CITY OF SACRAMENTO
PLANNING AND DESIGN COMMISSION
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811

Project Name: Twin Rivers Project
Project Number: P17-014
Project Location: 1209 Sitka Street
Assessor's Parcel No.: 001-0090-003
Applicant: Lauren Levrant, McCormack Baron Salazar
Action Status: Approved with Conditions
Action Date: 7/27/17

REQUESTED ENTITLEMENT(S):
A. Environmental Determination: Mitigated Negative Declaration (MND);

B. Mitigation Monitoring Program;

C. Tentative Subdivision Map to subdivide 22.29 acres into 8 new lots within the High-Rise Residential (R-5-SPD) zone and within the River District Specific Plan;

D. Site Plan and Design Review for the construction of 170 multi-unit dwellings, and for the Map with deviations for lot size and lot depth; and

E. Tree Permit for removal of 93 private protected trees.

ACTIONS TAKEN: On 7/27/17 the Planning and Design Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

Approved entitlements (A) through (E) above with conditions.

Action certified by: [Signature]
Stacia Cosgrove, Principal Planner
NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.
NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning and Design Commission decision of this item to the City Council must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before Monday, August 7, 2017. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.
Findings of Fact

A&B. Mitigated Negative Declaration and Mitigation Monitoring Plan:

1. The Planning and Design Commission of the City of Sacramento finds as follows:

The Project initial study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City’s Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

a. On June 12, 2017, a Notice of Intent to Adopt the MND (NOI) dated June 12, 2017 was circulated for public comments for 30 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

b. On June 12, 2017, the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

2. The Planning and Design Commission has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The Planning and Design Commission has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

3. Pursuant to CEQA Section 15168(C)(3), and in support of its approval of the Project, the Planning and Design Commission shall incorporate feasible
mitigation measures and alternatives developed in the River District Specific Plan EIR implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.

4. Based on its review of the MND and on the basis of the whole record, the Planning and Design Commission finds that the MND reflects the Planning and Design Commission’s independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

5. The Planning and Design Commission adopts the MND for the Project.

6. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the Planning and Design Commission adopts the Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.

7. Upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

8. The documents and other materials that constitute the record of proceedings upon which the Planning and Design Commission has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.

Exhibit A – Mitigation Monitoring Plan

C. **Tentative Subdivision Map** to subdivide 22.29 acres into 8 new lots within the High-Rise Residential (R-5-SPD) zone and within the River District Special Planning District is **approved** based on the following findings of fact:

1. None of the conditions described in Government Code section 66474 exist with respect to the proposed subdivision as follows:
   a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;

c. The site is physically suitable for the type of development;

d. The site is physically suitable for the proposed density of development;

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems. and;

g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and

5. The City has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3)

D. Site Plan and Design Review Site Plan and Design Review for the construction of 170 multi-unit dwellings, and for the Map with deviations for lot size and lot depth, is approved based on the following findings, and consistent with section 17.808.180(B):

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2035 General Plan and the applicable
River District Specific Plan, in that the building architecture has appropriate massing, articulation, and material variety, is oriented to actively engage and complete the public realm and provides ample open space for neighborhood residents.

2. The design, layout, and physical characteristics of the proposed development are consistent with the purpose and intent of the applicable design guidelines and development standards, in that the buildings engage all street frontages with primary entries, the site includes common open space for residents, and parking is accessed from a single driveway for each block. The building heights are contextual given the surrounding area, the site’s location between two commercial corridors, and have appropriate massing, articulation, and materials.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that existing streets and sidewalks will be repaired/replaced to meet City standards and appropriate street and utility infrastructure will be built to service the site for the proposed project.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, in that the buildings incorporate a mix of building materials with articulated facades to help break up the massing of the building, while also providing amenities onsite for residents. Parking access is provided by only one driveway for each block to limit conflicts with surrounding properties and avoid pedestrian conflicts.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized, along with direct and indirect use of renewable energy sources for the proposed project.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that adequate private and common open space is provided for the housing type and adequate on-site and street parking is provided to work in concert with generous pedestrian and bicycle facilities to encourage use of alternate modes of transportation. Street-facing entries, residential balconies and porches, and the community park site increase “eyes on the street” and contribute positively toward neighborhood safety.

E. **Tree Permit**

Tree Permit to remove 93 private protected trees, is **approved** based upon the following findings of fact:

1. The trees are being proposed for removal for reasons provided in section 12.56.050.B.1.a of the Tree Planting, Maintenance and Conservation
ordinance. The trees must be removed to use the property in the manner described in the project description, and such use is not possible unless the trees are removed. Extensive grade changes are required to provide flood protection and the trees could not be reasonably expected to survive such grade changes.

2. The trees identified as 717, 720, 722, 724, 725, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 750, 751, 753, 757, 758, 759, 760, 769, 770, 773, 774, 776, 777, 778, 782, 787, 788, 791, 792, 794, 795, 798, 799, 800, 801, 804, 809, 810, 811, 817, and 827, are being proposed for removal for reasons provided in section 12.56.050.B.1.b of the Tree Planting, Maintenance and Conservation ordinance. These trees have been identified as having severe and uncorrectable structural defects or they interfere with utility services in such a way that public safety and welfare requires their removal.

3. The proposed replacement plan meets the standard replacement requirements described in section 12.56.060 of the Tree Planting, Maintenance and Conservation ordinance. Except for trees for which a waiver of the replacement requirement has been requested, the trees will be replaced at a ratio equivalent to one inch DSH of tree replaced for each inch of DSH removed for 15-gallon replacement trees, and two inches for every 24-inch box replacement tree.

F. The 200-Year Flood Protection:

The project site is within an area for which the local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood hazard zone, intended to be protected by the system, as demonstrated by the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report accepted by City Council Resolution No. 2016-0226 on June 21, 2016.

CONDITIONS OF APPROVAL

C. The Tentative Subdivision Map to subdivide 22.29 acres into 8 new lots within the High-Rise Residential (R-5-SPD) zone and within the River District Special Planning District is approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P17-014). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final
Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning and Design Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

**GENERAL: All Projects**

C 1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

C 2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;

C 3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P17-014).

C 4. Show all continuing and proposed/required easements on the Final Map.

C 5. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be designed and improvement plans approved to the satisfaction of the Departments of Utilities, and Public Works.

**Public Works: Anis Ghobril (916) 808-5367**

C 6. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis, street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;

C 7. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall
determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along Richards Boulevard and 12th Street per City standards and to the satisfaction of the Department of Public Works.

C 8. The applicant shall construct the temporary Emergency Vehicle Access (EVA) Road consistent with the cross section shown on the approved Tentative Subdivision Map. The EVA access road shall be controlled with gates at both ends (Existing Richards Boulevard and Proposed W Street) and shall be equipped with a locking mechanism acceptable to the Fire and police Departments.

C 9. Dedicate and construct Dos Rios Street consistent with the River District Specific Plan except for adding two future bike lane as shown on the cross section approved with the Tentative Subdivision Map. Dos Rios Street shall be constructed with full frontage improvements along the project's side (east side) to the Centerline of the road. The pavement width (+/- 19-22 feet) on the west side shall remain for future roadway construction to the satisfaction of the Department of Public Works. When the parcels on the west side of Dos Rios Street are developed, additional right of way dedications will be provided, and the centerline striping will shift to accommodate two future bike lanes.

C 10. Dedicate and construct Street B as a Standard 2-lane Local Street section (68-feet R.O.W.) consistent with the River District Specific Plan and to the satisfaction of the Department of Public Works.

C 11. Dedicate and construct Street "W" consistent with the cross section shown on the approved Tentative Map (90-feet R.O.W.) to the satisfaction of the Department of Public Works. Street W as shown on the Tentative Subdivision Map is consistent with the approved River District Specific Plan (RDSP) except for the width of the median (Street W will have a 12-foot median/turn lane instead of 22-feet in the RDSP).

C 12. Dedicate and construct Street "C" (East of Street W) consistent with the cross section shown on the approved Tentative Map (90-feet R.O.W.) to the satisfaction of the Department of Public Works.

C 13. Dedicate and construct Street "C" (West of Street W) consistent with the cross section shown on the approved Tentative Map (78-feet R.O.W.) to the satisfaction of the Department of Public Works. Street C shall be constructed as a 2-lane Local Street section (68-feet) plus two on-street 5-foot bike lanes (78-feet total R.O.W.).

C 14. Dedicate sufficient right of way to accommodate the future construction of a sidewalk along 12th Street as a part of the re-alignment of 12th Street project as approved in the River District Specific Plan to the satisfaction of the
Department of Public Works.

C 15. Dedicate sufficient right of way to accommodate the Future construction of Bannon Street to the satisfaction of the Department of Public Works. Bannon Street is identified in the River District Specific Plan as a future two-lane roadway with a center turn lane, on-street bike lanes, parking and separated sidewalks from Sequoia Pacific Street to N 12th Street and has an 80-foot right of way requirement. This project only touches a portion of the future Bannon Street at the south-west corner of the Tentative Subdivision Map.

C 16. Dedicate sufficient right of way to accommodate the future re-alignment of Richards Boulevard as approved with the River District Specific Plan. The dedication requirement for the future re-alignment of Richards Boulevard shall include expanded intersections and a specific number of lanes (segments and at intersections) per the traffic study approved for the River District Specific Plan.

C 17. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, undulations, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.

C 18. The applicant shall pay the I-5 Freeway Sub-Regional Corridor Mitigation Program Fee to the satisfaction of the Department of Public Works.

C 19. The property owners shall maintain all of the roadside water quality planters/boxes to the satisfaction of the Departments of Public Works and Utilities.

C 20. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

C 21. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5’ in height. The area of exclusion shall be determined by the Department of Public Works.

C 22. The applicant shall submit a Traffic Signal Design Concept Report (TSCDR) per section 15.10 of the City’s Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work, any signal relocation work or any road construction where modifications to an existing signal is needed. The TSCDR provides crucial geometric information for signal design which
may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

C 23. Provide a temporary traffic turnaround at both ends of Street W to the satisfaction of the Department of Public Works and the Fire Department.

C 24. The applicant shall dedicate and construct a bus turn-out for the existing western most bus stop adjacent to the subject site along Richards Boulevard to the satisfaction of the Department of Public Works.

Public Works: (Electrical, Sompol Chatusripitak)

C 25. Street lighting is required for this project. The number and locations of these lights will be determined when development plans are submitted for review.

Public Works: Abandonment (Recorded on Map)

C 26. Comply with all the conditions listed on the abandonment clearance letters prior to recordation of any Final map to the satisfaction of the Department of Public Works.

