



**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:



Stacia Cosgrove, Principal Planner

Sent to Applicant: 7/28/17

By: 
Michael Hanebutt, Assistant 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 (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); 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.

ATTACHMENT 1
PROPOSED FINDINGS OF FACT AND CONDITIONS OF APPROVAL
Twin Rivers Project (P17-014)
1209 Sitka Street

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-foot 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-foot 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-foot 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-foot 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.

- D 5 The project shall include open space and amenities as shown on the final approved plans.
- D 6 Auto access and parking layout shall be as shown on the exhibits and final approved plans.
- D 7 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.
- D 8 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.
- D 9 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

- D 10 The buildings shall conform to the proposed heights as provided in the reports and exhibits.
- D 11 The floor plans shall substantially conform to those approved as part of the attached exhibits and final approved plans.
- D 12 Building façades shall vary in color and material application as shown on the final approved plans.
- D 13 Each building elevation shall have a consistency of detail and quality as indicated on the final approved plans.
- D 14 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.
- D 15 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-foot 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-foot 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-foot 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-foot) plus two on-street 5-foot bike lanes (78-foot 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

Impact	Mitigation Measure(s)	Actions(s)	Implementing Party	Timing	Monitoring Party
Air Quality and Greenhouse Gas Emissions					
<p>AQ-1. Would the project produce construction emissions of NOX, ROG, PM10 or PM2.5 that would exceed the SMAQMD's construction significance thresholds?</p>	<p>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:</p> <ul style="list-style-type: none"> 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. The equipment shall be checked by a certified mechanic and determine to be running in proper condition before it is operated. 	<p>Provide Dust Abatement Plan that meets the requirements of the mitigation measure to the City Building Division for review and approval.</p>	<p>Project applicant or designee</p>	<p>Prior to issuance of demolition and/or building permits.</p>	<p>City of Sacramento</p>
Biological Resources					
<p>BIO-1. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>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:</p> <ol style="list-style-type: none"> The City or its designated cooperator will include full implementation and adherence to the conservation measure as a condition of any permit or contract issued for the proposed project; 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; 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 reinstate formal consultation, as per 50 CFR 402.16. <ol style="list-style-type: none"> 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. <p>IS/EA Mitigation Measure 3.3-2: The City or its designated cooperator shall require construction contractors to conduct tree removal activities outside of the migratory bird and raptor breeding season (defined here as February 1 through August 31), where feasible. For any construction activities that occur between February 1 and August 31, the City or its designated cooperator shall conduct preconstruction surveys in suitable nesting habitat within 500 feet of the construction area for migratory birds and raptor species. In addition, all trees slated for removal during the nesting season shall be surveyed by a qualified biologist no more than 48 hours before removal to ensure that no nesting birds are occupying the tree.</p> <p>If active nests are found during the survey, the construction contractor shall implement mitigation measures to ensure that the species will not be adversely affected, which will include establishing a no-work buffer zone, around the active nest. Avoidance measures will include:</p> <ol style="list-style-type: none"> Maintaining a 500-foot buffer around each active raptor nest. No construction activities shall be permitted within this buffer. For other migratory birds, a 250-foot no-work buffer zone shall be established, around the active nest. The no-work buffer may vary depending on species and site 	<p>Measure 3.3-1: Provide documentation of purchase of compensatory mitigation credits as specified in the project's Biological Opinion.</p> <p>Measure 3.3-2: Submittal of documentation demonstrating compliance with the mitigation measure.</p>	<p>Measure 3.3-1: Sacramento Housing and Redevelopment Agency</p> <p>Measure 3.3-2: Project applicant or designee</p>	<p>Prior to issuance of demolition and/or building permits.</p>	<p>City of Sacramento</p>

**TABLE 1 (CONTINUED)
TWIN RIVERS TRANSIT-ORIENTED DEVELOPMENT AND LIGHT RAIL STATION MITIGATION MONITORING AND REPORTING PROGRAM**

Impact	Mitigation Measure(s)	Actions(s)	Implementing Party	Timing	Monitoring Party
	<p>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.</p> <p>2. 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.</p>				
Cultural and Paleontological Resources					
<p>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?</p>	<p>River District Specific Plan EIR Mitigation Measure 5.3-2:</p> <p>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.</p> <p>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.</p> <p>c) If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>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.</p>	<p>Project applicant or designee</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Sacramento</p>

