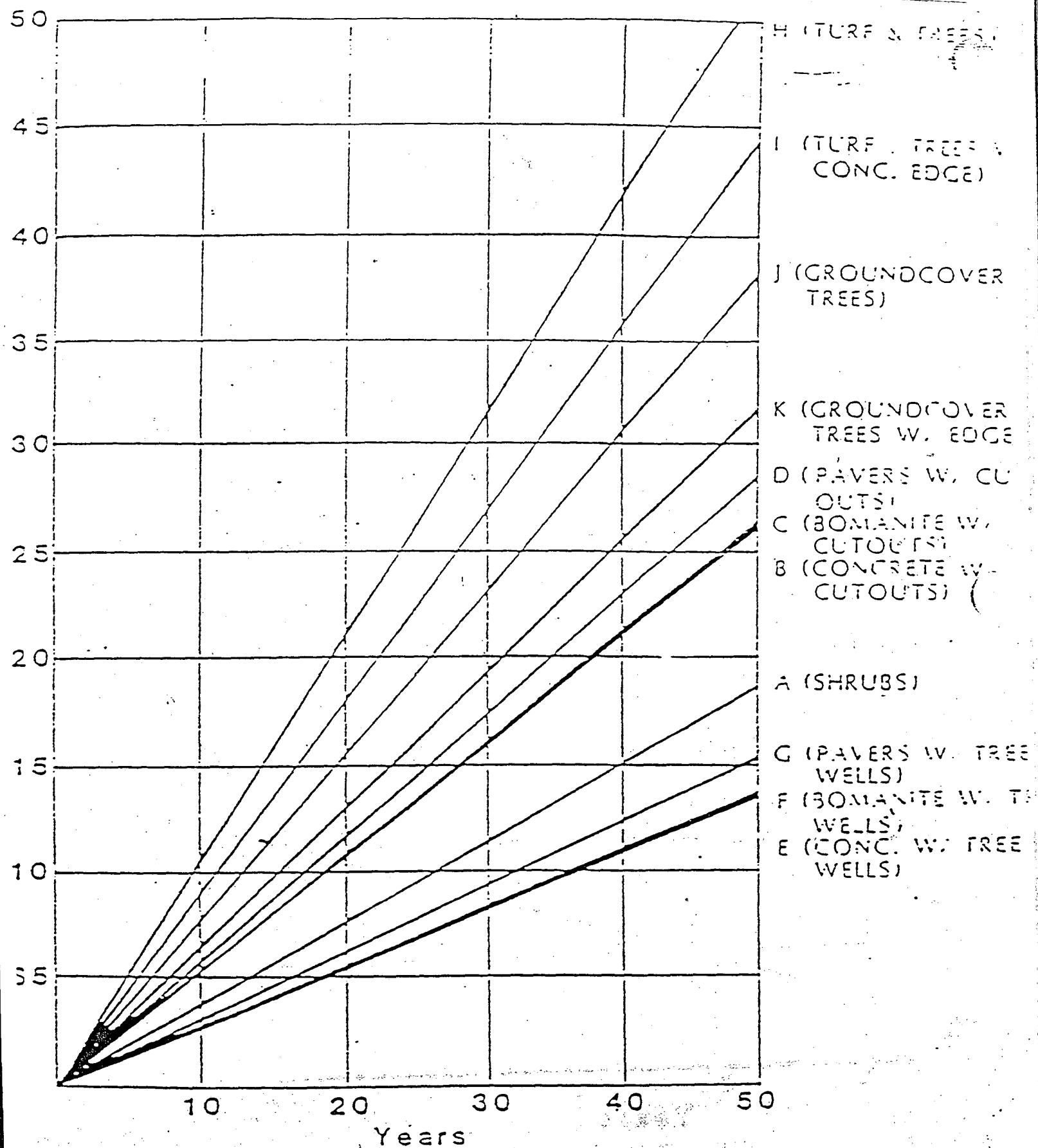
34
9

Type	Description	Const. Cost L.F.	Maint. Cost L.F./Yr.	Maint. Cost L.F./Yr.	Maint. Cost L.F./Yr.	Total Cost L.F./1Yr.	Total Cost L.F./10Yr.	Total Cost L.F./20Yr.	Total Cost L.F./30Yr.	Total Cost L.F./40Yr.	Total Cost L.F./50Yr.
A	Shrub Screen	\$12.00	\$0.26	\$0.09	\$0.35	\$12.35	\$15.66	\$19.33	\$ 22.99	\$ 26.66	\$ 30.31
B	Concrete with Cut-Outs	\$28.00	\$0.40	\$0.11	\$0.51	\$28.51	\$33.33	\$38.68	\$ 44.01	\$ 49.37	\$ 54.72
C	Bomanite with Cut-Outs	\$30.00	\$0.40	\$0.11	\$0.51	\$30.51	\$35.33	\$40.68	\$ 46.01	\$ 51.37	\$ 56.72
D	Pavers with Cut-Outs	\$50.00	\$0.43	\$0.11	\$0.54	\$50.54	\$55.64	\$61.31	\$ 66.96	\$ 72.63	\$ 78.30
E	Concrete with Tree Wells	\$40.00	\$0.24	\$0.02	\$0.26	\$40.26	\$42.72	\$45.45	\$ 48.16	\$ 50.89	\$ 53.62
F	Bomanite with Tree Wells	\$42.00	\$0.24	\$0.02	\$0.26	\$42.26	\$44.72	\$47.45	\$ 50.16	\$ 52.89	\$ 55.62
G	Pavers with Tree Wells	\$92.00	\$0.27	\$0.02	\$0.29	\$92.29	\$95.03	\$98.08	\$101.11	\$104.15	\$107.20
I	Turf and Trees	\$18.00	\$0.64	\$0.35	\$0.99	\$18.99	\$28.35	\$38.74	\$ 49.09	\$ 59.48	\$ 69.88
I	Turf and Trees with Conc. Edge	\$24.00	\$0.60	\$0.25	\$0.85	\$24.85	\$32.88	\$41.81	\$ 50.69	\$ 59.61	\$ 68.54
I	Groundcover and Trees (new)	\$19.00	\$0.66	\$0.26	\$0.92	\$19.92	\$27.07	\$34.53	\$ 41.98	\$ 49.44	\$ 56.89
I	Groundcover and Trees with Conc Edge (new)	\$25.00	\$0.60	\$0.16	\$0.76	\$25.76	\$31.77	\$38.07	\$ 44.37	\$ 50.67	\$ 56.97

Type	Description (Existing)	Const. Cost L.F.	Landscape Maint. Cost L.F./Yr.	Street Maint. Cost L.F./Yr.	Total Maint. Cost L.F./Yr.	Total Cost L.F./1Yr.	Total Cost L.F./2Yr.	Total Cost L.F./3Yr.