SMUD: John Yu (916) 732-6321

C 27. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

C 28. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

C 29. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

C 30. The Applicant shall dedicate public utility easements (PUE) for overhead and/or underground facilities and appurtenances adjacent to the following public street rights-of-ways and or Irrevocable Offers of Dedication (IOD).

a. For LOT 1 a 9-foot PUE adjacent to the south side of the future Richards Blvd (IOD) for overhead and underground facilities.

b. For LOTS 7 and 8 a 12.5-foot PUE adjacent to the north side of the future Richards Blvd (IOD) and Future Street ‘W’ for overhead and underground facilities.

c. For LOT 1 a 8.5-foot PUE adjacent to Dos Rios Street for overhead and underground facilities.

d. For LOT 2 a 10-foot PUE adjacent to Dos Rios Street for overhead and
underground facilities.
e. For LOT 1 a 10-foot PUE adjacent to the west side of Street ‘W’ for overhead and underground facilities.
f. For LOT 6 a 12.5-foot PUE adjacent to Streets ‘B’, ‘C’ and ‘W’ for overhead and underground facilities.
g. For LOTS 1, 2, and 3 a 7.5-foot PUE adjacent to Streets ‘B’ and ‘C’ for overhead and underground facilities; and
h. A 10-foot PUE adjacent to all remaining roadways and IOD’s until future building footprints can be determined (Any PUE reduction to be approved by SMUD at a later date).
i. The PUE shall be free from any building foundations, patios, porches, and/or any permanent structures excluding walkways. No deviation from this condition shall be allowed without plan review and written approval from SMUD.
j. Due to the reduced PUE’s adjacent to the public roadways, the Applicant will incur additional costs for trenching, infrastructure, etc. Additional easements will also be required.

C 31. The Applicant shall provide vehicular access to the interior parking areas in LOTS 1 and 2 to SMUD at all times. This access shall include a turning radius that allows for large trucks to successfully ingress and egress from the parking areas. The Applicant shall provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

C 32. The Applicant shall provide space for SMUD facilities located in LOTS 1 and 2. Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm.

C 33. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

REGIONAL SANITATION: Robb Armstrong (916) 876-6104

C 34. Developing this property will require the payment of Regional San sewer impact fees. Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.

DOU: (Saraí Ochoa, 808-5426)

C 35. All existing easements and all existing rights-of-way shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

C 36. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no
cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: “Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.”

C 37. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies. If required, execute an agreement with the City for the execution of the dedication of Lot 6. The agreement shall be to the satisfaction of the DOU and the City Attorney.

C 38. Applicant shall participate in the River District Finance Plan and pay all required fees. Construction of utility infrastructure shall be consistent with the River District Specific Plan that will provide for the ultimate development of the River District or as otherwise approved by the DOU.

C 39. Properly abandon any existing water, sanitary sewer, storm sewer mains, and associated easements on the subject property to the satisfaction of the DOU.

C 40. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Water Planning Section (916-808-1400) at the early planning stages to address any water related requirements.

C 41. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City’s Design and Procedures Manual.

C 42. Roadways with medians require a water main on both sides to the satisfaction of the DOU.

C 43. No public mains are allowed in private streets.

C 44. Construct new water, sewer, and drainage facilities per the approved water, sewer, and drainage studies within the proposed streets to the satisfaction of the DOU.
C 45. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-1400 for a CSS fee estimate.

C 46. Projects that generates 25 ESD’s or more will require a sanitary sewer Plan Study as described in Section 9 of the City Design and Procedures Manual. This study and shed map shall be approved by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-1400) at the early planning stages to address any sewer related requirements.

C 47. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Draft Design and Procedures Manual, for review and approval by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916-808-1400) at the early planning stages to address any drainage related requirements. All existing surface and subsurface drainage shall be redirected to the separated drainage system to Sump 111. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features. Sump 111 may require upgrades if the project exceeds the threshold limit identified in the drainage study for the River District. The applicant shall enter into an agreement with the City regarding the fair share costs of Sump 111 improvements.).

C 48. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

C 49. There is currently a City drainage main and a 10-ft storm sewer easement along the southwestern property line of the subject parcel. Per City Code 13.04.230, no permanent structures (i.e., trees, fence, concrete structure, etc.) shall be constructed on top of drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the City Attorney.

C 50. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.

C 51. This project will disturb more than one acre of land; therefore, the project is required to comply with the State’s “Construction General Permit”. To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through
the State’s Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

C 52. The project is not served by an existing regional water quality control facility, therefore both source control and on-site treatment control measures are required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

C 53. A maintenance agreement is required for all on-site treatment control measures. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Construction drawings must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento and South Placer Regions (May 2007)” for appropriate measures.

C 54. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

C 55. The onsite water, sewer, and storm drain systems shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water, sanitary sewer, or storm drainage services to the project, C.C. & R.s approved by the City may be required and shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite sanitary sewer, water, and storm drainage facilities within the project; and (2) obtain and pay for water, sewer or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code.

C 56. Execute and deliver to the City, in recordable form, an IOD in fee title for Lot 6 for flood control basin as identified on the Tentative Subdivision Map. The applicant shall provide a financing mechanism acceptable to the City for the maintenance of the detention/water quality feature (e.g. create a maintenance district, annex into an existing landscape maintenance district, etc.). Acceptance of the required landscaping, irrigation, drainage structures, and other features (Water Quality Facility) by the City shall be to the satisfaction of the Utilities Department.

FIRE: King Tunson (916) 808-1358

C 57. Roads used for Fire Department access shall have an unobstructed width of not less than 20’ and unobstructed vertical clearance of 13’6” or more. CFC 503.2.1.

*In accordance with Sacramento City Fire Department’s development*
guidelines, one-way streets may be reduced to 16’ of unobstructed width.

C 58. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3.

C 59. All turning radii for fire access shall be designed as 35’ inside and 55’ outside. CFC 503.2.4.

C 60. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

Note: Appendix C, Table C105.1 has been amended by the City of Sacramento so that the required number of hydrants is based on the required GPM of Table B105.1 before any allowed fire sprinkler reduction with modified spacing distances between hydrants

Special Districts: Sheri Smith (916) 808-7204

C 61. Create, or annex the project area to the appropriate Maintenance District, form and fund an endowment, or establish another financing mechanism acceptable to the City, prior to recordation of the Final Map for the purpose of funding maintenance of water quality features and landscaping as conditioned by DOU and Public Works.

Urban Forestry: Kevin Hocker (916) 808-4996

C 62. New street trees shall be planted with a spacing of approximately 40 feet on center, and to the satisfaction of Urban Forestry. Adjustments may be made to avoid conflicts with infrastructure as needed. Spacing of less than 30 feet or greater than 50 feet should be avoided where possible.

Parks: Raymond Costantino (916) 808-1941

C 63. Park Dedication-IOD: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall dedicate to the City in fee title the park site(s) identified on the tentative map as Lot(s) 6 and 7, comprising between 1.11 and 1.44 +/- acres (Lot 6 = 1.11 acres and Lot 7 = 0.2 to 0.33 acres). At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall:

a. Take all actions necessary to convey to and vest in the City full and clear title to Lot(s) 6 and including all interests necessary for maintenance and access.

b. Provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication.

c. Provide a Phase 1 environmental site assessment of Lot(s) 6 and 7
d. If the environmental site assessment identifies any physical conditions or defects in Lot(s) 6 and 7 that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and

e. Take all actions necessary to ensure that Lot(s) 6 and 7 are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot(s) 6 and 7.

C 64. **Joint Use Public Park and Stormwater Detention Facility:** Per Parkland Dedication 17.512, City may grant up to 80% credits for Joint Use Public Park and Stormwater Detention Facilities in certain circumstances where for every three acres of joint use parkland no less than one-half acres of parkland above flood level is required; the joint use parkland is well drained and suitable for parkland improvements; the basin floor shall have a minimum of 8,000 square feet of uninterrupted, flat area, suitable for active recreational purposes, with a grade from 2% to 3%; and basin side slopes in excess of 10% slope, vegetated swales, infiltration basins, or intake facilities around drain inlets or other drainage appurtenances shall not be eligible for parkland credit, nor other areas within Lot 7 that are encumbered with any easements (including easements granted to the City) that limit the types of park improvements that may be constructed within the easement area as defined in section 17.512.020.B.2 of City Code. Applicant shall provide an exhibit to show those areas of Lot 7 that are creditable towards Applicant’s parkland dedication obligation. The exhibit shall be subject to the review and approval of the Departments of Utilities and Parks and Recreation, PPDS. The determination for parkland dedication eligibility shall be at the sole discretion of PPDS.

Grading Plan: Applicant shall provide to Departments of Utilities and Parks and Recreation, Park Planning and Development Services (PPDS), a grading plan for the stormwater detention basin proposed for Lot 6. The grading plan shall be subject to approval by both departments.

Park maintenance costs are currently estimated to be $15,000 per acre per year. However, for Joint Use Public Park and Stormwater Detention Basins deeper than 8 feet with basin slopes steeper than 20% (5:1 slope), then there is an additional cost associated with closing/opening the detention basin bottom during and following storm events.

C 65. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.30 and 17.512.40 equal to the value of land prescribed for dedication under 17.512.20 and not satisfied by dedication or met by the provision of approved private recreational facilities.

C 66. **Private Facility Credits:** City Code sections 17.512.90 through 100 address granting of private recreation facility credits. The city may grant credits for
privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 17.512.90. Should the applicant request City consideration of private recreational facilities, a separate agreement must be approved by the City Council prior to recordation of the first subdivision map for the project. Refer to section 17.512.90 for a list of qualifying facilities. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final map or parcel map and shall be recorded contemporaneously with the final map 17.512.100.

C 67. **Improvements**: The applicant shall construct the following public improvements prior to and as a condition of City’s acceptance of the park/parkway site(s):

a. Full street improvements for Lot(s) 6 and 7 including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

b. Improved surface drainage of the basin bottom soils shall include a minimum of 18” of topsoil and a grade of no less than 2% for the basin bottom. The subsurface drainage system shall carry water away from the basin bottom to drainage ditches on its perimeter.

c. A concrete sidewalk and vertical curb along all street frontages that open onto Lot(s) 6 and 7. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDS.

d. A six-foot-high black tubular steel fence as approved by the City PPDS on property lines separating public park and the designated open space areas from adjacent private uses, unless developer plans to site adjacent multi-family building facing park with walkway entry points going to park site, in which case PPDS can waive fence condition. However, if in the future there is a desire from the developer, applicant or property management to separate private use from public park, then they shall install fence at property line between residential and park uses to the satisfaction of the PPDS. If during the Park Master Plan process the community desires a continuous fence with gates, then the multi-family complex property management shall be responsible for controlling gate access. Additional fencing may be required between Lot 7, the proposed Community Garden, and the adjacent Smythe School. A twelve inch (12”) storm drain stub and six inch (6”) sanitary sewer stub to the back of the sidewalk at Parcel(s) 6 and 7 at a location approved by PPDS for future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3’ high, white 4” x 4” post indicating stub or service location.

e. For Joint Use Public Park and Stormwater Detention Basin deeper than 8
feet with basin slopes steeper than 20% (5:1), a minimum 4' high tubular steel fence shall be required to be constructed around the perimeter of the detention basin. The fence shall be a minimum of two feet from the edge of detention basin. In addition, a vehicle gate shall be constructed across the maintenance ramp and a gate across the walkway ramp which will allow the basin bottom to be closed to public use as needed during and following seasonal storm events.

f. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Parcel(s) 6 and 7, quantity and location as approved by PPDS. The irrigation water tap shall be 4 inches for parkland 4 acres and over, and 2-1/2 inches for parkland less than 4 acres; and the domestic water tap shall be 1 inch. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

g. A ten-foot (10') wide driveway into Parcel(s) 6 and 7 at a location approved by PPDS. The driveway is to provide future maintenance access to the park.

h. The Applicant shall rough grade Parcel(s) 6 and 7 as required by City Code to provide positive drainage as approved by PPDS.

i. An ADA accessible walkway/ramp shall be constructed to bottom of detention basin to provide access to the basin bottom.

j. Please note that neighborhood parks do not require on street parking.