**TABLE S-2 (CONTINUED)
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Actions(s)	Implementing Party	Timing	Monitoring Party
CR-2. Would the project directly or indirectly destroy a unique paleontological resource?	River District Specific Plan EIR Mitigation Measure 5.3-2 (see above)	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.	Project applicant or designee	Prior to issuance of grading permits.	City of Sacramento
CR-3. Would the project disturb any human remains, including those interred outside of formal cemeteries?	River District Specific Plan EIR Mitigation Measure 5.3-2 (see above)	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.	Project applicant or designee	Prior to issuance of grading permits.	City of Sacramento
CR-4: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, as defined in PRC Section 21074?	River District Specific Plan EIR Mitigation Measure 5.3-2 (see above)	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.	Project applicant or designee	Prior to issuance of grading permits.	City of Sacramento
Hazards and Hazardous Materials					
HAZ-1. Would the project expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities?	IS/EA Mitigation Measure 3.7-1: Phase II Assessment. Prior to construction or development of the proposed project, a Phase II assessment and subsurface geophysical investigation shall be conducted. If the Phase II assessment concludes that site remediation would be necessary to protect human health and the environment, the site shall not be developed until the site is remediated to levels that would be protective of the most sensitive population for the planned use, as prescribed in applicable regulations.	Provide Phase II Assessment showing compliance with the measure, and proof of completed remediation, if required.	Project applicant or designee	Prior to issuance of grading permits.	City of Sacramento
HAZ-2. Would the project expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials, or other hazardous materials or situations?	River District Specific Plan EIR Mitigation Measure 5.4-1(b): Prior to demolition or renovation of structures, the project applicant shall provide written documentation to the City that either there is no asbestos-containing materials and/or lead-based paint in the structures or that such materials have been abated and that any remaining hazardous substances and/or waste have been removed in compliance with application State and local laws.	Provide evidence of compliance with the measure, as specified in the measure.	Project applicant or designee	Prior to issuance of demolition and/or building permits.	City of Sacramento
Noise and Vibration					
NV-1. Would the project result in exterior noise levels in the project area that are above the upper value of the normally acceptable category for various land uses due to the project's noise level increases?	IS/EA Mitigation Measure 3.10-1: 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 uses. The effectiveness of these measures shall be demonstrated to the satisfaction of the City Community Development Department prior to the issuance of occupancy permits. IS/EA Mitigation Measure 3.10-2: If traction power substation (TPSS) units are placed nearer than 110 feet from proposed residential uses, the applicant shall submit engineering and acoustical specifications for project air conditioning equipment to the City prior to the issuance of building permits. The engineering and acoustical specification shall demonstrate to the City's satisfaction that the air conditioning equipment design (types, location, enclosure, specification) will control noise from the equipment to at least 10 dBA below existing ambient levels at nearby residential and other noise sensitive receptors.	Measure 3.10-1: Provide applicable acoustical analysis and design documentation; demonstrate that identified construction requirements are included within the project plans. Measure 3.10-2: Provide applicable acoustical analysis and design documentation; demonstrate that identified construction requirements are included within the project plans.	Measure 3.10-1: Project applicant or designee Measure 3.10-2: Sacramento Regional Transit District	Prior to issuance of construction contracts and/or construction bid solicitation.	City of Sacramento
NV-2. Would the project result in residential interior noise levels of 45 dBA L _{dn} or greater caused by noise level increases due to the project?	IS/EA Mitigation Measure 3.10-3: Prior to the issuance of building permits for residential projects within the Twin Rivers Community Housing Expansion Area, the City shall require project applicants for residential development to submit a detailed noise analysis, prepared by a qualified acoustical professional, to identify design measures to be implemented to achieve the City interior standard of 45 L _{dn} in the proposed new residences. The resulting study shall be submitted to the City for review and approval. Design measures such as the following could be required, depending on the specific findings of the noise study: double-paned glass windows facing noise sources; solid-core doors; increased sound insulation of exterior walls (such as through staggered-or double-studs, multiple layers of gypsum board, and incorporation of resilient channels); weather-tight seals for doors and windows; or sealed windows with an air conditioning system installed for ventilation. The building plans submitted for building permit approval shall be accompanied by certification of a licensed engineer that the plans include the identified noise-attenuating design measures and satisfy the requirements of City standards.	Provide applicable acoustical analysis and design documentation; demonstrate that identified construction requirements are included within the project plans.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid solicitation.	City of Sacramento
NV-3. Would the project result in construction noise levels that exceed the standards in the City of Sacramento Noise Ordinance?	IS/EA Mitigation Measure 3.10-4: The City of Sacramento and the project contractor(s) shall implement the following measures as feasible and appropriate during all phases of project construction: <ul style="list-style-type: none"> Whenever construction occurs within 130 feet of occupied residences (on- or off-site), temporary barriers shall be constructed around the construction sites to shield the ground floor of the noise- 	Placement of specified mitigation requirements within the project plans for each phase of project development; provide construction specifications to City Building Division for review prior to construction bid solicitation and/or contract finalization.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid solicitation.	City of Sacramento