I	Groundcover and Trees	\$19.00	\$ 0.45	\$ 0.26	\$ 0.71	\$19.71	\$20.46	\$21.20
10	and Trees Edge	\$25.00	\$ 0.40	\$ 0.18	\$ 0.58	\$25.58	\$26.23	\$26.86



TOTAL COSTS



MAINTENANCE COSTS

DROUGHT TOLERANT LANDSCAPE PLANTS

The following list is a composite of California natives as well as ornamentals which are drought tolerant, will take full sun and adapt to Sacramento valley conditions after their establishment. Although not especially frail or delicate, most should have an infrequent watering (*better with occasional water), during the summer months and few will adapt to overwatering.

<u>TREES - Scientific Name</u>	<u>Common Name</u>	<u>Evergreen</u>	<u>Deciduous</u>
Aesculus californica	Calif. Buckeye		X
Acacia - many varieties		X	
Ailanthus altissima	Tree-of-Heaven		X
Albizia julibrissin	Silk tree		X
Casuarina	Sheepwood	X	
Calocedrus decurrens	Incense Cedar	X	
Cedrus deodara	Deodar Cedar	X	
altis	Hackberry		X
Carratonia siliqua*	St. John's Bread	X	
Cupressus glabra	Arizona Cypress	X	
Eriobotrya japonica*	Loquat	X	
Eucalyptus - many varieties		X	
Fig, edible variety*			X
Fraxinus dipetala	Calif. Flowering Ash		X
Koelreuteria paniculata	Goldenrain Tree		X
Maclura pomifera	Osage orange		X
Olea europaea	Olive	X	
Pinus coulteri	Coulter Pine	X	
Pinus edulis	Pinon Pine	X	
Pinus sabiniana	Digger Pine	X	
Pinus torreyana	Torrey Pine	X	
Pistacia atlantica	Mt. Atlas Pistache		X
Populus fremontii	Fremont Cottonwood		X
Quercus douglasii	Blue Oak		X
Quercus engelmannii	Mesa Oak		
Quercus lobata	Valley Oak		X

DROUGHT TOLERANT LANDSCAPE PLANTS (Con't.)