C 68. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDS for review and approval.

C 69. **Design Coordination for PUE’s and Facilities:** If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous Lot(s) 6 and 7 or an existing park site, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD’s facilities coordinating meeting for the project.

C 70. **Turn Key Park Development: (Standard Condition) **If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City’s PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City’s Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for
the dwelling units to be constructed in the subdivision, (4) maintenance of all
improvements to be accepted into the park maintenance financing district for a
minimum of one year and until a minimum of 50% of the residential units to be
served by the park have received occupancy permits, unless the City agrees
to accept park maintenance into the District at an earlier date. The one-year
maintenance period shall begin following the issuance by the City of a notice
of completion for the improvements.

C 71. **Turn Key Park Development:** (For Joint Use Public Park and Stormwater
Detention Basin deeper than 8 feet with basin slopes steeper than 20% (5:1 slope))

Turn Key Park Development: Applicant shall construct the park and the drainage
retention portion of Lot 6 as a turnkey park and shall enter into a Park
Development Agreement to construct the improvements on Lot 6 to the
satisfaction of the City’s PPDS and DOU.

The Turnkey Agreement shall address:

a. The preparation and approval of the design and improvement plans
consistent with the approved Park Master Plan.

b. Time for completion of the detention basin improvements as a function
of build-out of the Tentative Subdivision Map or issuance of building
permits.

c. Any credits to be awarded to the Applicant against the City’s Park
Development Impact Fee (PIF) that would be payable as a condition of
issuance of building permits for the dwelling units to be constructed in
the Tentative Subdivision Map. Applicant shall not receive credit for
costs associated with construction of the drainage detention basin, inlet
and outlet structures, associated drainage appurtenances, security
fences, ramps to provide access to the basin bottom, retaining wall
landscaping (if any) and basic landscaping costs typically associated
with detention basin construction.

d. Maintenance of all improvements to be accepted into the park
maintenance financing district for Lot 6 for a minimum of one year and
until a minimum of 50% of the residential units to be served by the park
have received occupancy permits, unless the City agrees to accept park
maintenance into the District at an earlier date. The one-year
maintenance period shall begin following the issuance by the City of a
notice of completion for the improvements.

e. Provision of as-built drawings of the completed park and drainage
detention basin.

C 72. **Master Plan:** Applicant shall prepare a Park Master Plan for all of the Lot 6
and 7 park and drainage detention improvements. The Park Master Plan shall
be prepared to the satisfaction of PPDS and shall be submitted for review and
shall be approved by the PPDS, Department of Utilities (for detention related
facilities), the Parks and Recreation Commission, and City Council. The park
shall be designed to neighborhood park standards, as outlined in Table 18 of the City of Sacramento Parks and Recreation Master Plan 2005-2010. Park design shall comply with Crime Prevention through Environmental Design (CPTED) principles.

C 73. **Maintenance District**: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

C 74. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot(s) 7 and 8 until the time that the City records acceptance of the IOD.

C 75. The Applicant shall consider ‘eyes on the parks / open spaces’ when planning subsequent subdivisions adjacent to parks, open space parkways or off-street trails by orienting building fronts onto these public spaces.

C 76. If the Applicant opts to develop parks under a turn key agreement, the Applicant will be required to follow the City standard procedures for approval of park site Master Plans as well as naming of park facilities; Please note that PPDS has landscape architects on staff that can design and develop parks within a competitive timeframe and within budget.

C 77. The Developer shall obtain from PPDS a Permit to Enter prior to use of any park site as a construction staging area.

C 78. The Applicant shall disclose the location of the planned parks and off-street trails to all future / potential owners of parcels within the subdivision.

C 79. The applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDS.

**Miscellaneous**

C 80. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-
way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City’s future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

C 81. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

C 82. The applicant shall participate in the River District Specific Plan, Finance Plan and pay all appropriate fees to the satisfaction of the City of Sacramento.

C 83. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a) Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The project currently anticipates 400 multi-family residential units. The Quimby land dedication requirement 1.48 acres, which is based on the Level of Service standard of 1.75 acres / per 1000 residents. The map currently identifies 1.11 ± acres as part of a Joint Use Public Park and Stormwater Detention Facility on Lot 6, which may or may not satisfy the Parkland Dedication requirements depending on the square footage that qualifies for Parkland Dedication Credit. The applicant plans to address any remaining shortfall through a Private Recreation Facilities Credit Agreement for several private recreational amenities they are constructing within the subdivision; a potential 0.2 to 0.33 acre parcel at Lot 7 for use as a community garden parcel and payment of In-Lieu fees. Any changes in the proposed residential unit count or type will change the amount of Parkland Dedication or in-lieu fee due and may require additional parkland dedication or in-lieu fee obligation under Sacramento City Code Chapter 17.512.

b) Title 18, 18.56 Park Development Impact Fee (PIF), due at the time of issuance of building permit. City Council recently adopted changes to the PIF effective on 4/15/17. The new PIF due for this project is based on $1.60 for residential square footage with a minimum rate of $1200 for units under 750 square feet and a maximum rate of $3200 for units over 2000 square feet. Once the applicant has decided on the residential unit sizes, a more accurate estimate can be provided on the PIF for residential square footage.
costs. The PIF for commercial space is estimated at $0.16 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

c) Please note that this project is due PIF credits for the 218 residential units that are proposed to be demolished. To calculate the credits due, please provide a list of the square footage for each of the units to be demolished.

d) Applicant is pursuing an Agreement for Private Recreation Facilities Credits for the following amenities: pool and playground. The applicant is eligible for up to 25% credits towards the project’s Quimby obligation. A 5% credit is allowed for each amenity up to 25%. The credits would assist in reducing any shortfall in parkland dedication.

e) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

D. The Site Plan and Design Review Site Plan and Design Review for the construction of 170 multi-unit dwellings, and for the Map with deviations for lot size and lot depth is approved subject to the following conditions:

Planning

General

D 1 The applicant shall obtain all necessary demolition, building, sign, and/or encroachment permits prior to construction. Signage shall be consistent with City Code provisions for the R-5 zone found in Title 15.148.110, and shall be reviewed under the sign permitting process.

D 2 It is in the City’s best interest to prevent potential blight issues during the period after tenants are relocated and before the final certificate of occupancy for the new development. The applicant shall appropriately secure the site during the construction process to ensure that trespass and vandalism is minimized with practices such as installing construction fencing, posting signage, and utilizing private security.

D 3 All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval, unless specified otherwise below. Any changes to the final set of plans may be subject to additional review and approval.

Site Design

D 4 The buildings shall be sited and have building setbacks and entries as shown on the exhibits and final approved plans.
The project shall include open space and amenities as shown on the final approved plans.

Auto access and parking layout shall be as shown on the exhibits and final approved plans.

The project shall provide vehicle and bicycle parking as indicated on the final approved plans and consistent with city code requirements (85 vehicle, 85 long-term bicycle spaces, 17 short-term bicycle spaces). The final design and location of the bicycle parking facilities for short-term parking shall be reviewed and approved by Planning Staff.

All parking spaces and maneuvering areas shall meet the minimum 50% minimum tree shading requirements as outlined in Title 17.612.040. Planter designs for all trees on-site shall be consistent with the specifications of Title 17.612.010 B 2.

The trash enclosures shall be located as shown on the final approved plans. The final design and location shall be reviewed and approved by Planning staff as a part of building plan check.

Building Design

The buildings shall conform to the proposed heights as provided in the reports and exhibits.

The floor plans shall substantially conform to those approved as part of the attached exhibits and final approved plans.

Building façades shall vary in color and material application as shown on the final approved plans.

Each building elevation shall have a consistency of detail and quality as indicated on the final approved plans.

The building materials and their application shall be as indicated on the final approved plans and elevations, including cement plaster, wood-look siding, metal siding, and standing seam metal roofing. Any changes shall require additional Planning and Design Review staff review and approval.

All stucco used for exterior finishes shall be of a smooth finish.
D 16 Provide clear glazing at all ground level store front fenestration or as approved by design staff.

D 17 The buildings shall have passive shading elements on the southern and western elevations, and as referenced on the final approved plans.

D 18 The quality and quantity of balconies shall be constructed as shown on the final approved plans.

D 19 Any site or rooftop mechanical equipment proposed shall be screened as necessary to fit in with the design of the project, and not be visible from any street views. Equipment such as new SMUD boxes, etc. shall be screened from pedestrian views. The applicant shall submit final mechanical locations and screening to Planning and Design Review staff for review and approval prior to building permit submittal.

D 20 Lighting:

a. The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff as a part of building plan check.

b. Per Section 17.612.030(B), exterior lighting shall reflect away from residential areas and public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

Parks

D 21 **Maintenance District**: Prior to issuance of a Building Permit, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district (Community Facilities District 2002-02), form an endowment, or otherwise mitigate the impact of the project on the City’s park system to the satisfaction of the Finance Department and City Attorney’s Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district.

Police

D 22 Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 75 or better and a light loss factor of .95
or better. When choosing lamps, the applicant should look for efficiency of 110 lumens per watt or better.

D 23 Light poles shall be no higher than 16’.

D 24 Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.

D 25 Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

D 26 Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

D 27 Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

D 28 Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

D 29 All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape.

D 30 Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting through the maturity of trees and shrubs.

D 31 Pedestrian paths shall be a minimum of 6’ wide.

D 32 Fences shall be of decorative tubular steel, no climb type.

D 33 Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

D 34 Mailboxes should ideally be inside the clubhouse building, accessible only to tenants, in a well-lit room. A second choice would be to have mail boxes
integrated into buildings so that the structure of the group mailbox does not create an ambush point. Lighting shall be installed at each mailbox location.

D 35 Each bike rack shall be arranged so that it is in full view of nearby windows for natural surveillance.

D 36 Any open space shall be programmed with some purpose (sports, seating, food trucks, dog park, etc.) and signs shall be placed to assist with designation.

D 37 Buildings should be slightly above grade to give tenants psychological advantage over passersby.

**Public Works**

D 38 Construct standard public improvements as noted in these conditions pursuant to Title 18 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 18.04.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along Richards Boulevard and 12th Street per City standards and to the satisfaction of the Department of Public Works.

D 39 Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P17-014).

