



City of Yuba City  
Planning Division Agenda Report  
Planning Commission Meeting

January 28, 2009

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DATE: January 23, 2009  
TO: Yuba City Planning Commission  
FROM: Community Development Department  
SUBJECT: Agenda Report – Meeting of January 28, 2009

**COMMISSION CONSIDERATION:**

1. **REQUEST FOR AN 18-MONTH EXTENSION OF TIME FOR FILING THE FINAL MAP FOR PARCEL MAP TM 05-10; APPLICANT/OWNER: JOGINDER BAINS**

Section 8-2.610 of the Yuba City Municipal Code states that tentative maps are approved for a period of two years; two extensions of time (not to exceed eighteen months each) may be granted.

**Project Description:**

On August 10, 2005, the Planning Commission approved Parcel Map TM 05-10 to subdivide a 1.18-acre parcel into three single-family residential parcels with nine conditions of approval. Upon request of the applicant, the Planning Commission granted an eighteen month extension to February 10, 2009. The applicant has requested the second (and final) extension of time for filing the final map for TM 05-10. (See Attachment 2) If the final map is not recorded by August 10, 2010, the map will expire.

**Recommended Action:**

Staff recommends that the Planning Commission grant an 18-month extension of time, which will extend the final filing date for Parcel Map TM 05-10 to August 10, 2010.

**PUBLIC HEARINGS:**

1. **USE PERMIT UP 08-07 FOR USE OF A COMMERCIAL COACH FOR THRIFT SHOP OPERATIONS AT 760 STAFFORD WAY; ASSESSOR'S PARCEL NUMBER: 52-200-063; APPLICANT/OWNER: YUBA SUTTER GLEANERS FOOD BANK**

**Project Description:**

The applicant is requesting a Use Permit to use a commercial coach for a thrift shop located behind the existing warehouse used for food bank operations. As indicated in the applicant's letter, the thrift shop, known as the "Little House" has been a part of the Gleaners' operations since before they moved from 460 A Street. Section 8-5.1502 of the Yuba City Zoning Regulations requires a Use Permit approved by the Planning Commission prior to installation of a commercial coach in the C-M zoning classification.

**Property Description:**

The project site is located at the southwest end of the Stafford Way cul-de-sac. Street improvements (curb, gutter and sidewalk) exist along the property frontage. The site contains a large warehouse and a parking lot, which the Gleaners recently purchased and opened for their food supply operations. Public ingress and egress is provided via an existing driveway on Stafford Way. (See Attachment 1, "Aerial Photo")

**General Plan Designation:**

Community Commercial

**Zoning Classification:**

C-M, Heavy Commercial/Light Industrial District

**Surrounding Land Use:**

Existing C-M uses are located to the north and west; Stafford Way and multi-family uses are located to the east; and railroad right-of-way and industrial uses are located to the south. (See Attachment 1, Aerial Photo)

**Previous Commission Actions and/or Policies:**

None.

**Environmental:**

The proposed project is Categorical Exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines, pertaining to new construction.

**Staff Comments:**

As previously noted, Sections 8-5.1502 of the Yuba City Zoning Regulations require a Use Permit approved by the Planning Commission prior to installation of a commercial coach in the C-M zoning classification. Provided below is an evaluation of the findings required to approve the Use Permit. The required findings are in bold, italicized font.

***1. The proposal is consistent with the General Plan.***

Staff analysis: The property is zoned C-M, Heavy Commercial/Light Industrial District, which is consistent with the existing General Plan designation of Community Commercial. The C-M District allows the use of a commercial coach subject to the issuance of a Use Permit by the Planning Commission. The Zoning Code states that temporary commercial coaches may be used for a maximum of two years. The Yuba Sutter Gleaners have indicated their hope to use the coach beyond that time limit. Condition number four requires Planning Commission review of the use of the coach to ensure continued compatibility with the neighborhood.