**TABLE 1 (CONTINUED)
TWIN RIVERS TRANSIT-ORIENTED DEVELOPMENT AND LIGHT RAIL STATION MITIGATION MONITORING AND REPORTING PROGRAM**

Impact	Mitigation Measure(s)	Actions(s)	Implementing Party	Timing	Monitoring Party
	<p>sensitive uses. These barriers shall be of 3/4-inch Medium Density Overlay (MDO) plywood sheeting, or other material of equivalent utility and appearance, and shall achieve a Sound Transmission Class of STC-30, or greater, based on certified sound transmission loss data taken according to ASTM Test Method E90 or as approved by the City of Sacramento Building Official.</p> <ul style="list-style-type: none"> Construction equipment staging areas shall be located as far as feasible from residential areas while still serving the needs of construction contractors. Use of auger displacement installation techniques for installation of foundation piles shall be used, if feasible. If impact pile driving is required, sonic pile drivers shall be used, unless engineering studies are submitted to the City that show this is not feasible, based on geotechnical considerations. 				
NV-7: Would the project exceed applicable noise impact criteria as established by the Department of Housing and Urban Development?	IS/EA Mitigation Measures 3.10-1 and 3.10-2 (see above)	<p>Measure 3.10-1: Provide applicable acoustical analysis and design documentation; demonstrate that identified construction requirements are included within the project plans.</p> <p>Measure 3.10-2: Provide applicable acoustical analysis and design documentation; demonstrate that identified construction requirements are included within the project plans.</p>	<p>Measure 3.10-1: Project applicant or designee</p> <p>Measure 3.10-2: Sacramento Regional Transit District</p>	Prior to issuance of construction contracts and/or construction bid solicitation.	City of Sacramento
NV-8: Would the project exceed the Moderate or Severe noise impact criteria as defined by the Federal Transit Administration?	IS/EA Mitigation Measures 3.10-1 and 3.10-2 (see above)	<p>Measure 3.10-1: Provide applicable acoustical analysis and design documentation; demonstrate that identified construction requirements are included within the project plans.</p> <p>Measure 3.10-2: Provide applicable acoustical analysis and design documentation; demonstrate that identified construction requirements are included within the project plans.</p>	<p>Measure 3.10-1: Project applicant or designee</p> <p>Measure 3.10-2: Sacramento Regional Transit District</p>	Prior to issuance of construction contracts and/or construction bid solicitation.	City of Sacramento
Transportation and Traffic					
TRA-6: Would the project result in impacts related to construction-related activities?	<p>IS/EA Mitigation Measure 3.12-1: <i>Construction Traffic Management Plan.</i> 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:</p> <ul style="list-style-type: none"> 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. 	<p>Submission of Construction Management Plan to satisfaction of City Department of Public Works Transportation Division; demonstrate that identified construction traffic management requirements are included within the project plans.</p>	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid solicitation.	City of Sacramento
TRA-8: Would the project have an adverse cumulative effect on area freeway facilities?	<p>IS/EA Mitigation Measure 3.12-2: <i>I-5 Freeway Subregional Corridor Mitigation Program (SCMP).</i> 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.</p>	<p>Submit proof of payment of required fees.</p>	Project applicant or designee	Prior to issuance of demolition and/or building permits.	City of Sacramento
TRA-12: Would the project result in adverse cumulative impacts related to construction activities?	IS/EA Mitigation Measure 3.12-1 (see above)	<p>Submission of Construction Management Plan to satisfaction of City Department of Public Works Transportation Division; demonstrate that identified construction traffic management requirements are included within the project plans.</p>	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid solicitation.	City of Sacramento

TENTATIVE SUBDIVISION MAP FOR TWIN RIVERS REDEVELOPMENT CITY OF SACRAMENTO COUNTY OF SACRAMENTO CALIFORNIA CUNNINGHAM ENGINEERING JULY 2017

OWNER: THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO 801 12TH STREET SACRAMENTO, CA 95814 (916) 444-9210

DEVELOPER: MCCORMACK BARON SALAZAR 535 MISSION STREET, 14TH FLOOR SAN FRANCISCO, CA 94105 (877) 621-3400

CIVIL ENGINEER: CUNNINGHAM ENGINEERING 2120 20th STREET, SUITE THREE SACRAMENTO, CALIFORNIA 95818 (916) 455-2026

ARCHITECT: SVA ARCHITECTS 3 MACARTHUR PLACE, SUITE 850 SANTA ANA, CA 92707 (949) 809-3380

URBAN DESIGNER: TORTI GALLAS + PARTNERS 523 WEST 8TH STREET, SUITE 212 LOS ANGELES, CA 90014 (213) 607-0070

PROJECT ADDRESS: 321 ELIZA STREET SACRAMENTO, CA 95811

ASSESSORS PARCEL NUMBER: 001-0090-003-000

BASIS OF BEARINGS: CENTERLINE OF DOS RIOS STREET, TAKEN AS S 18°48'10" W, PER 84 RS 13. BENCHMARK: CITY OF SACRAMENTO BENCHMARK 297-E2B, A HLTI NAIL LIGHT BASE AT SW CORNER OF SPOULVE AVENUE AND NORTH 16TH ST. ELEVATION 25.857 FEET (NGVD29).