Page 2

<u>TREES - Scientific Name</u>	<u>Common Name</u>	<u>Evergreen</u>	<u>Deciduous</u>
Quercus wislizeni	Interior Live Oak		X
Rhus lancea*	African Sumac	X	
Robina	Black Locust		X
Schinus molle	California Pepper	X	
Schinus terebinthifolius	Brazilian Pepper	X	
Sequoiadendron giganteum	Giant Sequoia	X	
Tilia tomentosa	Silver Linden		X
Washingtonia filifera	Calif Fan Palm	X	
Zizyphus jujuba	Chinese Jujube		X

<u>SHRUBS - Scientific Name</u>	<u>Common Name</u>	<u>Size</u>				<u>Evern</u>	<u>Decds</u>
		<u>L</u>	<u>M</u>	<u>S</u>	<u>GC</u>		
Acacia - many varieties	Acacia	X	X			X	
Adenostomata fasciculatum	Chamise		X			X	
Arbutus unedo*	Strawberry tree	X				X	
Arctostaphylos - many varieties		X	X	X	X	X	
Arctotheca calendula	Cape Weed				X	X	
Artemisia pycnophylla	Sandhill Sage			X		X	
Atriplex canescens	Four-wing Saltbush		X			X	
Atriplex semibaccata	Australian Saltbush				X	X	
Eaccharis pilularis	Coyote Brush				X	X	
Calistemon* - many varieties	Bottle Brush	X	X			X	
Carpobrotus edulis	Ice Plant				X	X	
Ceanothus - many varieties		X	X	X	X	X	
Centranthus ruber	Jupiter's Beard				X		X
Cercis occidentalis	Western Redbud	X					X
Cercocarpus betuloides.	Mountain Mahogany	X				X	
Chamaelirium uncinatum	Geraldton Waxflower	X				X	
Chamaerops humilis	Mediterranean Fanpalm	X	X			X	
Cistus incanus	Rockrose				X	X	
Cistus salviifolius	Sageleaf Rockrose				X	X	

SHRUBS - Scientific Name	Common Name	Size				Evern	Decds.
		L	M	S	GC		
Coprosma kirkii	Coprosma			X		X	
Correa pulchella	Australia Fuchsia				X	X	
Cotinus coggygria	Smoke Tree	X					X
Cotoneaster - many varieties		X	X	X	X	X	X
Cytisus canariensis	Canary Is. Broom		X			X	
Cytisus racemosus	similar to canariensis		X			X	
Cytisus scoparius	Scotch Broom	X				X	
Dendromecon harfordii	Island Tree Poppy	X				X	
Dendromecon rigida	Brush Poppy		X			X	
Dodonaea viscosa	Hopseed Bush	X				X	
Diosanthemum floribundum	Rosea Ice Plant				X	X	
Eleagnus pungens	Silverberry	X				X	
Eriogonum fasciculatum	Calif. Buckwheat			X		X	
Fallugia paradoxa	Apache Plume		X			X	Partial
Festuca ovina v. glauca	Sheep Fescue				X	X	
Fremontodendron californicum	Common Flannel Bush		X			X	
Fremontodendron mexicanum	Southern Flannel "	X				X	
Garrya elliptica*	Coast Silktassel		X			X	
Garrya fremontii	Fremont Silktassel		X			X	
Genista aethnensis	Mt. Aetna Broom	X					X
Genista hispanica	Spanish Broom				X		X
Genista pilosa					X		X
Genista sagittalis					X		X
Grevillea 'Aromas'		X				X	
Grevillea rosmarinifolia	Rosemary Grevillea		X			X	
Grevillea tridentifera			X			X	
Hakea salinga	Willowleaf Hakea	X				X	
Hakea snaveolens	Sweet Hakea	X				X	
Haplopappus canus	Hazardia			X			X
Haplopappus parishii	Goldenbrush	X				X	
Helianthemum scoparium	Rush Rose		X		X	X	
Helianthemum nummularium	Sunrose				X	X	
Heteromeles arbutifolia*	Toyon	X				X	
Hypericum calycinum*	Aaron's Beard				X	X	

DROUGHT TOLERANT LANDSCAPE PLANTS (Con't.)