D 40 The applicant shall construct the temporary Emergency Vehicle Access (EVA) Road consistent with the cross section shown on the approved Tentative Subdivision Map. The EVA access road shall be controlled with gates at both ends (Existing Richards Boulevard and Proposed W Street) and shall be equipped with a locking mechanism acceptable to the Fire and police Departments.

D 41 Dedicate and construct Dos Rios Street consistent with the River District Specific Plan except for adding two future bike lane as shown on the cross section approved with the Tentative Subdivision Map. Dos Rios Street shall be constructed with full frontage improvements along the project’s side (east side) to the Centerline of the road. The pavement width (+/- 19-22 feet) on the west side shall remain for future roadway construction to the satisfaction of the Department of Public Works. When the parcels on the west side of Dos Rios Street are developed, additional right of way dedications will be provided, and the centerline striping will shift to accommodate two future bike lanes.
D 42 Dedicate and construct Street B as a Standard 2-lane Local Street section (68-feet R.O.W.) consistent with the River District Specific Plan and to the satisfaction of the Department of Public Works.

D 43 Dedicate and construct Street “W” consistent with the cross section shown on the approved Tentative Map (90-feet R.O.W.) to the satisfaction of the Department of Public Works. Street W as shown on the Tentative Subdivision Map is consistent with the approved River District Specific Plan (RDSP) except for the width of the median (Street W will have a 12-foot median/turn lane instead of 22-feet in the RDSP).

D 44 Provide a temporary traffic turnaround at both ends of Street W as shown on the site plan to the satisfaction of the Department of Public Works and the Fire Department.

D 45 Dedicate and construct Street “C” (West of Street W) consistent with the cross section shown on the approved Tentative Map (78-feet R.O.W.) to the satisfaction of the Department of Public Works. Street C shall be constructed as a 2-lane Local Street section (68-feet) plus two on-street 5-foot bike lanes (78-feet total R.O.W.).

D 46 The applicant shall construct a temporary driveway to form a forth leg of the intersection of Street W an Street B to provide temporary access to the existing Eliza Street. With the future phases, this driveway will be removed and the ultimate street extensions will be provided. The applicant shall provide any needed signage or any stop control at this intersection to the satisfaction of the Department of Public Works.

D 47 The applicant shall construct a temporary driveway from Street C to connect with the existing Mint Street to the satisfaction of the Department of Public Works.

D 48 The applicant shall pay the I-5 Freeway Sub-Regional Corridor Mitigation Program Fee to the satisfaction of the Department of Public Works.

D 49 The property owners shall maintain all of the roadside water quality planters/boxes to the satisfaction of the Departments of Public Works and Utilities.

D 50 All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the
satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

D 51 The applicant shall submit a Traffic Signal Design Concept Report (TSCDR) per section 15.10 of the City’s Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work, any signal relocation work or any road construction where modifications to an existing signal is needed. The TSCDR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

D 52 All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

D 53 Provide additional right-of-way for expanded intersections, if required, at locations specified by and to the satisfaction of the Department of Public Works.

D 54 The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

D 55 The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

D 56 The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

D 57 The design of walls, fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25’ sight triangle). Walls shall be set back 3’ behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5’ in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

**Regional Sanitation**

D 58 Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.
Urban Forestry

D 59 The project shall comply with Sacramento City Code 17.612.040 regarding parking lot shading.

D 60 Grading plans for all phases of the project shall be reviewed by Urban Forestry.

D 61 Final landscaping plans for all phases of the project shall be reviewed by Urban Forestry.

Utilities

D 62 Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

D 63 Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Water Planning Section (916-808-1400) at the early planning stages to address any water related requirements.

D 64 Applicant shall participate in the River District Finance Plan and pay all required fees. Utility infrastructure shall be consistent with the River District Specific Plan that will provide for the ultimate development of the River District.

D 65 Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.

D 66 Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.

D 67 This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-1400 for a CSS fee estimate.
D 68  Projects that generates 25 ESD’s or more will require a sanitary sewer Plan Study as described in Section 9 of the City Design and Procedures Manual. This study and shed map shall be approved by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-1400) at the early planning stages to address any sewer related requirements.

D 69  Roadways with medians require a water main on both sides to the satisfaction of the DOU.

D 70  The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Design and Procedures Manual, for review and approval by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916-808-1400) at the early planning stages to address any drainage related requirements. All existing surface and subsurface drainage shall be redirected to the separated drainage system to Sump 111. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features. Sump 111 may require upgrades if the project exceeds the threshold limit identified in the drainage study for the River District. The applicant shall enter into an agreement with the City regarding the fair share costs of Sump 111 improvements.)

D 71  An access road to the proposed basin on Lot 6 is required and shall be constructed to the satisfaction of the DOU.

D 72  A water quality/detention facility maintenance plan may be required to the satisfaction of the DOU.

D 73  The onsite water, sewer and storm drain systems shall be private systems maintained by the association or other approved entity. (Note: No public mains are allowed in private streets.)

D 74  All on-site drainage systems shall be designed to the standards specified in the DOU onsite manual.

D 75  Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

D 76  Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

D 77  A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the
grading plan has been reviewed and approved by the DOU.

D 78 This project will disturb more than one acre of land; therefore, the project is required to comply with the State’s “Construction General Permit”. To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State’s Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

D 79 The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

D 80 The project is not served by an existing regional water quality control facility, therefore both source control and on-site treatment control measures are required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

D 81 A maintenance agreement is required for all on-site treatment control measures. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Construction drawings must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento and South Placer Regions (May 2007)” for appropriate measures.

D 82 The onsite water, sewer, and storm drain systems shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water, sanitary sewer, or storm drainage services to the project, C.C. & R.s approved by the City may be required and shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite sanitary sewer, water, and storm drainage facilities within the project; and (2) obtain and pay for water, sewer or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code.

Advisory Notes

Fire

ADV1. As Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4
ADV2. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

ADV3. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. CFC 503.1.1

ADV4. Provide appropriate Knox access for site. CFC Section 506

ADV5. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

ADV6. For all buildings other than 1 and 2 family dwelling units an automatic fire sprinkler system that complies with NFPA Standard 13 shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. CFC Fire Code Amendments 903.2 (a)

ADV7. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.

ADV8. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control rooms shall not be less than 50 square feet for rooms without a fire pump and 200 square feet when a fire pump is present. CFC Amendments 903.4.1.1

ADV9. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

ADV10. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.

ADV11. Minimum gate width shall provide 20 feet clear access. Gate shall have AC power and be provided with Key override switch (Knox) and Radio operated controller (Click2Enter). For gates that do not fail safe in the open position upon loss of AC power or are provided with battery back-up power, an approved pedestrian gate shall be installed within 10 feet of all vehicle gates. An
approved key box (Knox) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.

**Regional Sanitation**

ADV12. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

**Utilities**

ADV13. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV14. Properly abandon under permit from the County Environmental Health Division, any well or septic system located on the property.

ADV15. All groundwater discharges to the Combined or Separated Sewer and/or drainage systems must be regulated and monitored by the DOU (City Council Resolution #92-439). Groundwater discharges to the City's sewer system are defined as follows:

a. Construction dewatering discharges
b. Treated or untreated contaminated groundwater cleanup discharges
c. Uncontaminated groundwater discharges
d. Discharges associated with soil remediation projects

ADV16. Foundation or basement dewatering discharges to the CSS will not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations or basements.

ADV17. Foundations and basements shall be designed without the need for dewatering.

Currently, two types of groundwater discharges are recognized by the DOU; limited term) discharges and long-term discharges. These types of discharges are described as follows:

a. "limited discharges" are short groundwater discharges of 30-days duration or less. Limited discharges must be approved through the DOU by an approval letter.
b. "long-term discharges" are groundwater discharges of greater duration than 30-days. Long-term discharge must be approved through the DOU and the City Manager through a Memorandum of Understanding (MOU) process.
Note: All discharges must also be permitted by the Sacramento Regional Sanitation Sewer District

E. The Tree Permit Tree Permit to remove 93 private protected trees is approved subject to the following conditions:

E 1 The replacement requirements for identified trees listed as part of the Tree Permit shall be waived pursuant to 12.56.060D of the Tree Planting, Maintenance and Conservation ordinance.

E 2 The applicant shall provide for the replacement of the trees listed in as part of the Tree Permit by planting new trees onsite with a total aggregate DSH of 865 inches to the satisfaction of Urban Forestry.

E 3 The applicant shall pay an in-lieu fee of $247,000.00 for the remaining 760 inches of trunk diameter not covered by on site tree planting. Fee is due at the time of permit issuance.

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Exhibit A: Mitigation Monitoring Program
Exhibit B: Tentative Subdivision Map
Exhibit C: Architectural Plans
Exhibit D: Preliminary Landscape Plans
Exhibit E: Tree Permit
MITIGATION MONITORING AND REPORTING PROGRAM
Twin Rivers Transit-Oriented Development and Light Rail Station Project

Introduction

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for Twin Rivers Transit-Oriented Development and Light Rail Station. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified within the Draft Initial Study/Environmental Assessment (IS/EA) for this project.

Mitigation Measures

The project’s mitigation measures are derived from two sources: 1) applicable measures from the River District Specific Plan EIR; and 2) measures from the Twin Rivers Transit-Oriented Development and Light Rail Station IS/EA. All identified measures apply to the proposed project. The document from which each measure originated (River District EIR or the IS/EA) is identified, and each measure uses the same number originally assigned to it. The MMRP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

MMRP Components

The components of the attached table, which contains applicable mitigation measures, are addressed briefly, below.

Impact: This column summarizes the impact stated in the Draft IS/EA.

Mitigation Measure: All mitigation measures that were identified in the Draft IS/EA are presented, and numbered accordingly.
**Action:** For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented, and in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

**Implementing Party:** This item identifies the entity that will undertake the required action, typically the project applicant or its designee.