FLOOD ZONE: X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER FEMA MAP NUMBER 06067C0180J DATED JUNE 16, 2015, AND FEMA MAP NUMBER 06067C0176J DATED JUNE 16, 2015.

- NOTES: 1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339. 2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION. 3. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY MORROW SURVEYING DATED JULY 2016. 4. OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES. 5. EXISTING HEAT EXCHANGE WELL LOCATIONS AND QUANTITY SHOWN ARE APPROXIMATE. ACTUAL LOCATION AND QUANTITY MAY VARY FROM INFORMATION SHOWN HEREON. EXISTING HEAT EXCHANGE WELLS ARE TO BE ABANDONED. 6. EXISTING RIGHT OF WAY AND EASEMENTS SHOWN TO BE ABANDONED SHALL BE DONE SO PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE. 7. THIS SUBDIVISION IS A SUBDIVISION OF THE FOLLOWING PARCEL: REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKED RE 2675 SET AT THE INTERSECTION OF THE CENTER LINE OF 12TH STREET WITH THE CENTER LINE OF NORTH D STREET, AS SAID STREETS ARE SHOWN AND SO DESIGNATED ON THE OFFICIAL "MAP OF PART OF SACRAMENTO LYING BETWEEN 10TH AND 25TH STREETS, A STREET AND THE AMERICAN RIVER", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY APRIL 24, 1850, IN BOOK 1 OF MAPS, MAP NO. 8, FROM WHICH POINT OF BEGINNING AN IRON PIPE MONUMENT SET BY THE CITY ENGINEER OF THE CITY OF SACRAMENTO AT THE INTERSECTION OF THE CENTER LINE OF SAID 12TH STREET WITH THE CENTER LINE OF NORTH B STREET BEARS SOUTH 18° 48' 10" WEST 841.92 FEET, THENCE FROM SAID POINT OF BEGINNING NORTH 18° 48' 10" EAST 917.64 FEET ALONG THE CENTER LINE OF SAID 12TH STREET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN RIGHT-OF-WAY DESCRIBED IN DEED EXECUTED BY ALICE L. MACK, ET AL., TO PACIFIC GAS AND ELECTRIC COMPANY, DATED JANUARY 28, 1912, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 12, 1912, IN BOOK 349 OF DEEDS, PAGE 480; THENCE NORTH 84° 37' 10" EAST 969.90 FEET ALONG SAID SOUTHERLY BOUNDARY OF RIGHT-OF-WAY TO A POINT ON THE CENTER LINE OF 14TH STREET AS SHOWN ON SAID "MAP OF PART OF SACRAMENTO"; THENCE SOUTH 18° 50' 10" WEST 1083.05 FEET ALONG SAID CENTER LINE OF 14TH STREET TO A CONCRETE MONUMENT MARKED RE 2675 SET AT THE INTERSECTION OF THE CENTER LINE OF SAID 14TH STREET WITH THE NORTHERLY LINE OF 12TH STREET ROAD; THENCE CONTINUING SOUTH 18° 50' 10" WEST 46.05 FEET ALONG THE CENTER LINE OF SAID 14TH STREET TO POINT ON THE CENTER LINE OF 12TH STREET ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF 12TH STREET ROAD, CURVING TO THE LEFT ON AN ARC OF 1500.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 58° 08' 40" WEST 34.84 FEET, THENCE CONTINUING ALONG THE CENTER LINE OF 12TH STREET ROAD SOUTH 57° 29' 10" WEST 202.18 FEET TO THE INTERSECTION OF THE CENTER LINE OF 12TH STREET ROAD WITH THE CENTER LINE OF SAID NORTH D STREET; THENCE NORTH 71° 17' 00" WEST 38.40 FEET ALONG THE CENTER LINE OF NORTH D STREET TO A CONCRETE MONUMENT MARKED RE 2675 SET AT THE INTERSECTION OF SAID CENTER LINE OF NORTH D STREET WITH THE NORTHERLY LINE OF 12TH STREET ROAD; THENCE CONTINUING NORTH 71° 17' 00" WEST 697.21 FEET TO THE POINT OF BEGINNING.