***2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.***

Staff analysis: The site for the proposed use is adequate to accommodate the commercial coach. As can be seen on the site plan provided by the applicant, (see Exhibit B) the coach will be located on the south end of the property. Although placement of the coach will eliminate several parking spaces, the site has more than enough parking to accommodate the Gleaners' use. Because of the limited visibility of the coach, staff does not recommend requiring landscaping in conjunction with the commercial coach.

***3. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.***

Staff analysis: The C-M District is intended for a mixture of warehouse and retail uses similar to that which is proposed by the Gleaners. Additionally, the proposed commercial coach and the retail operation it will contain is expected to generate minimal additional traffic in the vicinity of the project, as evidenced by the minimal amount of traffic generated by the same retail operation at the Gleaners' prior location. As such, the streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.

***4. The site design and size and design of the buildings will complement neighboring facilities.***

Staff analysis: The commercial coach will not be visible from any public street. The applicant has agreed to locate the commercial coach behind the warehouse in such a way as to keep it from view on nearby public rights-of-way. The coach will be skirted to hide the foundation system.

5. *The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

Staff analysis: The proposed use of a commercial coach for a thrift shop will not be detrimental to the health, safety, or welfare of persons residing or working in the vicinity of the project. The project has been conditioned to comply with all applicable Building Code requirements.

**Recommended Action:**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the following findings:
  1. Use Permit UP 08-07 is consistent with the General Plan.
  2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.
  3. The streets serving the site are adequate to carry the quantity of traffic generated by the temporary commercial coach and vehicle sales lot.
  4. The site design and size and design of the building will complement neighboring facilities.
  5. The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
2. Approve the requested Use Permit to place a commercial coach used as a thrift shop at 760 Stafford Way, subject to the following three conditions of approval:

**General**

1. Use Permit UP 08-07 is approved as described and shown in Exhibits A, B, and C and as conditioned herein.
2. The applicant shall obtain a building permit for installation of the commercial coach.
3. All signage requires a building permit.

4. To ensure compatibility with the surrounding neighborhood, continued use of the commercial coach shall require review by the Planning Commission after two years, or by January 28, 2011.

**2. USE PERMIT UP 08-06 FOR USE OF A COMMERCIAL COACH FOR A TEMPORARY SALES TRAILER FOR VEHICLE SALES AT THE SOUTHWEST CORNER OF STATE ROUTE 20 AND HARTER PARKWAY; ASSESSOR'S PARCEL NUMBERS: 63-010-101, -102, AND -103; APPLICANT: SULLIVAN AUTO GROUP; OWNER: JOHN L. SULLIVAN FAMILY LIMITED PARTNERSHIP**

**Project Description:**

The applicant is requesting a Use Permit to temporarily place a commercial coach that will be used as a sales trailer for vehicle sales at the southwest corner of State Route 20 and Harter Parkway. The commercial coach would be used for one year as a means of determining the feasibility of constructing the previously-approved business on the subject property. If construction of the permanent facility (which was previously approved by the Planning Commission on August 22, 2007) has commenced within the year, the applicant has requested permission to continue using the trailer for the duration of construction. (See Exhibit D for approved elevations of the permanent facility.)

Sections 8-5.1402 and 8-5.1302 of the Yuba City Zoning Regulations require a Use Permit approved by the Planning Commission prior to installation of a temporary commercial coach in the C-3 zoning classification. Given the temporary nature of the proposal, the applicant proposes minimal improvements to the site, including installation of the commercial coach in accordance with the requirements of the Yuba City Building Division, installation of an all-weather surface for the parking area and accessible paths of travel, and installation of site lighting and signage. Only 2.2 acres of the 7.65-acre site will be used for vehicle display, while the remainder of the property will remain undisturbed.

This request is similar to the one that the Planning Commission previously approved for the Yuba City Toyota dealership, located across Harter Parkway from the subject property. Because the applicant has requested longer than the three months approved for the Toyota dealership, this request will be forwarded to the City Council for final action.