Page

<u>SHRUBS - Scientific Name</u>	<u>Common Name</u>	<u>Size</u>					<u>Evern</u>	<u>Decds.</u>
		<u>L</u>	<u>M</u>	<u>S</u>	<u>GC</u>			
Hypericum coris					X		X	
Isomeris arborea	Bladder pod			X				
Lagerstroemia indica*	Crape Myrtle	X						X
Lampranthus spectabilis	Training Ice Plt.				X		X	
Lantana montevidensis*	Trailing Lantana				X		X	
Larrea tridentata	Creosote Bush		X				X	
Lavandula* - several varities	Lavender			X			X	
Lavatera assurgentifolia	Tree Mallow	X					X	
Leptospermum - several varities	Tea Tree	X	X	X	X		X	
Lepidodactylon californicum	Prickly Phlox			X			X	
Leucophyllum frutescens	Texas Ranger		X				X	
Lithodora diffusa	Lithodora				X			X
Lupinus longifolius	Bush Lupine			X				X
Lysiloma thornberi	Feather Bush	X						X
Mahonia* - many varities			X	X	X		X	
Melaleuca - several varities		X	X				X	
Myoporum parvifolium*	Myoporum				X		X	
Myrica californica	Pacific Wax Myrtle	X					X	
Nerium oleander*	Oleander	X		X			X	
Osteospermum fruticosum*	African Daisy				X		X	
Penstemon cordifolius	Beard Tongue		X				X	
Phlox subulata*	Moss pink				X			X
Phormium colensoi*	Flax		X				X	
Phormium tenax*	New Zealand Flax	X					X	
Photinia fraseri*	Photinia	X	X				X	
Photinia serrulata*	Chinese Photinia	X					X	
Pinus edulis	Pinon Pine	X					X	
Pittosporum phillyraeoides*	Willow Pittosporum	X					X	
Plumbago auriculata	Cape Plumbago				X	X	X	
Polygonum capitatum	Knotweed				X		X	
Potentilla tabernaemontani*	Spring Cinquefoil				X		X	
Prunus caroliniana*	Carolina Laurel Ch.	X					X	
Prunus ilicifolia	Hollyleaf Cherry	X					X	

DROUGHT TOLERANT LANDSCAPE PLANTS (Con't.)

Page 5

<u>SHRUBS - Scientific Name</u>	<u>Common Name</u>	<u>L</u>	<u>M</u>	<u>S</u>	<u>GS</u>	<u>Evern.</u>	<u>Decds</u>
Pyracantha* - several varieties		X	X	X	X	X	
Quercus dumosa	Calif. Scrub Oak		X			X	
Rhamnus alaternus*	Italian Buckthorn	X				X	
Rhamnus californica	Coffeeberry		X			X	
Rhamnus c. ilicifolia	Holly-leaf Redberry		X			X	
Rhus galbra	Smooth Sumac	X					X
Rhus laurina	Laurel Sumac	X				X	
Rhus ovata	Sugar Bush		X	X		X	
Ribes viburnifolium	Evergreen Currant			X	X	X	
Rosa rugosa	Ramanas Rose		X				X
Rosmarinus officinalis	Rosemary		X	X		X	
Salvia - several varieties	Sage		X	X			X
Sedum* - many varieties	Stonecrop				X	X	
Santolina chamaecyparissus	Lavender Cotton				X	X	
Senecio* - many varieties				X	X	X	
Simmondsia chinensis	Jojoba		X			X	
Sphaeralcea ambigua	Desert Mallow		X				X
Stachys byzantina*	Lambs Ears				X	X	
Styrax officinalis californicus	Snowdrop Bush	X	X				X
Symphoricarpos mollis	Creeping Snowberry				X		X
Tamarix - several varieties	Tamarisk	X				X	
Teucrium chamaedrys	Germander				X	X	
Teucrium fruticans	Bush Germander		X			X	
Thymus - several varieties	Thyme				X		X
Trichostema lanatum	Wooly Blue Curis				X	X	
Xylosma congestum	Xylosma	X	X			X	
Verbena - several varieties					X		X
Yucca - several varieties		X	X			X	
Zauchneria californica	Calif. Fuchsia			X	X	X	

RLC/ph

(This list was compiled by the Southgate Recreation and Park District).

38
17

MEDIAN STRIP MASTER PLAN CRITERIA

The following criteria shall be implemented in the planning and development phases of median strips, park strips, and sound walls throughout Sacramento.

1. Median strips shall be developed only on divided major streets.
2. Median strips may be constructed on public streets in private developments as long as funding for construction and perpetual maintenance is obtained from private sources, including all corresponding street maintenance costs.
3. Shrub screens, Type A, shall consist of shrubbery at least 36" high. At least the first 80' on each side of an intersection shall be concrete/paving or landscaped with groundcover having a maximum growth height of 24".
4. All future median development shall be one of the following: concrete with cut-outs, Type B; bomanite with cut-outs, Type C; pavers with cut-outs, Type D; concrete with tree wells, Type E; bomanite with tree wells, Type F; pavers with tree wells, Type G. Concrete paving, Types B and E, is acceptable in residential, industrial and commercial areas. Bomanite paving, Types C and F, shall be used in retail business areas to increase the aesthetic qualities. Interlocking pavers, Type D and G, shall be used only in special situations due to the high cost of installation. Other appropriate surfacing such as brick or exposed aggregate may be substituted for bomanite. All selections shall be approved by the Director of Parks and Community Services and the Director of Public Works.
5. Irrigation designs shall provide adequate coverage and sufficient water for the healthy growth of all landscaped areas. Drainage shall be provided to eliminate surface runoff across the pavement.
6. Irrigation systems shall be designed with a minimum of waste and overspray and shall not throw water off the landscaped area onto non-planted areas. Drainage shall be an integral part of the irrigation system.
7. When practical, low precipitation irrigation systems shall be used to conserve water. Sprinkler heads and surface spray irrigation shall be avoided when possible.
8. Selected plant species shall be drought tolerant or adaptable to arid conditions. All selections are subject to approval of the City Landscape Architect.