- 8. THE SUM OF THE PARTS OF A LINE, CURVE OR AREA MAY NOT EQUAL THE WHOLE LENGTH OR ACREAGE DUE TO ROUNDING. 9. ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED, AND EXPRESSED IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

SERVICE PROVIDERS:

Table with 2 columns: Service Type (Water, Sewer, Drainage, School District, Park & Recreation, Fire Protection, Police Protection, Electric, Gas, Cable) and Provider (City of Sacramento, Twin Rivers Unified School District, City of Sacramento, SMUD, PG&E, Comcast).

EXISTING ZONING: R-5-SPD MULTIFAMILY RESIDENTIAL & RMX RESIDENTIAL MIXED USE

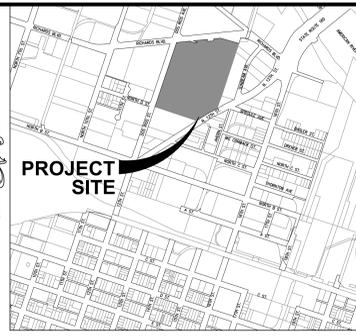
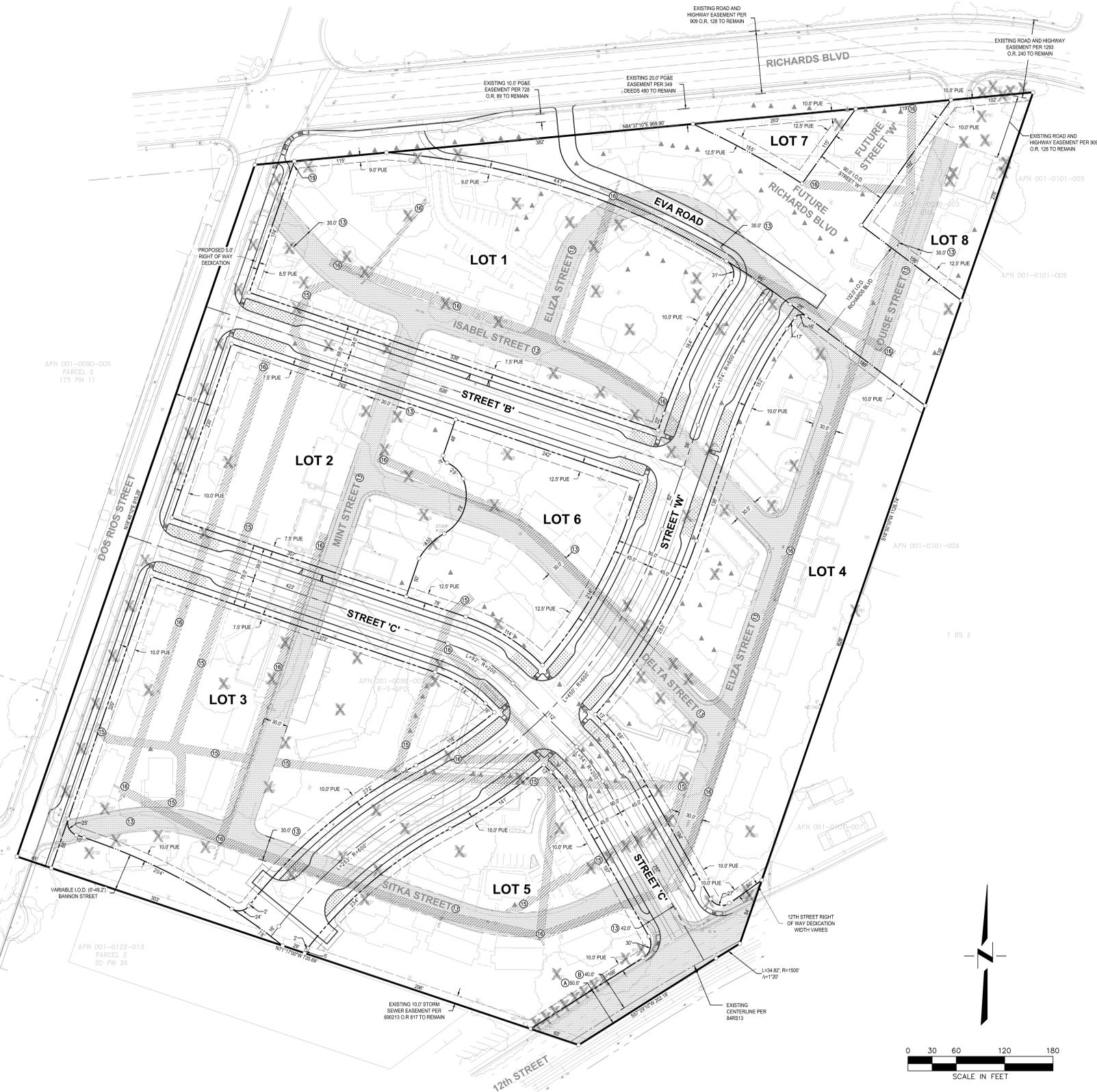
PROPOSED ZONING: LOT 1: R-5-SPD MULTIFAMILY RESIDENTIAL LOT 2: R-5-SPD MULTIFAMILY RESIDENTIAL LOT 3: R-5-SPD MULTIFAMILY RESIDENTIAL LOT 4: R-5-SPD MULTIFAMILY RESIDENTIAL LOT 5: R-5-SPD MULTIFAMILY RESIDENTIAL LOT 6: R-5-SPD MULTIFAMILY RESIDENTIAL (PUBLIC PARK SITE) LOT 7: RMX (RESIDENTIAL MIXED USE) LOT 8: RMX (RESIDENTIAL MIXED USE)