**Timing:** Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

**Monitoring Party:** The City of Sacramento is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the City, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project.
TWIN RIVERS TRANSIT-ORIENTED DEVELOPMENT AND LIGHT RAIL STATION MITIGATION MONITORING AND REPORTING PROGRAM

<table>
<thead>
<tr>
<th>Impact</th>
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<tr>
<td>Air Quality and Greenhouse Gas Emissions</td>
<td>IS/EA Mitigation Measure 3.2-1: City approval of any grading or improvement plans shall include the following SMAQMD Basic Construction Emission Control Practices: All exposed surfaces shall be watered two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways shall be covered. Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. Limit vehicle speeds on unpaved roads to 15 miles per hour. All roadways, driveways, sidewalks, parking lots shall be paved as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes (as required by the state airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site. Maintain all construction equipment in proper working condition according to manufacturer's specifications.</td>
<td>Provide Dust Abatement Plan that meets the requirements of the mitigation measure to the City Building Division for review and approval.</td>
<td>Project applicant or designee</td>
<td>Prior to issuance of demolition and/or building permits.</td>
<td>City of Sacramento</td>
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<td>Biological Resources</td>
<td>IS/EA Mitigation Measure 3.3-1: Prior to the issuance of any grading or building permit for the proposed project, the City or its designated cooperator shall purchase compensatory mitigation credits as specified in the project's Biological Opinion issued by the U.S. Fish and Wildlife Service dated December 28, 2016. Credits shall be purchased at the ratios prescribed therein. In addition, the following conditions shall apply, as prescribed in the Biological Opinion: 1. The City or its designated cooperating entity will include full implementation and adherence to the conservation measure as a condition of any permit or contract issued for the proposed project; 2. The City or its designated cooperator will provide a completed bill of sale and payment receipt to the U.S. Fish and Wildlife Service upon purchase of the beetle conservation credits; 3. In order to monitor whether the amount or extent of incidental take anticipated from implementation of the proposed project is approached or exceeded, the City will adhere to the following reporting requirements. Should this anticipated amount or extent of incidental take be exceeded, the City must immediately request formal consultation, as per 50 CFR 402.16. a. For those components of the action that will result in habitat degradation or modification whereby incidental take in the form of harm is anticipated, the City will provide a precise accounting of the elderberry plants impacted to the U.S. Fish and Wildlife Service after completion of construction. This report will also include any information about changes in project implementation that result in habitat disturbance not described in the Description of the Action presented in the project Biological Opinion dated December 28, 2016 and not analyzed therein.</td>
<td>Measure 3.3-1: Provide documentation of purchase of compensatory mitigation credits as specified in the project's Biological Opinion. Measure 3.3-2: Submit a list of documentation demonstrating compliance with the mitigation measure.</td>
<td>Measure 3.3-1: Sacramento Housing and Redevelopment Agency</td>
<td>Prior to issuance of demolition and/or building permits.</td>
<td>City of Sacramento</td>
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Would the project produce construction emissions of NOX, ROG, PM10 or PM2.5 that would exceed the SMAQMD’s construction significance thresholds? Provide Dust Abatement Plan that meets the requirements of the mitigation measure to the City Building Division for review and approval.
### TABLE 1 (CONTINUED)

**TWIN RIVERS TRANSIT-ORIENTED DEVELOPMENT AND LIGHT RAIL STATION MITIGATION MONITORING AND REPORTING PROGRAM**

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<td>specific conditions. No project-related activity shall occur within the no-work buffer until a qualified wildlife biologist confirms that the nest is no longer active, or unless otherwise permitted by the California Department of Fish and Wildlife.</td>
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<td>If an appropriate no-disturbance buffer is infeasible, a qualified biologist shall be present during construction activities for the entire duration of activities within the buffer to monitor the behavior of the potentially affected nesting bird. The biologist shall have the authority to stop-work within the buffer area if the bird(s) exhibit distress and/or abnormal nesting behavior (swooping/stooping, excessive vocalization [distress calls], agitation, failure to remain on nest, failure to deliver prey items for an extended time period, failure to maintain nest, etc.) which may cause reproductive failure (nest abandonment and loss of eggs or young). Work shall not resume in the buffer area until bird’s behavior has normalized. Completion of the nesting cycle shall be determined by a qualified biologist.</td>
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### Cultural and Paleontological Resources

**CR-1. Would the project have the potential to affect historic properties pursuant to Section 106 of the NHPA, as amended, or cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5?**

- **River District Specific Plan EIR Mitigation Measure 5.3-2:**
  - **a)** Prior to any excavation, grading or other construction on the project site, and in consultation with Native American Tribes and the City’s Preservation Director: a qualified archaeologist will prepare a testing plan for testing areas proposed for excavation or any other ground-disturbing activities as part of future projects, which plan shall be approved by the City’s Preservation Director. Testing in accordance with that plan will then ensue by the qualified archaeologist, who will prepare a report on findings, and an evaluation of those findings, from those tests and present that report to the City’s Preservation Director. Should any findings be considered as potentially significant, further archaeological investigations shall ensue, by the qualified archaeologist, and the archaeologist shall prepare reports on those investigations and evaluations relative to eligibility of the findings to the Sacramento, California or National Registers of Historic & Cultural Resources/ Places and submit that report to the City’s Preservation Director and SHPO with recommendations for treatment, disposition, or reburials of significant findings, as appropriate. Also, at the conclusion of the pre-construction testing, evaluation and reports and recommendations, a decision will be made by the City’s Preservation Director as to whether on-site monitoring during any project-related excavation or ground-disturbing activities by a qualified archaeologist will be required.
  - **b)** Discoveries during construction: For those projects where no on-site archaeological monitoring was required, in the event that any prehistoric subsurface archaeological features or deposits, including locally darkened soil (“midden”), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and a qualified archaeologist will be consulted to assess the significance of the find. Archaeological test excavations shall be conducted by a qualified archaeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archaeologist, representatives of the City and the qualified archaeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archaeologist according to current professional standards.
  - **c)** If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.
  - **d)** If Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists, who are certified by the Society of Professional Archaeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.
  - **e)** In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archaeological sites are involved, all identified treatment is to be carried out by qualified historical archaeologists, who shall meet either Register of Professional Archaeologists (RPA), or 36 CFR 61 requirements.
  - **f)** If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner, and City’s Preservation Director, shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place. Work can continue on other parts of the project site while the unique archaeological resource mitigation takes place.

**Project applicant or designee**

- **Provide proof of retention of a qualified archaeologist and Native American representative(s) to be available on an on-call basis in the event that previously-unknown cultural resources are discovered during construction.**

- **Prior to issuance of grading permits.**

- **City of Sacramento**
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<tr>
<td>CR-2.</td>
<td>River District Specific Plan EIR Mitigation Measure 5.3-2 (see above)</td>
<td>Provide proof of retention of a qualified archaeologist and Native American representative(s) to be available on an on-call basis in the event that previously-unknown cultural resources are discovered during construction.</td>
<td>Project applicant or designee</td>
<td>Prior to issuance of grading permits.</td>
<td>City of Sacramento</td>
</tr>
<tr>
<td>CR-3.</td>
<td>River District Specific Plan EIR Mitigation Measure 5.3-2 (see above)</td>
<td>Provide proof of retention of a qualified archaeologist and Native American representative(s) to be available on an on-call basis in the event that previously-unknown cultural resources are discovered during construction.</td>
<td>Project applicant or designee</td>
<td>Prior to issuance of grading permits.</td>
<td>City of Sacramento</td>
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<td>CR-4.</td>
<td>River District Specific Plan EIR Mitigation Measure 5.3-2 (see above)</td>
<td>Provide proof of retention of a qualified archaeologist and Native American representative(s) to be available on an on-call basis in the event that previously-unknown cultural resources are discovered during construction.</td>
<td>Project applicant or designee</td>
<td>Prior to issuance of grading permits.</td>
<td>City of Sacramento</td>
</tr>
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</table>

### Hazards and Hazardous Materials

| HAZ-1. | Project applicant or designee | Prior to issuance of grading permits. | City of Sacramento |

### Noise and Vibration

| NV-1. | During the design and construction of exterior residential elements in the Twin Rivers Community Housing Expansion Area, the project applicant shall consult with a certified acoustical professional to design and implement appropriate noise attenuation elements that are of sufficient effectiveness to reduce noise levels to below the City exterior noise standard as shown in General Plan Table EC-1 for residential land use. The effectiveness of these measures shall be demonstrated to the satisfaction of the City Community Development Department prior to the issuance of occupancy permits. | Project applicant or designee | Prior to issuance of grading permits. | City of Sacramento |

### Table 8-2 (continued) SUMMARY OF IMPACTS AND MITIGATION MEASURES
### TABLE 1 (CONTINUED)

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**NV-7:** Would the project exceed applicable noise impact criteria as established by the Department of Housing and Urban Development?  
Measures 3.10-1 and 3.10-2 (see above)

**NV-8:** Would the project exceed the Moderate or Severe noise impact criteria as defined by the Federal Transit Administration?  
Measures 3.10-1 and 3.10-2 (see above)

**TRA-4:** Would the project result in impacts related to construction-related activities?  
Measures 3.12-1: Construction Traffic Management Plan. The City shall require the project applicant to develop a Construction Traffic Management Plan. The plan shall ensure that acceptable operating conditions on local roadways and freeway facilities are maintained. At a minimum, the plan shall include, but not be limited to:

- **Traffic Flow:**
  - Description of trucks including: number and size of trucks per day, expected arrival/departure times, truck circulation patterns.
  - Description of staging area including: location, maximum number of trucks simultaneously permitted in staging area, use of traffic control personnel, specific signage.
  - Description of street closures and/or bicycle and pedestrian facility closures including: duration, advance warning and posted signage, safe and efficient access routes for emergency vehicles, use of manual traffic control, and roadway detours.
  - Description of driveway access plan including: provisions for safe vehicular, pedestrian, and bicycle travel, minimum distance from any open trench, special signage, and private vehicle accesses.
  - Pursuant to City code, the management plan shall be reviewed by the City’s Traffic Engineer and any affected agencies; incorporate any requested revisions, and then approved by the City’s Traffic Engineer prior to the commencement of project construction. This management plan shall be distributed and implemented by all contractors and subcontractors involved in any project construction activity.

**TRA-6:** Would the project have an adverse cumulative effect on area freeway facilities?  
Measures 3.12-2: I-5 Freeway Subregional Corridor Mitigation Program (SCMP). To mitigate the freeway mainline and off-ramp queuing impacts under the Cumulative Plus Project scenario, the Twin Rivers development shall remit monetary payment to the I-5 Freeway Subregional Corridor Mitigation Program (SCMP). This remittance shall be completed prior to the commencement of construction.

**TRA-12:** Would the project result in adverse cumulative impacts related to construction activities?  
Measures 3.12-1 (see above)
AERIAL VIEW FROM NORTHWEST
TOWNHOUSES AND 3-STORY BUILDINGS

INTERIOR COURTYARD - BLOCK A
BUILDING TYPE - B
DOUBLE BUILDING (BACK TO BACK)

Right Elevation
1/8" = 1'-0"

Front Elevation
(Street Facing)
1/8" = 1'-0"

Left Elevation
1/8" = 1'-0"

Rear Elevation
(Faces Parking Lot)
1/8" = 1'-0"

TYPICAL PAINTED STUCCO
STAINDING SEAM METAL ROOFING @ SLOPED ROOFS
METAL SIDING OR PAINTED STUCCO @ BASE

AT SOUTH-FACING LOCATIONS (VARIES BY BUILDING LOCATION), PROVIDE WINDOW SHADES AS SHOWN, TYP. ANY ELEVATION
South Elevation
(Facing Courtyard/Pool)
1/8" = 1'-0"

North Elevation
(Facing Richards Boulevard)
1/8" = 1'-0"
East Elevation
(Facing Courtyard)
1/8" = 1'-0"

West Elevation
(Facing Dos Rios)
1/8" = 1'-0"

BUILDING TYPE - E
TREE PERMIT APPLICATION

PLEASE SUBMIT APPLICATION TO
Email: urbanforestry@cityofsacramento.org
Postal Mail: 5730 24th Street Building 12-A Sacramento, California 95822
For questions please call 311
APPLICATIONS WILL BE CHARGED A FEE OF $50 TO COVER ARBORIST COSTS
INVOICE WILL BE MAILED TO APPLICANT AFTER PROCESSING

Applicant Information

☐ Property Owner    ☐ Agent
Name: Yusef Freeman    Company: McCormack Baron Salazar, Inc.
Address: 535 Mission Street, 14th Floor, San Francisco, CA 94105    Phone ( ) 415-800-0526
Email: yusef.freeman@mccormackbaron.com  State Contractor License #

Property Owner Information (if different):

Name: Sacramento Housing & Redevelopment Agency, c/o Geoff Ross    Phone ( ) 916-440-1368
Address: 801 12th Street, Sacramento, CA 95814

Owner/Agent Statement

Property Owner Consent— I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

• A tree permit is nontransferable and must be kept on site when any work described in the permit is taking place.
• It is understood and agreed by the permittee that when any work is completed it shall constitute an acceptance of the permit general provisions.
• Any person who violates any provision of Sacramento City Code 12.56 is subject to criminal sanctions, civil actions, and administrative penalties up to $25,000 for each day the violation continues.