9. Park strips in the Central Business District in areas of new landscaping shall consist of interlocking pavers and cut-outs for trees with grates. The surface of these pavers shall be treated with an impermeable glaze to prevent staining.
10. Park strips in the Central Business Districts with existing mature street trees shall consist of an acceptable alternate and appropriate landscaping, subject to the approval of the City Landscape Architect and City Arborist.
11. Park strips in residential areas shall be turf because of its aesthetic appeal, low installation cost and its ability to withstand high levels of foot traffic.
12. Subdivision walls that have a space between the sidewalk and wall less than two feet wide shall be paved.
13. Subdivision walls with an area more than two feet wide shall have minimal landscaping consisting of cut-outs for tree wells.

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
1.	Acer buergeranum Trident Maple	•				
2.	Acer campestre Hedge Maple	•				
3.	Acer campestre 'Queen Elizabeth' Queen Elizabeth Hedge Maple				•	
4.	Acer macrophyllum Big Leaf Maple				•	
5.	Acer nigrum 'Green Column' Green Column Black Maple				•	
6.	Acer palmatum Japanese Maple	•				
7.	Acer platanoides 'Columnar Broad'				•	
8.	Acer platanoides 'Emerald Queen' Emerald Queen Norway Maple				•	
9.	Acer rubrum 'Autumn flame'				•	
10.	Acer rubrum 'Frank's Red' Red Sunser Maple				•	
11.	Acer rubrum 'October Glory'				•	
12.	Acer saccharinum Silver Maple					•

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
13.	Acer saccharum 'Flax Mill Majesty' Flax Mill Majesty Sugar Maple				•	
14.	Acer saccharum 'Legacy' Legacy Sugar Maple				•	
15.	Aesculus californica California Buckeye				•	
16.	Aesculus carnea 'O' Neill Red' O'Neill Red Horsechestnut				•	
17.	Alnus sp. Alder Sp.					•
18.	Callistemon citrinus Lemon Bottlebrush	•				
19.	Calocedrus decurrens Incense Cedar				•	
20.	Carpinus betulus European Hornbeam				•	
21.	Celtis australis European Hackberry		•			
22.	Celtis occidentalis Common Hackberry			•		
23.	Celtis sinensis Chinese Hackberry		•			
24.	Ceratonia siliqua Carob Tree				•	

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
25.	Cercis canadensis Eastern Redbud	•				
26.	Cercis canadensis 'Forest Pansy' Oklahoma				•	
27.	Cercis occidentalis Western redbud	•				
28.	Cercis reniformis 'Oklahoma' Forest Pansy Canadian Redbud				•	
29.	Chionanthus retusus Chinese Fringe Tree				•	
30.	Chitalpa tashkenensis 'Pink Dawn' (Catalpa and Chilopsis hybrid)				•	
31.	Cinnamomum camphora Camphor Tree				•	
32.	Crataegus viridis 'Winter' Winter Kig Hawthorne				•	
33.	Cornus kousa chinensis Chinese Dogwood				•	
34.	Cupressocyparis leylandii Leyland Cypress					•
35.	Eucalyptus gunnii Cider Gum				•	
36.	Eucalyptus microtheca Coolibah Tree				•	

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
37.	Eucalyptus polyanthemos Silver Dollar Eucalyptus		•			
38.	Eucalyptus sideroxylon Red Ironbark		•			
39.	Fagus sylvatica European Beech				•	
40.	Fraxinus sp. Ash Sp.					•
41.	Ginkgo biloba Ginkgo		•			
42.	Koelreuteria bipinnata Flame Tree		•			
43.	Koelreuteria paniculata Goldenrain Tree	•				
44.	Lagerstroemia indica Crape Myrtle	•				
45.	Laurus nobilis Sweet Bay				•	
46.	Liquidambar styraciflua American Sweet Gum				•	
47.	Magnolia grandiflora 'Majestic Beauty' Majestic Beauty Magnolia		•			
48.	Magnolia grandiflora 'Russet' Russet Magnolia			•		