EXISTING AREA: ROW: 4.23 ACRES NET: 18.06 ACRES GROSS: 22.29 ACRES

PROPOSED AREA: LOT 1: 2.92 ACRES LOT 2: 1.66 ACRES LOT 3: 2.75 ACRES LOT 4: 3.25 ACRES LOT 5: 1.76 ACRES LOT 6: 1.15 ACRES LOT 7: 0.20 ACRES LOT 8: 0.64 ACRES ROW: 5.74 ACRES IOD: 2.22 ACRES GROSS: 22.29 ACRES

EXISTING GENERAL PLAN LAND USE: URBAN CENTER LOW

PROPOSED GENERAL PLAN LAND USE: URBAN CENTER LOW



- LEGEND: SUBDIVISION BOUNDARY, EXISTING RIGHT OF WAY LINE, EXISTING EASEMENT LINE, PROPOSED RIGHT OF WAY LINE, PROPOSED IRREVOCABLE OFFER OF DEDICATION (IOD), PROPOSED LOT LINE, PROPOSED STREET CENTERLINE, PUBLIC UTILITY EASEMENT (PUE), EXISTING TREE TO BE REMOVED, EXISTING HEAT EXCHANGE WELL (TO BE ABANDONED).

- HATCH LEGEND: EXISTING RIGHT OF WAY TO BE ABANDONED, EXISTING EASEMENT TO BE ABANDONED, STORM WATER QUALITY PLANTER.

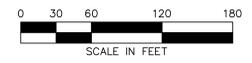
SHEET INDEX: TM-1 TENTATIVE MAP SHEET, TM-2 STREET SECTIONS

EXISTING EASEMENTS TO BE ABANDONED NUMBERS AS SHOWN IN PROJECT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED OCTOBER 14, 2016

- 1. AMERICAN INDUSTRIAL SEWER MAINTENANCE DISTRICT EASEMENT, RECORDED OCTOBER 19, 1964, PER BOOK 2694, PAGE 94 OF OFFICIAL RECORDS. EXACT LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION. 2. AN EASEMENT FOR SANITARY SEWER FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 1973, IN BOOK 730117, PAGE 511 OF OFFICIAL RECORDS. 3. AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 22, 1974, IN BOOK 740222, PAGE 685 OF OFFICIAL RECORDS. 4. AN EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 2000, AS BOOK 20001122, PAGE 100 OF OFFICIAL RECORDS. 5. AN EASEMENT FOR A BROADBAND COMMUNICATIONS SYSTEM AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 09, 2013, IN BOOK 20130909, PAGE 0444 OF OFFICIAL RECORDS. BLANKET IN NATURE.

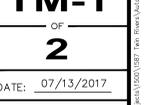
EXISTING RIGHT OF WAY TO BE ABANDONED NUMBERS AS SHOWN IN PROJECT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED OCTOBER 14, 2016