**Property Description:**

The project site is located at the southwest corner of Harter Parkway and State Route 20. Street improvements (curb, gutter and sidewalk) exist along the Harter Parkway frontage. The site is currently vacant. Public ingress and egress will be provided via an existing driveway on Harter Parkway. (See Attachment 1, "Aerial Photo")

**General Plan Designation:**

Regional Commercial

**Zoning Classification:**

C-3, General Commercial, X-24, Special Standards Combining District

**Surrounding Land Use:**

State Route 20 and Yuba City Marketplace are located to the north; Harter Parkway and the site for the proposed Yuba City Toyota auto dealership are located to the east; Spirit Way and River Valley High School are located to the south; and vacant land is located to the west of the project site. (See Attachment 1, Aerial Photo)

**Previous Commission Actions and/or Policies:**

GP 07-03, RZ 07-03, DP 07-05 John L. Sullivan: On August 22, 2007, the Planning Commission recommended that the City Council approve the above-referenced General Plan Amendment, Rezoning, and Development Plan applications to construct up to a 40,000 square-foot facility for vehicle sales. The City Council approved the above-referenced General Plan Amendment and Rezoning applications at its regular meeting on September 18, 2007.

**Environmental:**

The proposed project is Categorical Exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines, pertaining to new construction.

**Staff Comments:**

As previously noted, Sections 8-5.1402 and 8-5.1302 of the Yuba City Zoning Regulations require a Use Permit approved by the Planning Commission prior to installation of a temporary commercial coach in the C-3 zoning classification. Provided below is an evaluation of the findings required to approve the Use Permit. The required findings are in bold, italicized font.

***1. The proposal is consistent with the General Plan.***

Staff analysis: The property is zoned C-3, General Commercial District, which is consistent with the existing General Plan designation of Regional Commercial. The C-3 District allows the use of a commercial coach for an office on a temporary basis subject to the issuance of a Use Permit by the Planning Commission.

***2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.***

Staff analysis: The site for the proposed use is adequate to accommodate the temporary commercial coach and vehicle sales area. The applicant proposes to use approximately thirty percent of the area on which the permanent facility ultimately will be constructed. The applicant has proposed using an all-weather surface to ensure accessibility to and from the public right-of-way. The applicant is providing adequate parking to meet the provisions of the Zoning Regulations. Since the commercial coach is a temporary use, and since the Planning Commission has already approved the permanent facility, staff does not recommend requiring landscaping in conjunction with the commercial coach. If the applicant proceeds with the permanent facility after one year, then all permanent landscaping approved as part of that project will be installed.

***3. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.***

Staff analysis: This site has been analyzed for the anticipated traffic associated with build-out of the permanent facility. The proposed temporary vehicle sales lot and commercial coach will occupy less than thirty percent of the entire site and is a less intensive use than the permanent facility. The traffic generated by the proposed temporary use will be less than significant. Therefore, the streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.

***4. The site design and size and design of the buildings will complement neighboring facilities.***

Staff analysis: The design of the site and commercial coach meet the requirements of Section 8-5.5101 of the Zoning Regulations pertaining to temporary use of a commercial coach, with one exception. The sign attached to the coach is twelve square feet larger than that which would be permitted by the Zoning Regulations. Staff considers this request reasonable because the sign would be one of only two signs on the site for the temporary coach. Additionally, the small size of the commercial coach would result in somewhat limited visibility from the surrounding rights-of-way making it somewhat unreasonable to require strict adherence to the Zoning Code. A finding of limited visibility has been included to permit the larger sign on the coach. The other proposed temporary monument sign complies with the Zoning Code.