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
49.	Magnolia grandiflora 'St. Mary' St. Mary's Magnolia			•		
50.	Magnolia soulangizna Saucer Magnolia	•				
51.	Maytenus boaria Mayten Tree				•	
52.	Morus alba White Mulberry					•
53.	Nyssa sylvatica Tupelo		•			
54.	Phyllodendron amurense 'Macho' Male Cork Tree				•	
55.	Pinus canariensis Canary Island Pine				•	
56.	Pinus densifolia Japanese Red Pine				•	
57.	Pinus eldarica Mondell Pine				•	
58.	Pinus halepensis Aleppo Pine				•	
59.	Pinus patula Jelecote Pine	•				
60.	Pinus pinea Italian Stone Pine				•	

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
61.	Pinus radiata Monterey Pine					•
62.	Pinus roxburghii Chir Pine				•	
63.	Pinus sylvestris Scotch Pine				•	
64.	Pinus thunbergiana Japanese Black Pine	•				
65.	Pistacia chinensis Chinese Pistache		•			
66.	Platanus acerifolia "Bloodgood" London Plane				•	
67.	Plananus acerifolia 'yarwood' London Plane		•			
68.	Plantanus cashmeriana Cashmere Sycamore				•	
69.	Prunus blireiana Flowering Plum				•	
70.	Prunus cerasifera "atropurpurea" Purple Leaf Plum				•	
71.	Prunus cerasifera 'Thundercloud' Flowering Plum				•	
72.	Prunus okame Okame Flowering Cherry				•	

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
73.	Prunus sargentii Sargent Flowering Cherry				•	
74.	Prunus 'Snow Goose' Snow Goose Flowering Cherry				•	
75.	Pyrus calleryana 'Chanticleer' Chanticleer Pear				•	
76.	Pyrus calleryana 'Redspire' Redspire Pear				•	
77.	Pyrus Kawakamii Evergreen Pear				•	
78.	Quercus acutissima Sawtooth Oak				•	
79.	Quercus agrifolia California Live Oak		•			
80.	Quercus bicolor Swamp White Oak				•	
81.	Quercus coccinea Scarlet Oak		•			
82.	Quercus douglasii Blue Oak		•			
83.	Quercus frainetto 'Schmidt' Forest Green Oak				•	
84.	Quercus illex Holly Oak				•	

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
85.	Quercus lobata Valley Oak		•			
86.	Quercus macrocarpa Burr Oak				•	
87.	Quercus palustris Pin Oak				•	
88.	Quercus rubra Red Oak		•			
89.	Quercus shumardii Shumard Oak				•	
90.	Quercus suber Cork Oak		•			
91.	Quercus virginiana Southern Live Oak		•			
92.	Quercus wislizenii Interior Live Oak		•			
93.	Rhus lancea African Sumac				•	
94.	Robinia ambigua 'Idahoensis' Idahoe Pink		•			
95.	Robinia pseudoacacia 'Decaisneana' Black Locust				•	
96.	Sequoia sempervirens Redwood/Coast Redwood			•		

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
97.	Sequoiadendron giganteum Sequoia/Sierra Redwood				•	
98.	Sophora japonica 'Regent' Regent Japanese Scholar Tree				•	
99.	Tilia americana 'Redmond' Redmond Linden		•			
100.	Tilia americana 'Wandell' Legend Linden Tree				•	
101.	Tilia cordata 'Olympic' Olympic Linden				•	
102.	Ulmus 'Homestead' Homestead Elm				•	
103.	Ulmus 'Frontier' Pioneer Elm				•	
104.	Umbellularia californica California Bay				•	
105.	Washingtonia filifera California Fan Palm				•	
106.	Washingtonia robusta Mexican Fan Palm				•	
107.	Catalpa bignonioides Common Catalpa				•	
108.	Catalpa speciosa Western Catalpa				•	

Tree Index

	"RECOMMENDED," "EXPERIMENTAL" or "CONDITIONAL" and "NOT TO USE" definitions following this index.	Recommended			Experimental Conditional	Not to use as p.r.o.w. trees
		Less than 4 feet	4 to 8 feet	8 to 15 feet		
109.	Ligustrum lucidum Glossy Privet					•
110.	Betula sp. Birch					•
111.	Betula nigra River Birch				•	

Definition:

Recommended: The trees on the Recommended List are either proven performers in Sacramento or new species and tree cultivars which are suited to the conditions found in the City. New species replace some old favorites which have had serious problems and therefore cannot be recommended. All trees on the Recommended List will do well if each tree's environmental requirements are met, however, they will not necessarily do well in every location. Refer to spacing requirements for each species.