Signature: Yusef Freeman    Date: 7/17/2017

Tree Information

☐ City Tree    ☐ Private Protected Tree    ☐ Residential    ☐ Commercial
Proposed Activity: ☐ Prune ☐ Remove ☐ Plant ☐ Encroach into TPZ ☐ Other
Address/Location of Tree: 1209 Sitka Street
Number of Trees: 93    Tree Species and Diameter: See attached plans (Sheet 3, tables for lots 1 and 2)

Reason for action: Redevelopment and required raising of grade for site development.

******************************************************************************OFFICE USE ONLY******************************************************************************

Permit #    File #    Expiration Date
Attachments: ☐ Arborist Report ☐ Site plans ☐ Replacement Plan ☐ City Arborist Comments/Conditions
Findings:

Determination: ☐ Granted ☐ Denied ☐ N/A
Authorized Signature: _______________________    Date: ____________________
Twin Rivers Redevelopment
Tree Removals Narrative

Prepared 18-July-2017

Tree Removals:

Unfortunately many of the existing trees conflict with the proposed development, primarily due to the fact the grades of the site must be raised by several inches and therefore resulting in negatively impacting the health of the existing trees. As such this application is requesting approval to remove all of the existing 130 trees on the project site. However, the development will nearly triple the number of trees with just the first and second phase of the development of the Twin Rivers project. The mitigation for the tree replacement plan is intended to be a combination of on-site tree replacements as well as in-lieu fees. The proposed tree removals and new tree plantings are summarized below. Please also refer to the enclosed arborist report table summary and exhibits for reference.

Tree Removal Summary

- Total of 130 trees are anticipated to be removed, as currently shown on sheet 1 of the tentative subdivision map.
- 36 trees are not considered “protected trees” and are not anticipated to require mitigation.
- For the remaining 94 trees that require a tree removal permit the following trees request approval of a waiver for the replacement requirement.
  - 30 trees request waiver for replacement due to the failing health / severe defects / safety concerns as indicated in the Arborist Report.
  - 22 trees request waiver for conflicts with existing gas utility line and existing overhead utility lines (refer to attached exhibit for reference)
- 40 trees is the number of remaining trees that are anticipated to require mitigation as they are defined as “protected trees” (per the City ordinance 2016-0026, dated August 4, 2016), which includes a total diameter of 1400 inches subject to in-lieu fees.

Replacement Plan / Credits

- We are requested credit for the tree replacement plan as follows:
  - 403 inches associated with the development of Lots 1, 2, and the backbone infrastructure; 400 trees in total.
  - 471 trees are estimated to be planted with the future phases of the Project, which equates to a credit of 471 inches (based on 1 inch credit per tree). This estimate is based on the average of the number of trees per acre that is used on lots 1 and 2, which is 48 trees per acre. The acreage for Lots 3, 4, and 5 are as follows: 2.75 acres, 4.87 acres and 2.2 acres respectively, which equates to 132 tree credits, 234 tree credits and 105 tree credits respectively.
  - 874 inches credit in total.
Anticipated In-Lieu Fee

After applying the credits and the waivers requested above, the anticipated in-lieu fee is as follows:

1400 inches – credit of 874 inches = 526 inches subject to in-lieu fee.

Total in-lieu fee of $170,950.

($325 per inch per the City ordinance 2016-0026, dated August 4, 2016)

Enclosures:

- Excel File of Arborist Report Summary Table
- Exhibit of Trees in conflict with existing utilities
- Preliminary Landscape Planting Plan with tree credit summary (refer to sheet 3)
REQUESTED WAIVERS FOR REPLACEMENT OF TREE REMOVALS
TWIN RIVERS REDEVELOPMENT

NOTES:
1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY MORROW SURVEYING
DATED JULY 2016.
2. TREE TAG NUMBER CORRESPONDS TO THE ARBORIST’S REPORT DATED
MARCH 30, 2017.
3. THE APPLICANT REQUESTS APPROVAL TO REMOVE ALL TREES FROM THE
SITE. THE APPLICANT HAS REQUESTED WAIVERS FOR TREES INDICATED ON
THIS EXHIBIT AS PART OF A REPLACEMENT FOR TREE REMOVALS.

LEGEND

PROPOSED RIGHT OF WAY LINE
PROPOSED IRREVOCABLE OFFER OF DEDICATION LINE (I.O.D.)
PROPOSED LOT LINE

TREE PROTECTION ZONE

TREE RECOMMENDED FOR REMOVAL REGARDLESS OF PROJECT
IMPROVEMENTS IN ARBORIST’S REPORT DUE TO TREE HEALTH OR
CONDITIONS

TREE IN CONFLICT WITH EXISTING UTILITY

EXISTING OVERHEAD ELECTRIC
EXISTING GAS LINE

TWIN RIVERS REDEVELOPMENT
SUBDIVISION BOUNDARY
PROPOSED PARTIAL EASEMENT LINE
PROPOSED PARTIAL EASEMENT LINE (I.O.D.)

REQUESTED WAIVERS FOR REPLACEMENT OF TREE REMOVALS

TWIN RIVERS REDEVELOPMENT

NOTES:
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PROPOSED RIGHT OF WAY LINE
PROPOSED IRREVOCABLE OFFER OF DEDICATION LINE (I.O.D.)
PROPOSED LOT LINE