Although the proposed project complies with the provision of the Zoning Code, it is a temporary use with limited design features that will, over time, not complement neighboring properties. To ensure that the use does not become permanent, the applicant has agreed to Condition No. 1, which requires removal of the commercial coach and sales lot by January 28, 2010. This condition also allows the commercial coach to remain on the site for the duration of construction of the permanent facility, provided that construction has commenced on or before January 28, 2010. This ensures that should there be a delay in the construction of the permanent facility, the “temporary” trailer does not remain in the subject location for an extended period of time.

***5. The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.***

Staff analysis: The proposed temporary use of a commercial coach for a sales office will not be detrimental to the health, safety, or welfare of persons residing or working in the vicinity of the project. Condition Nos. 3 and 4 are included to ensure that the applicant complies with all regulations pertaining to air quality.

**Recommended Action:**

Staff recommends that the Planning Commission take the following actions:

- A. Recommend that the City Council adopt the following six findings:
  - 1. Use Permit UP 08-06 is consistent with the General Plan.
  - 2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.
  - 3. The streets serving the site are adequate to carry the quantity of traffic generated by the temporary commercial coach and vehicle sales lot.
  - 4. The site design and size and design of the building will complement neighboring facilities.
  - 5. The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
  - 6. Due to the small size of the commercial coach there will limited visibility for the proposed auto sales use, necessitating a sign that is twelve square feet larger than what the Zoning Code would permit.
- B. Recommend that the City Council approve the requested Use Permit to place a commercial coach used as a temporary sales office for vehicle sales at the southwest corner of State Route 20 and Harter Parkway, subject to the following ten conditions of approval:

**General**

- 1. Approval of Use Permit UP 08-06 shall be null and void without further action on January 28, 2010, unless construction of the permanent facility has commenced, in which case the commercial coach will be allowed to remain for the duration of construction. If construction of the permanent facility has not commenced by said date, the temporary trailer and associated site improvements, including the vehicle inventory, shall be removed from the site entirely, and the site shall be restored to its natural condition.

2. Use Permit UP 08-06 is approved as described and shown in Exhibits A, B, and C and as conditioned herein.
  3. The applicant shall comply with all dust and air quality mitigation measures recommended by the Feather River Air Quality Management District, including but not limited to regulations regarding soil stabilization, with an approved plan submitted prior to the issuance of a building permit.
  4. All portable power generation equipment shall be PERP (Portable Equipment Registration Program) registered with the State of California. Proof of PERP registration shall be submitted prior to issuance of a building permit.
  5. The applicant shall obtain a building permit for installation of the commercial coach.
  6. Prior to issuance of certificate of occupancy for the temporary commercial coach, the applicant shall install the all-weather parking area and accessible path of travel, with appropriate striping and/or signage to the satisfaction of the City.
  7. The applicant shall comply with all Sutter County Environmental Health regulations pertaining to the temporary restroom.
  8. All signage requires a building permit.
  9. Raised vehicle displays are prohibited.
  10. Signage beyond that permitted in Exhibit C is prohibited, including temporary sales signs, flags, pennants, and banners.
3. **USE PERMIT UP 08-08 FOR USE OF AN EXISTING BUILDING AS A BUSINESS OFFICE AT 326 B STREET; ASSESSOR'S PARCEL NUMBER: 52-520-030; PROPERTY OWNER: STEPHEN PEARSALL; APPLICANT: CANNERY WORKERS, PROCESSORS, WAREHOUSEMEN, AND HELPERS 601 (A.K.A. "TEAMSTERS LOCAL 601")**

**Project Description:**

The applicant, Teamsters Local 601, has submitted an application for a Use Permit to allow the existing building located at 326 B Street to be used for a business office. As indicated in a letter from the applicant (see Attachment 2) the property would be used on a daily basis by a small number of regular employees and union members in search of assistance. The union holds monthly membership meetings in the evening, biannual fundraisers, and biannual workshops. The applicant has agreed to hold such gatherings offsite.