Experimental/Conditional: Experimental trees are those which meet all the same environmental, functional and design requirements of trees on the Recommended List, but which have not been planted in large enough numbers or for a long enough period of time in Sacramento to be able to judge long term performance. These species should be planted in smaller quantities at first, and monitored for more widespread use. Annually, at least 5% of all trees planted in Sacramento are to come from this list. Some species may need to be grown in the City nursery or contract-grown since they may not be readily available in the nursery trade.

Conditional trees are those with specific use and placement limitations. Conditional trees may only be used with the written approval of Street Tree Services.

Not to Use in the Public Right-of-Way: The trees on this list are not to be planted in the public right-of-way. Some species were taken from existing City Trees Lists.

The reasons for a tree species' inclusion on this list include pests and disease, pavement destruction, overplanting, freeze damage, availability, and horticulture difficulty.

AMENDED

RESOLUTION NO. 2000-198

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING APPROPRIATION OF CITYWIDE
LIGHTING AND LANDSCAPING ASSESSMENT FUNDS

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

1. That the streetscape standards (see Attachment 1) recommended by staff be adopted as the Citywide standard for all new landscaping.

Type of Landscaping-Soundwall was amended to read:

" Areas with less than 2' of space between the soundwall and sidewalk shall be hardscaped except that vines are permitted."

2. That \$170,000 be transferred from the Lighting and Landscaping Contingency Fund (Fund 281) into the CIP project Street Landscaping District #2(PN:RF21).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

DRAFT - 05/02/00

CITY OF SACRAMENTO STREETSCAPE STANDARDS**TYPE OF LANDSCAPING AREAS**

- **Median**
 - See Attachment 8 for min. widths. Areas with three feet or less in width shall be hardscaped.
- **Planter**
 - Located between the curb and sidewalk or behind the sidewalk. See Attachment 8 for min. widths.
- **Soundwall**
 - Areas with less than 2' of space between the soundwall and sidewalk shall be hardscaped except that vines are permitted. (1990 Median Master Plan-Attachment 9).

TYPE OF STREETS RECOMMENDED FOR STREETSCAPING

- **Arterial/Collector**
 - City of Sacramento Street Standards (Attachment 8), adopted by the City Council on October 6, 1998, defines minimum street widths and type of streets suitable for medians and/or planters.
- **Gateway Street**
 - A "Gateway" is a street leading into a community area from a major transportation facility (freeway interchange, major street). This includes "Neighborhood Entries" which are enhanced landscape areas added to the landscape corridor at visible street intersections and neighborhood entry points.
- **Economic Enhancement of Commercial Strips**
 - Older commercial streets in the City could potentially be revitalized with streetscape.

LANDSCAPING

- ☐ 20% - 50% Hardscape - (decorative or plain concrete, pavers, cobble, decomposed granite etc.)
- ☐ 50% - 80% Landscape
 - **TREES:**
 - Drought-tolerant and/or native trees are encouraged.
 - Attachment 10 (Tree Index, from the Sacramento Urban Forest Management Plan, April 1994) specifies the types of trees that can be planted for a given planter size.
 - Tree planting must comply with the City of Sacramento shade ordinance and species must be approved by the City Arborist.
 - Tree canopy shall be at least 9' in height for clear sight lines and visibility.
 - **SHRUBS:**
 - Drought-tolerant and/or native species are encouraged.
 - Shall be appropriate for the size of the planter.
 - Shall not exceed 3' in height for clear sight lines and visibility.
 - Accent shrubs may be planted as necessary, such as on ends of medians at street intersections or used as focal points in gateway streets.
 - Low spreading shrubs or groundcover can be planted where low-growing plants are desired or required and in confined spaces but shall be used sparingly to reduce ongoing maintenance costs.
 - Avoid turf and annuals.
- ☐ **IRRIGATION:**
 - Permanent irrigation must be installed for all landscaping.
 - Controllers shall have TRC commander remote control hookups attached to the clock and outside the box.
 - Clocks shall have no more than 24 stations (preferable max of 12 stations).
 - Solar clocks are encouraged for 1 to 12 station sites or where electricity is difficult to obtain.
- ☐ **MAINTENANCE:**
 - Landscape design plans will go through a review process that will include evaluation of species, water usage, utility requirements, and maintenance (level and cost).
 - The Streetscape Standard recommends that the annual maintenance costs range from \$0.07-\$0.09 per square foot (based on 1999 rates).
 - If landscaping is designed and installed to a higher level than the City standard (\$0.07-\$0.09), an ongoing outside funding source (i.e. - assessment district) must be identified to fund the increased maintenance cost.
 - Contractor shall maintain the landscaping for a minimum of 6 months after the installation.
 - Maintenance shall meet or exceed the City's Landscape Maint. Specs. & Provisions as stated in LS95-2.
 - Maintenance for a new soundwall must have a special district formed.
 - Maintenance for an existing soundwall will be by the responsible party (City, subdivision or homeowner).
 - If the question of maintenance responsibility arises, the City will determine responsibility.
- ☐ **CONSTRUCTION:**
 - Removing and replacing the existing median structure is not preferred.