TREE PROTECTION ZONE

TREE RECOMMENDED FOR REMOVAL REGARDLESS OF PROJECT
IMPROVEMENTS IN ARBORIST’S REPORT DUE TO TREE HEALTH OR
CONDITIONS

TREE IN CONFLICT WITH EXISTING UTILITY

EXISTING OVERHEAD ELECTRIC
EXISTING GAS LINE

TWIN RIVERS REDEVELOPMENT
SUBDIVISION BOUNDARY
PROPOSED PARTIAL EASEMENT LINE
PROPOSED PARTIAL EASEMENT LINE (I.O.D.)
<table>
<thead>
<tr>
<th>#</th>
<th>Species</th>
<th>Diameter (in.)</th>
<th>Max Dripline (ft.)</th>
<th>TPZ (ft.)</th>
<th>Comments</th>
<th>Health Rating</th>
<th>Structural Rating</th>
<th>Recommendations</th>
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<tbody>
<tr>
<td>701</td>
<td>almond</td>
<td>11</td>
<td>16</td>
<td>11</td>
<td>multiple trunks with included bark</td>
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<td>41</td>
<td>36</td>
<td>41</td>
<td>primary limbs with excessive end weight; multiple trunks</td>
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<td>fair-good</td>
<td>use reduction cuts to remove 25% of the foliage of primary limbs &gt; 1/3 trunk dia.</td>
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<td>good</td>
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<td>45</td>
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<td>fair-good</td>
<td>crown clean.</td>
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<td>red oak</td>
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<td>22</td>
<td>codominant trunks</td>
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<td>715</td>
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<td>13</td>
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<td>fair-good</td>
<td>poor-fair</td>
<td>suppress one trunk using reduction cuts over several prunings.</td>
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<tr>
<td>717</td>
<td>Japanese maple</td>
<td>9</td>
<td>12</td>
<td>9</td>
<td>declining health; limb dieback; roots cut</td>
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<td>fair</td>
<td>remove tree.</td>
</tr>
<tr>
<td>718</td>
<td>Japanese maple</td>
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<td>12</td>
<td>15</td>
<td>low vigor; limb dieback</td>
<td>fair</td>
<td>fair-good</td>
<td></td>
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<td>London plane</td>
<td>39</td>
<td>36</td>
<td>39</td>
<td>multiple trunks</td>
<td>fair-good</td>
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<td></td>
</tr>
<tr>
<td>720</td>
<td>Modesto ash</td>
<td>50</td>
<td>36</td>
<td>50</td>
<td>multiple trunks; trunk decay; previously topped</td>
<td>fair-good</td>
<td>poor</td>
<td>remove tree.</td>
</tr>
<tr>
<td>721</td>
<td>Modesto ash</td>
<td>39</td>
<td>39</td>
<td>39</td>
<td>previously topped; limb breaks; mistletoe; side pruned to clear high voltage lines; multiple trunks</td>
<td>fair-good</td>
<td>fair</td>
<td>crown reduction.</td>
</tr>
<tr>
<td>#</td>
<td>Species</td>
<td>Diameter (in.)</td>
<td>Max Dripline (ft.)</td>
<td>TPZ (ft.)</td>
<td>Comments</td>
<td>Health Rating</td>
<td>Structural Rating</td>
<td>Recommendations</td>
</tr>
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<tr>
<td>722</td>
<td>Modesto ash</td>
<td>45</td>
<td>33</td>
<td>45</td>
<td>previously topped; cabled; bird nesting holes; limb decay; poor limb attachments; mistletoe; multiple trunks</td>
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<td>poor</td>
<td>remove tree.</td>
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<td>723</td>
<td>Modesto ash</td>
<td>39</td>
<td>33</td>
<td>39</td>
<td>side pruned to clear high voltage lines; topped; trunk decay; multiple trunks</td>
<td>fair-good</td>
<td>poor-fair</td>
<td>aerial inspection. map decay. crown reduction.</td>
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<tr>
<td>724</td>
<td>Modesto ash</td>
<td>44</td>
<td>33</td>
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<td>limb breaks; side pruned to clear high voltage lines; cracked limbs; multiple trunks</td>
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<td>poor</td>
<td>remove tree.</td>
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<tr>
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<td>Modesto ash</td>
<td>47</td>
<td>33</td>
<td>47</td>
<td>previously topped; trunk decay; bird nesting holes; poor limb attachments; limb breaks; multiple trunks</td>
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<td>poor</td>
<td>remove tree.</td>
</tr>
<tr>
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<td>39</td>
<td>48</td>
<td>poor limb attachments; mistletoe; multiple trunks</td>
<td>fair-good</td>
<td>fair</td>
<td>crown reduction. aerial inspection. use reduction cuts to remove 25% of the foliage of primary limbs &gt; 1/3 trunk dia.</td>
</tr>
<tr>
<td>727</td>
<td>Modesto ash</td>
<td>47</td>
<td>36</td>
<td>47</td>
<td>previously topped; trunk decay; multiple trunks with included bark; poor limb attachments; trunk decay</td>
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<td>poor-fair</td>
<td>aerial inspection. crown reduction.</td>
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<tr>
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<tr>
<td>729</td>
<td>London plane</td>
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<td>39</td>
<td>27</td>
<td>topped to clear high voltage lines; bird nesting holes; codominant trunks</td>
<td>fair</td>
<td>poor-fair</td>
<td></td>
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<tr>
<td>730</td>
<td>London plane</td>
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<td>51</td>
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<td>poor-fair</td>
<td>crown reduction.</td>
</tr>
<tr>
<td>731</td>
<td>London plane</td>
<td>26</td>
<td>27</td>
<td>26</td>
<td>multiple trunks; topped to clear high voltage lines</td>
<td>fair-good</td>
<td>poor-fair</td>
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<tr>
<td>732</td>
<td>London plane</td>
<td>27</td>
<td>25</td>
<td>27</td>
<td>topped to clear high voltage lines; codominant trunks</td>
<td>fair-good</td>
<td>poor-fair</td>
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<tr>
<td>733</td>
<td>London plane</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>topped to clear high voltage lines; wide spreading crown</td>
<td>fair-good</td>
<td>poor-fair</td>
<td>crown reduction.</td>
</tr>
<tr>
<td>#</td>
<td>Species</td>
<td>Diameter (in.)</td>
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</tr>
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<td>734</td>
<td>London plane</td>
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<td>28</td>
<td>30</td>
<td>topped to clear high voltage lines; wide spreading crown</td>
<td>fair-good</td>
<td>fair</td>
<td>crown reduction.</td>
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<td>735</td>
<td>London plane</td>
<td>31</td>
<td>22</td>
<td>31</td>
<td>topped to clear high voltage lines; codominant trunks; limb over street with decay; watersprouts</td>
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<td>poor-fair</td>
<td>aerial inspection. use reduction cut on limb over street as dictated by aerial inspection.</td>
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<td>736</td>
<td>London plane</td>
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<td>28</td>
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<td>fair</td>
<td>crown reduction.</td>
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<td>737</td>
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<td>poor-fair</td>
<td>crown reduction. aerial inspection.</td>
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<td>London plane</td>
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<td>poor-fair</td>
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<td>739</td>
<td>London plane</td>
<td>28</td>
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<td>poor-fair</td>
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<td>25</td>
<td>26</td>
<td>topped to clear high voltage lines; trunk decay; codominant trunks</td>
<td>fair-good</td>
<td>poor-fair</td>
<td>aerial inspection. crown reduction.</td>
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<tr>
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<td>Modesto ash</td>
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<tr>
<td>743</td>
<td>zelkova</td>
<td>33</td>
<td>28</td>
<td>33</td>
<td>previously topped; poor limb attachments; codominant trunks</td>
<td>good</td>
<td>poor-fair</td>
<td>aerial inspection. crown reduction.</td>
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<tr>
<td>744</td>
<td>zelkova</td>
<td>34</td>
<td>30</td>
<td>34</td>
<td>multiple trunks with included bark; previously topped; poor limb attachments</td>
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<td>fair</td>
<td>aerial inspection.</td>
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<tr>
<td>745</td>
<td>zelkova</td>
<td>46</td>
<td>35</td>
<td>46</td>
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<td>fair</td>
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<td>30</td>
<td>14</td>
<td>23</td>
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<td>18</td>
<td>redwood canker symptoms</td>
<td>poor-fair</td>
<td>good</td>
<td>crown clean. irrigate.</td>
</tr>
<tr>
<td>#</td>
<td>Species</td>
<td>Diameter (in.)</td>
<td>Max Dripline (ft.)</td>
<td>TPZ (ft.)</td>
<td>Comments</td>
<td>Health Rating</td>
<td>Structural Rating</td>
<td>Recommendations</td>
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<td>coast redwood</td>
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<td>14</td>
<td>20</td>
<td>redwood canker symptoms; top dead; codominant trunks</td>
<td>fair</td>
<td>good</td>
<td>crown clean. irrigate. remove one trunk.</td>
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<td>19</td>
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<td>poor-fair</td>
<td>remove one trunk. crown clean. irrigate.</td>
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<td>25</td>
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<td>fair</td>
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<td>poor-fair</td>
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<td>29</td>
<td>34</td>
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<td>fair</td>
<td>irrigate.</td>
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<tr>
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<td>zelkova</td>
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<td>fair</td>
<td>fair-good</td>
<td>irrigate.</td>
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</tr>
<tr>
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<td>37</td>
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<td>28</td>
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<td>poor-fair</td>
<td>poor</td>
<td>cable trunks. irrigate. remove large vertical primary limb.</td>
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<td>32</td>
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<td>poor</td>
<td>brace trunks. use reduction cuts to remove 25% of the foliage of primary limbs &gt; 1/3 trunk dia.</td>
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<tr>
<td>759</td>
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<td>51</td>
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<td>51</td>
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<td>fair-good</td>
<td>poor</td>
<td>remove tree. Crown clean as soon as possible.</td>
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<tr>
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<tr>
<td>761</td>
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<td>20</td>
<td>14</td>
<td>Not tagged; surrounded by blackberry; multiple trunks</td>
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<td>fair-good</td>
<td></td>
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<td>#</td>
<td>Species</td>
<td>Diameter (in.)</td>
<td>Max Dripline (ft.)</td>
<td>TPZ (ft.)</td>
<td>Comments</td>
<td>Health Rating</td>
<td>Structural Rating</td>
<td>Recommendations</td>
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<td>30</td>
<td>34</td>
<td>codominant trunks; primary limbs with slightly excessive end weight</td>
<td>fair-good</td>
<td>fair-good</td>
<td>use reduction cuts to supress competing leaders over several prunings.</td>
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<td>24</td>
<td>16</td>
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<td>fair</td>
<td>use reduction cuts to remove 25% of the foliage of primary limbs &gt; 1/3 trunk dia.</td>
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<tr>
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<td>pecan</td>
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<td>35</td>
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<td>poor-fair</td>
<td>select leader, drop crotch competing trunks or primary limbs.</td>
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<td>36</td>
<td>33</td>
<td>36</td>
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<td>poor-fair</td>
<td>crown reduction.</td>
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<td>poor-fair</td>
<td>crown reduction. crown clean.</td>
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<tr>
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<td>poor</td>
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</tr>
<tr>
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<td>38</td>
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<td>poor</td>
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</tr>
<tr>
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<td>52</td>
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<td>fair-good</td>
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<td>good</td>
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<tr>
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<td>Modesto ash</td>
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<td>27</td>
<td>40</td>
<td>previously topped; poor limb attachments; root wound; multiple trunks with included bark</td>
<td>fair-good</td>
<td>poor</td>
<td>remove tree.</td>
</tr>
</tbody>
</table>
# Species | Diameter (in.) | Max Dripline (ft.) | TPZ (ft.) | Comments | Health Rating | Structural Rating | Recommendations |
--- | --- | --- | --- | --- | --- | --- | --- |
774 Modesto ash | 41 | 26 | 41 | bird nesting holes; previously topped; decay in crown; poor limb attachments; multiple trunks with included bark | fair-good | poor | remove tree. |
775 London plane | 37 | 36 | 37 | broken, hanging limbs; limb dieback; primary limbs with excessive end weight | fair-good | fair | use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 trunk dia. |
776 Modesto ash | 46 | 25 | 46 | previously topped; multiple trunks with included bark; decay in crown; poor limb attachments; trunk decay; limb breaks; side pruned to clear high voltage lines | fair-good | poor | remove tree. |
777 Modesto ash | 29,39 | 26 | 47 | side pruned to clear high voltage lines; previously topped; trunk decay | fair-good | poor | remove tree. |
778 Modesto ash | 47 | 28 | 47 | side pruned to clear high voltage lines; unbalanced crown; previously topped; multiple trunks with included bark; limb breaks; crack between secondary trunks | fair-good | poor | remove tree as soon as possible. |
779 eucalyptus sp. | 45 | 38 | 45 | multiple trunks with included bark | good | fair |
780 sweet gum | 22 | 17 | 22 | codominant trunks | fair-good | fair |
781 ginkgo | 4 | 7 | 4 | trunk wound; root wound; limbs attachments with included bark | good | fair | train to strong form. |
782 Modesto ash | 44 | 34 | | multiple trunks with included bark; mistletoe; limb attachments with included bark; decay in crown limb breaks; large primary limb with decay | fair-good | poor | remove tree. |
783 sour gum | 10 | 18 | 10 | codominant trunks; previously topped | good | fair | train to strong form. |
784 sour gum | 5 | 9 | 5 | | fair-good | fair-good |
<table>
<thead>
<tr>
<th>#</th>
<th>Species</th>
<th>Diameter (in.)</th>
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<th>TPZ (ft.)</th>
<th>Comments</th>
<th>Health Rating</th>
<th>Structural Rating</th>
<th>Recommendations</th>
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<td>29</td>
<td>31</td>
<td>trunk decay; codominant trunks; primary limbs with excessive end weight</td>
<td>fair-good</td>
<td>fair</td>
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<td>fair</td>
<td>crown clean.</td>
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<td>38</td>
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<td>poor</td>
<td>remove tree.</td>
</tr>
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<td>poor</td>
<td>remove tree.</td>
</tr>
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<td>poor-fair</td>
<td>aerial inspection. crown reduction. determine extent of decay.</td>
</tr>
<tr>
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<td>fair</td>
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<tr>
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<td>44</td>
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<td>poor</td>
<td>remove tree.</td>
</tr>
<tr>
<td>792</td>
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<td>29</td>
<td>45</td>
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<td>poor</td>
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</tr>
<tr>
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<td>32</td>
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<td>fair-good</td>
<td>fair</td>
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<td>California incense cedar</td>
<td>48</td>
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<td>poor</td>
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<td>cable trunks.</td>
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<tr>
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<td>Species</td>
<td>Diameter (in.)</td>
<td>Max Dripline (ft.)</td>
<td>TPZ (ft.)</td>
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<td>Health Rating</td>
<td>Structural Rating</td>
<td>Recommendations</td>
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<td>35</td>
<td>39</td>
<td>multiple trunks; deadwood to 3&quot;; broken, hanging limbs</td>
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<td>fair-good</td>
<td>crown clean.</td>
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<td>good</td>
<td>crown clean.</td>
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<td>29</td>
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<td>poor</td>
<td>remove tree as soon as possible.</td>
</tr>
<tr>
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<td>32</td>
<td>43</td>
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<td>fair-good</td>
<td>poor</td>
<td>remove tree.</td>
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<td>40</td>
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<td>fair-good</td>
<td>poor</td>
<td>remove tree.</td>
</tr>
<tr>
<td>801</td>
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<td>42</td>
<td>31</td>
<td>42</td>
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<td>fair-good</td>
<td>poor</td>
<td>remove tree.</td>
</tr>
<tr>
<td>802</td>
<td>ash</td>
<td>25</td>
<td>26</td>
<td>25</td>
<td>previously topped; broken, hanging limbs</td>
<td>fair-good</td>
<td>fair</td>
<td>aerial inspection. use reduction cuts to remove 25% of the foliage of primary limbs &gt; 1/3 trunk dia. crown clean.</td>
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<td>fair</td>
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<td>poor</td>
<td>remove tree. Asap</td>
</tr>
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<td>Diameter (in.)</td>
<td>Max Dripline (ft.)</td>
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<td>44</td>
<td>previously topped; codominant trunks</td>
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<td>fair</td>
<td>conduct aerial inspection. crown reduction. cable trunks.</td>
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<td>38</td>
<td>32</td>
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<tr>
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<td>poor</td>
<td>remove tree. Asap</td>
</tr>
<tr>
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<td>33</td>
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<td>previously topped; trunk and limb decay; trunk cracked and separating over house</td>
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<td>poor</td>
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<td>47</td>
<td>previously topped; multiple trunks with included bark; trunk decay; poor limb attachments</td>
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<td>poor</td>
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<td>poor-fair</td>
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<tr>
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<td>36</td>
<td>multiple trunks with included bark; broken, hanging limbs</td>
<td>fair-good</td>
<td>fair-good</td>
<td>crown clean.</td>
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<td>826</td>
<td>London plane</td>
<td>39</td>
<td>36</td>
<td>39</td>
<td>codominant trunks</td>
<td>fair-good</td>
<td>fair-good</td>
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<tr>
<td>827</td>
<td>Modesto ash</td>
<td>40</td>
<td>28</td>
<td>40</td>
<td>limb breaks; codominant trunks with included bark; crack forming between remaining trunks</td>
<td>fair-good</td>
<td>poor</td>
<td>remove tree.</td>
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<td>828</td>
<td>crepe myrtle</td>
<td>6</td>
<td>9</td>
<td>6</td>
<td>fair-good</td>
<td>fair-good</td>
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<td>829</td>
<td>giant redwood</td>
<td>25</td>
<td>12</td>
<td>25</td>
<td>redwood canker symptoms;</td>
<td>fair</td>
<td>good</td>
<td>crown clean.</td>
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<tr>
<td>830</td>
<td>crepe myrtle</td>
<td>5</td>
<td>10</td>
<td>5</td>
<td>fair-good</td>
<td>fair-good</td>
<td>fair-good</td>
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<tr>
<th>DIAMETER</th>
<th>TOTAL # OF TREES</th>
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<tr>
<td>3882</td>
<td>130</td>
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<td>399</td>
<td>36</td>
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<tr>
<td>1306</td>
<td>30</td>
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<tr>
<td>#</td>
<td>Species</td>
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<td>WAIVER REQUEST - REMOVAL REQUIRED DUE TO EXISTING UTILITY CONFLICTS</td>
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<td>TOTAL DIAMETER OF 'PROTECTED' TREES &gt; OR = 24 INCH</td>
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PHASE I AND PHASE II EXHIBITS FOR TWIN RIVERS REDEVELOPMENT