**Property Description:**

The property is located at the southwest corner of B Street and Boyd Street. (See Attachment 1, “Aerial Photo”) The property is nearly occupied entirely by an approximately 4,400 square-foot building and an informal parking area near the front door of the building. The building was formerly occupied by “The Depot”, a second-hand thrift store. There are no street frontage improvements along either the B Street or Boyd Street frontage.

**General Plan Designation:**

Medium/High Density Residential

**Zoning Classification:**

R-3 SP, Multiple-Family Residence, Specific Plan Combining District

**Surrounding Land Use:**

B Street and a vacant lot are located to the north, Comcast occupies the building and property to the northeast, Boyd Street and a National Guard armory are located to the east, a vacant building formerly used as an air conditioning business is located to the south, and residences are located to the west. All of the surrounding properties have the same General Plan designation and Zoning classification as the subject property, with the exception of the vacant lot located to the north, which is zoned for business, technology, and light industrial uses.

**Previous Actions and/or Policies:**

On October 24, 2007, the Planning Commission denied a Use Permit for the use of the subject property as a business office and storage facility for a heating and air conditioning business that had occupied the building without first securing the proper permits.

**Environmental:**

Categorically Exempt per Section 15303 pertaining to new construction or the conversion of small structures.

**Staff Comments:**

The proposed use of the building requires the approval of a Use Permit per the Zoning Ordinance. Provided below is an evaluation of the findings required to approve the Use Permit. The required findings are in bold, italicized font.

- 1. The proposal is consistent with the General Plan.***

Staff analysis: The R-3, SP zoning classification is consistent with the Medium/High Density Residential General Plan designation. The Central City Specific Plan, (CCSP) which governs the use of the subject property, does not explicitly permit the requested use. However, Chapter

VIII of the CCSP states that additional uses as “determined by the City to be of the same general character” as the permitted uses may be allowed with the issuance of a conditional use permit. The proposed use of the building as a business office as conditioned herein is consistent with the Zoning classification, as well as with the General Plan designation with the issuance of a use permit.

- 2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.***

Staff analysis: The building at 326 B Street has existed prior to any zoning classifications being placed on the property. Deficiencies in the onsite parking, setbacks, and landscaping are not possible to remedy, given the physical constraints on the property. Despite the fact that the property does not meet the requirements of the Zoning Code with respect to parking, there are adequate parking spaces onsite to accommodate the daily demands of the proposed use.

- 3. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.***

Staff analysis: B Street and Boyd Street, although they are not fully improved, are adequate to carry the negligible quantity of traffic anticipated to be generated by the proposed use. It is likely that the proposed union office will generate less traffic than what was generated by the previous use of the building, The Depot, which was a second-hand thrift store. To ensure that the needed frontage improvements are eventually installed, condition number 7 requires the property owner to enter into a deferred improvement agreement to construct the required street frontage improvements, including curb, gutter, landscape strip, and sidewalk on B Street and curb, gutter, and sidewalk on Boyd Street, at such time the City determines the improvements are warranted.

- 4. The site design and size and design of the buildings will complement neighboring facilities.***

Staff analysis: The only modifications to the exterior of the building proposed are those that are required to bring the building into compliance with the City’s Building Code. For example, the sliding door that currently exists on the front of the building will be replaced with an ADA compliant door. Any future exterior modifications will be required to comply with the Central City Specific Plan Design Guidelines. All signage will be required to conform to the CCSP requirements pertaining to size and lighting. As such, the design of the building will complement neighboring facilities.

- 5. The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.***

**Staff analysis:** It is possible that the proposed office use will at times bring more vehicles to the site than can be accommodated by the on-site parking. There is adequate parking on the surrounding streets to accommodate intermittent parking demands. Condition number 1 limits the use of 326 B Street strictly to a business office to ensure that large gatherings of people do not adversely impact the neighborhood. As conditioned, the proposed business office will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use.