RESOLUTION NO. _____

APPROVED

MAY 2 - 2000

OFFICE OF THE
CITY CLERK

RESOLUTION NO. *2000-198 as amended*

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION APPROVING APPROPRIATION OF CITYWIDE
LIGHTING AND LANDSCAPING ASSESSMENT FUNDS**

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

1. That the streetscape standards (see Attachment 1) recommended by staff be adopted as the Citywide standard for all new landscaping.
2. That \$170,000 be transferred from the Lighting and Landscaping Contingency Fund (Fund 281) into the CIP project Street Landscaping District #2(PN:RF21).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

DRAFT - 05/02/00

CITY OF SACRAMENTO STREETSCAPE STANDARDS**TYPE OF LANDSCAPING AREAS**

- **Median**
 - See Attachment 8 for min. widths. Areas with three feet or less in width shall be hardscaped.
- **Planter**
 - Located between the curb and sidewalk or behind the sidewalk. See Attachment 8 for min. widths.
- **Soundwall**
 - Areas with less than 2' of space between the soundwall and sidewalk shall be hardscaped except that vines are permitted within areas with over 20,000 Average Daily Traffic. (1990 Median Master Plan-Attachment 9).

TYPE OF STREETS RECOMMENDED FOR STREETSCAPING

- **Arterial/Collector**
 - City of Sacramento Street Standards (Attachment 8), adopted by the City Council on October 6, 1998, defines minimum street widths and type of streets suitable for medians and/or planters.
- **Gateway Street**
 - A "Gateway" is a street leading into a community area from a major transportation facility (freeway interchange, major street). This includes "Neighborhood Entries" which are enhanced landscape areas added to the landscape corridor at visible street intersections and neighborhood entry points.
- **Economic Enhancement of Commercial Strips**
 - Older commercial streets in the City could potentially be revitalized with streetscape.

LANDSCAPING

- ☐ 20% - 50% Hardscape - (decorative or plain concrete, pavers, cobble, decomposed granite etc.)
- ☐ 50% - 80% Landscape
 - **TREES:**
 - Drought-tolerant and/or native trees are encouraged.
 - Attachment 10 (Tree Index, from the Sacramento Urban Forest Management Plan, April 1994) specifies the types of trees that can be planted for a given planter size.
 - Tree planting must comply with the City of Sacramento shade ordinance and species must be approved by the City Arborist.
 - Tree canopy shall be at least 9' in height for clear sight lines and visibility.
 - **SHRUBS:**
 - Drought-tolerant and/or native species are encouraged.
 - Shall be appropriate for the size of the planter.
 - Shall not exceed 3' in height for clear sight lines and visibility.
 - Accent shrubs may be planted as necessary, such as on ends of medians at street intersections or used as focal points in gateway streets.
 - Low spreading shrubs or groundcover can be planted where low-growing plants are desired or required and in confined spaces but shall be used sparingly to reduce ongoing maintenance costs.
 - Avoid turf and annuals.
- ☐ **IRRIGATION:**
 - Permanent irrigation must be installed for all landscaping.
 - Controllers shall have TRC commander remote control hookups attached to the clock and outside the box.
 - Clocks shall have no more than 24 stations (preferable max of 12 stations).
 - Solar clocks are encouraged for 1 to 12 station sites or where electricity is difficult to obtain.
- ☐ **MAINTENANCE:**
 - Landscape design plans will go through a review process that will include evaluation of species, water usage, utility requirements, and maintenance (level and cost).
 - The Streetscape Standard recommends that the annual maintenance costs range from \$0.07-\$0.09 per square foot (based on 1999 rates).
 - If landscaping is designed and installed to a higher level than the City standard (\$0.07-\$0.09), an ongoing outside funding source (i.e. - assessment district) must be identified to fund the increased maintenance cost.
 - Contractor shall maintain the landscaping for a minimum of 6 months after the installation.
 - Maintenance shall meet or exceed the City's Landscape Maint. Specs. & Provisions as stated in LS95-2.
 - Maintenance for a new soundwall must have a special district formed.
 - Maintenance for an existing soundwall will be by the responsible party (City, subdivision or homeowner).
 - If the question of maintenance responsibility arises, the City will determine responsibility.
- ☐ **CONSTRUCTION:**
 - Removing and replacing the existing median structure is not preferred.