EXISTING SURFACE DEMOLITION EXHIBIT

LEGEND
- PHASE I BUILDING DEMOLITION
- PHASE II BUILDING DEMOLITION
- PHASE I STREET DEMOLITION
- PHASE II STREET DEMOLITION
- PHASE I AND PHASE II STREET DEMOLITION

NOTES:
1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY MORROW SURVEYING DATED JULY 2016.
2. AERIAL IMAGERY OBTAINED FROM BING SOFTWARE.
3. INTENT OF THIS EXHIBIT IS TO SHOW APPROXIMATE LIMITS OF SURFACE DEMOLITION REQUIRED FOR THE CONSTRUCTION OF THE PHASE I AND PHASE II PROJECT IMPROVEMENTS. ACTUAL LIMITS OF REMOVAL MAY DIFFER FROM THE INFORMATION SHOWN ON THIS EXHIBIT AS THE DESIGN PROCESS CONTINUES.
4. REFER TO TENTATIVE MAP FOR PROPOSED TREE REMOVAL LOCATIONS.

PHASE I BUILDING DEMOLITION (61 TOTAL BUILDINGS)

PHASE II BUILDING DEMOLITION (32 TOTAL BUILDINGS)

PHASE I STREET DEMOLITION
RICHARDS BLVD
DOS RIOS STREET
12th STREET
SITKA STREET
MINT STREET
DELTA STREET
ISABEL STREET
ELIZA STREET

PHASE II STREET DEMOLITION

Attachment 2: Twin Rivers Phasing Exhibits
PHASE I AND PHASE II EXHIBITS
FOR
TWIN RIVERS REDEVELOPMENT
SURFACE IMPROVEMENTS

EXISTING IMPROVEMENTS TO REMAIN

LEGEND

PHASE I IMPROVEMENTS
PHASE II IMPROVEMENTS
SUBDIVISION BOUNDARY
PROPOSED LOT LINE
PROPOSED RIGHT OF WAY LINE
EXISTING RIGHT OF WAY LINE

NOTES:
1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY MORROW SURVEYING, DATED JULY 2016.
2. INTENT OF THIS EXHIBIT IS TO SHOW APPROXIMATE LIMITS OF PHASE I AND PHASE II IMPROVEMENTS. ACTUAL LIMITS OF IMPROVEMENTS MAY DIFFER FROM INFORMATION SHOWN ON THIS EXHIBIT AS THE DESIGN PROCESS CONTINUES.
LEGEND

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<td>PROPOSED RIGHT OF WAY LINE</td>
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<tr>
<td>PROPosed</td>
<td>PROPOSED LOT LINE</td>
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<tr>
<td>PROPosed</td>
<td>PROPOSED IRREVOCABLE OFFER OF DEDICATION (I.O.D.)</td>
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<td>EXISTing</td>
<td>EXISTING RIGHT OF WAY LINE</td>
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<td>EXISTing</td>
<td>EXISTING BASEMENT LINE</td>
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<tr>
<td>EXISTing</td>
<td>EXISTING ELEVATION (ELEV)</td>
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<tr>
<td>PROPosed</td>
<td>PROPOSED WATER MAIN</td>
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<tr>
<td>PROPosed</td>
<td>PROPOSED SANITARY SEWER LINE (SAN)</td>
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<td>EXISTing</td>
<td>EXISTING WATER MAIN</td>
</tr>
<tr>
<td>EXISTing</td>
<td>EXISTING SANITARY SEWER LINE (SAN)</td>
</tr>
<tr>
<td>EXISTing</td>
<td>EXISTING STORM DRAIN LINE</td>
</tr>
<tr>
<td>EXISTing</td>
<td>EXISTING GAS LINE</td>
</tr>
<tr>
<td>EXISTing</td>
<td>EXISTING FIBER OPTIC LINE</td>
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<tr>
<td>EXISTing</td>
<td>EXISTING ELEVATION (ELEV)</td>
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<td>INSTALL NEW WATER POINT OF CONNECTION TO EXISTING CITY PUBLIC WATER MAIN</td>
</tr>
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<td>KEYNOTES</td>
<td>INSTALL NEW PUBLIC WATER MAIN PER CITY OF SACRAMENTO STANDARDS</td>
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<tr>
<td>KEYNOTES</td>
<td>INSTALL NEW PRIVATE DOMESTIC WATER LINE PER CITY OF SACRAMENTO STANDARDS</td>
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<td>KEYNOTES</td>
<td>INSTALL NEW PRIVATE FIRE WATER LINE PER CITY OF SACRAMENTO STANDARDS</td>
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<td>KEYNOTES</td>
<td>INSTALL NEW FIRE HYDRANT PER CITY OF SACRAMENTO STANDARDS</td>
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<tr>
<td>KEYNOTES</td>
<td>PROVIDE WATER SERVICE TO EXISTING LOT PER CITY OF SACRAMENTO STANDARDS</td>
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<td>KEYNOTES</td>
<td>INSTALL NEW SANITARY SEWER POINT OF CONNECTION TO EXISTING CITY PUBLIC COMBINED STORM-SEWER MAIN</td>
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<td>KEYNOTES</td>
<td>INSTALL NEW PRIVATE SEWER LINE PER CITY OF SACRAMENTO STANDARDS</td>
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<td>KEYNOTES</td>
<td>INSTALL NEW SANITARY SEWER MAIN NO. 3 PER CITY OF SACRAMENTO STANDARDS</td>
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<td>PROVIDE SANITARY SEWER SERVICE TO EXISTING LOT PER CITY OF SACRAMENTO STANDARDS</td>
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<tr>
<td>KEYNOTES</td>
<td>REPLACE EXISTING ST. SANITARY SEWER MAIN &quot;10&quot; COMBINES DESIGN BASE TO UPSTREAM PROJECT CONNECTION POINT</td>
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NOTES:
1. THE CONCEPTUAL UTILITY EXHIBIT WAS PREPARED TO DEPICT PROPOSED UTILITY CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
3. PROPOSED LOT LINES SHOWN ON EXHIBIT ARE PLOT LAYOUT AND MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
4. SURVEY AND TOPOGHAPHIC SURVEY PREPARED BY MORROW SURVEYING SERVICES DATED JULY 2016.
5. EXISTING UTILITY IMPROVEMENTS SHOWN BASED ON AVAILABLE AS BUILT IMPROVEMENT PLANS AND CITY BASE UTILITY MAPS. ACTUAL DUG, FOUR FEET ABOVE GROUND AND CARDINAL DIRECTIONS.
6. EXISTING SITE IMPROVEMENTS NOT SHOWN FOR CLARITY.
LEGEND
EXISTING IMPROVEMENTS
SUBDIVISION IMPROVEMENTS

NOTES:
1. TOPOGRAPHIC AND BOUNDARY SURVEY
PREPARED BY MORROW SURVEYING DATED JULY 2016.

2. FUTURE BACKBONE INFRASTRUCTURE IMPROVEMENTS SHOWN ON THIS EXHIBIT BASED ON THE TWIN RIVERS CONCEPTUAL PLAN EXHIBITS SUBMITTED TO CITY IN OCTOBER 2016. ACTUAL DESIGN, PERMIT AND CONSTRUCTION SHALL BE PERFORMED BY OTHERS.

3. 12th STREET CYCLE TRACK AND RT STATION IMPROVEMENTS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY OTHERS AND IS SHOWN FOR REFERENCE PURPOSES ONLY.

FUTURE RICHARDS BLVD
FUTURE 12th STREET
STREET 'W'
EVA ROAD
STREET 'B'
STREET 'C'
FUTURE BANNON STREET

ATTACHMENT 4: TWIN RIVERS FULL ARENA BUILDOUT EXHIBIT
Attachment 5: General Plan Map

Twin Rivers Project (P17-014) July 27, 2017

P17-014
General Plan Map
Twin Rivers

M. Hanebutt | July 2017