**Recommended Actions:**

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the following findings:
  - 1. Use Permit UP 08-08 is consistent with the General Plan.
  - 2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.
  - 3. The streets serving the site are adequate to carry the quantity of traffic generated by the use of a business office and showroom.
  - 4. The site design and size and design of the building will complement neighboring facilities.
  - 5. The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
- B. Approve Use Permit UP 08-08 for the use of 326 B Street as a business office for a union subject to the following nineteen (19) conditions of approval:

**General:**

- 1. Use Permit 08-08 is for the use of 326 B Street as a business office.
- 2. Use Permit UP 08-08 is approved as conditioned herein.
- 3. The maximum occupancy of the building shall be forty-nine (49) people. A sign noting the maximum occupancy shall be prominently posted inside the building.
- 4. A building permit shall be obtained and necessary improvements shall be completed prior to occupancy of the structure.

**Prior to Issuance of Building Permit:**

5. A 10-foot Public Utility Easement shall be dedicated along B Street and along Boyd Street. City will prepare easement deed and legal description.
6. All domestic, landscape, and fire service lines shall have reduced pressure backflow preventers.
7. All reduced pressure backflow preventers shall be tested, and a backflow preventer certification performed by an AWWA licensed tester shall be submitted to the Public Works Department.

**Prior to Issuance of Certificate of Occupancy:**

8. The property owner shall enter into a Deferred Improvement Agreement with the City for the construction of street improvements on B Street and Boyd Street across the frontage of the property. The street section on B Street shall include a detached sidewalk and landscape strip similar to the properties further west. Said improvements shall be designed and constructed per current City standards and specifications.

**Upon City's Request That Improvements Be Constructed In Accordance With the Deferred Improvement Agreement:**

9. The property owner shall hire an engineer to prepare and submit improvement plans for the construction of all public improvements including roadway improvements, curbs, gutters, and sidewalks.
10. All design and construction shall conform to the latest edition of the City of Yuba City Standard Specifications and Details, State of California Standard Specifications for Construction of Local Streets and Roads (May 2006), AASHTO Policy on Geometric Design of Streets and Highways for local roads, and FHWA Manual on Uniform Traffic Control Devices for Streets and Highways (2003 edition).
11. An Improvement Agreement outlining any costs associated with the improvements may be required by the City prior to approval of plans.
12. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.

13. Traffic control construction signs shall be installed/erected per City of Yuba City Standards and Details, CalTrans Standards and Details, and the Manual of Uniform Traffic Control Devices. The signs shall be maintained throughout the project duration.
14. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
15. During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Failure to do so may result in the issuance of an order to stop work.
16. Storage of construction material is not allowed in the travel way.
17. The following minimum Best Management Practices (BMPs) shall be required during construction:
  - i. Construction crews shall be instructed in preventing and minimizing pollution on the job.
  - ii. Use brooms and shovels when possible to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.
  - iii. Protect drain inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
  - iv. Be prepared for rain and have the necessary materials ready before the rainy season.
  - v. Inspect all BMPs before and after each storm event. Maintain BMPs on a regular basis and replace as necessary, through the entire course of construction.
18. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
19. The structural section of all road improvements shall be designed using a geotechnical investigation which provides the basement soils R-value and expansion pressure test results. The structural section shall be designed to the following standards:
  - a. Use 3” minimum for residential, and 4” minimum for collectors and arterials, of ‘Type A’ asphaltic concrete over Class 2 aggregate base ( the thickness of the base shall be designed to the R-value of the soil)
  - b. Use a traffic index of 6 for residential streets
  - c. Use a traffic index of 7 for collector streets
  - d. Use a traffic index of 10 for arterial streetsA copy of the geotechnical investigation, including R-value, test locations and structural section calculations, shall also be submitted with the first improvement plan check. Public Works Department may waive requirement for geotechnical investigation if deemed appropriate.

20. Prior to acceptance of the improvements, all sidewalks along the City right-of-way shall be free of any non-control joint cracking. In addition, any concrete with cracks, chips, blemishes, and spalling greater than an inch in diameter shall be replaced from control joint to control joint.