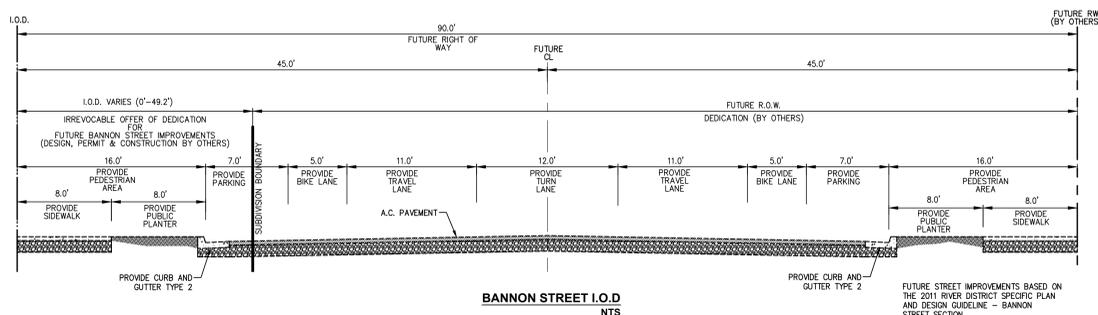
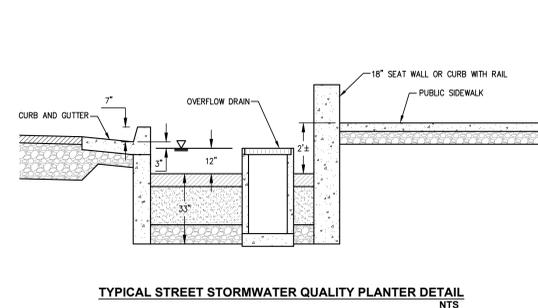
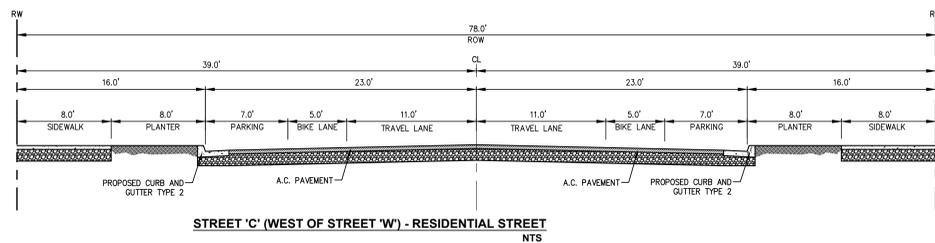
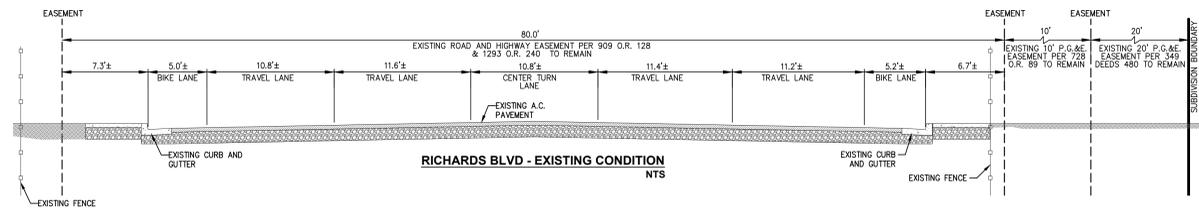
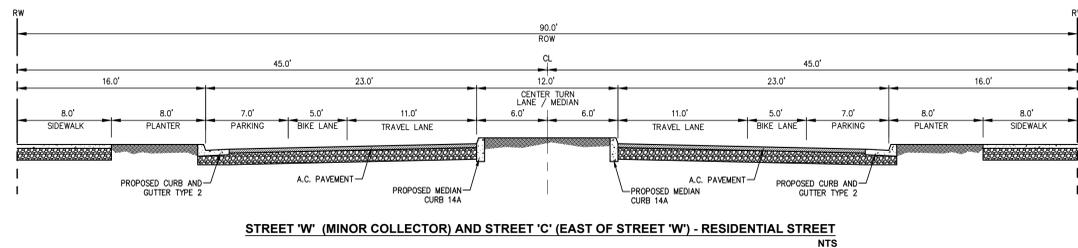
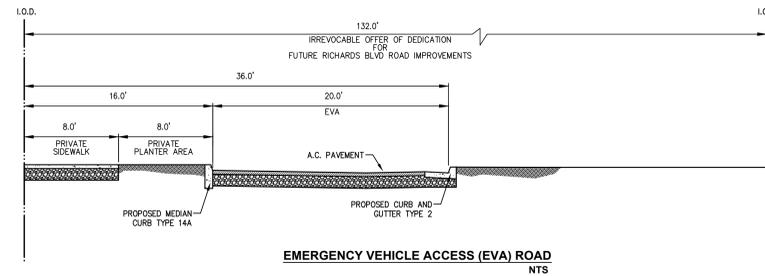
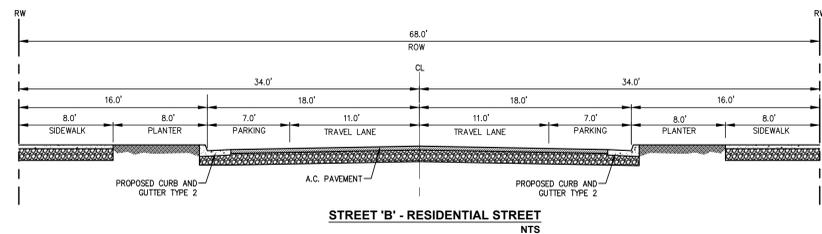
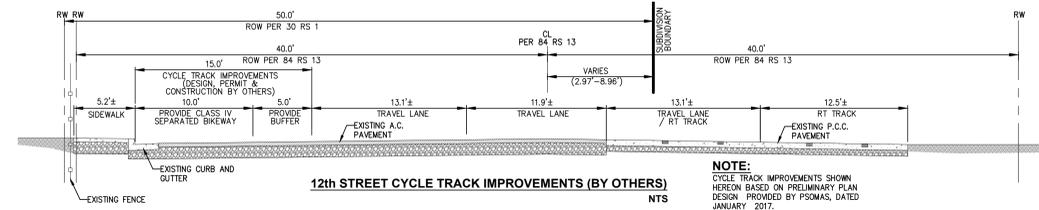
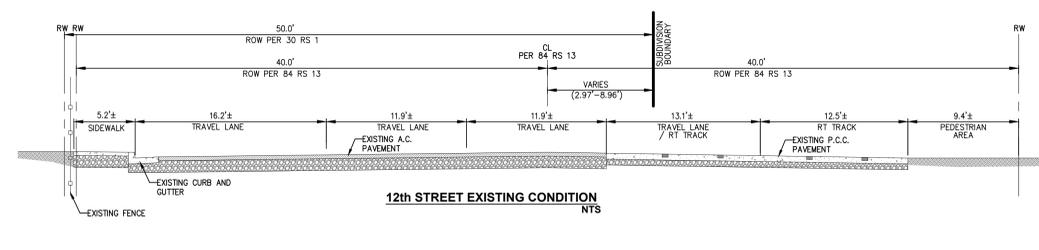
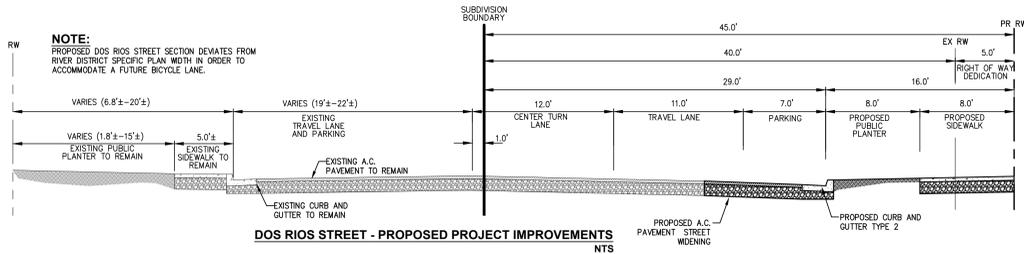
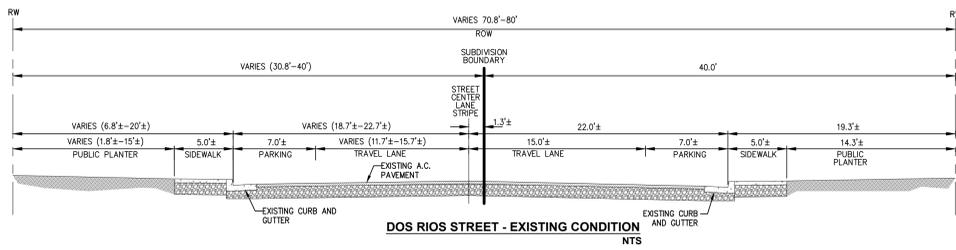
- 1. AN EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 06, 1972, IN BOOK 720406, PAGE 239 OF OFFICIAL RECORDS. 2. RIGHT OF WAY, RECORDED IN BOOK 30 RECORD OF SURVEY 1 3. RIGHT OF WAY, RECORDED IN BOOK 84 RECORD OF SURVEY 13



Approval table with columns: DESIGNED BY, DRAWN BY, CHECKED BY, SCALE, AS SHOWN, APPROVED, DATE, REVISIONS.

TENTATIVE SUBDIVISION MAP FOR TWIN RIVERS REDEVELOPMENT TENTATIVE MAP SHEET TM-1 OF 2 DATE: 07/13/2017 JOB NO: 1587.00





DESIGNED BY	CL
DRAWN BY	KD
CHECKED BY	DF
SCALE	NTS
NO.	
DATE	
REVISIONS	
APPD.	
BY	

CECMET.COM
 Project Planning = Civil Engineering = Landscape Architecture
 = Sacramento Office = Davis Office
 2100 20th Street, Suite Three
 Sacramento, CA 95818
 (916) 455-2020

TENTATIVE SUBDIVISION MAP
 FOR
 TWIN RIVERS REDEVELOPMENT
 STREET SECTIONS

SACRAMENTO





MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
 SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE:

SHEET NUMBER: **A0.0**
SHEET TITLE:

COVER PAGE

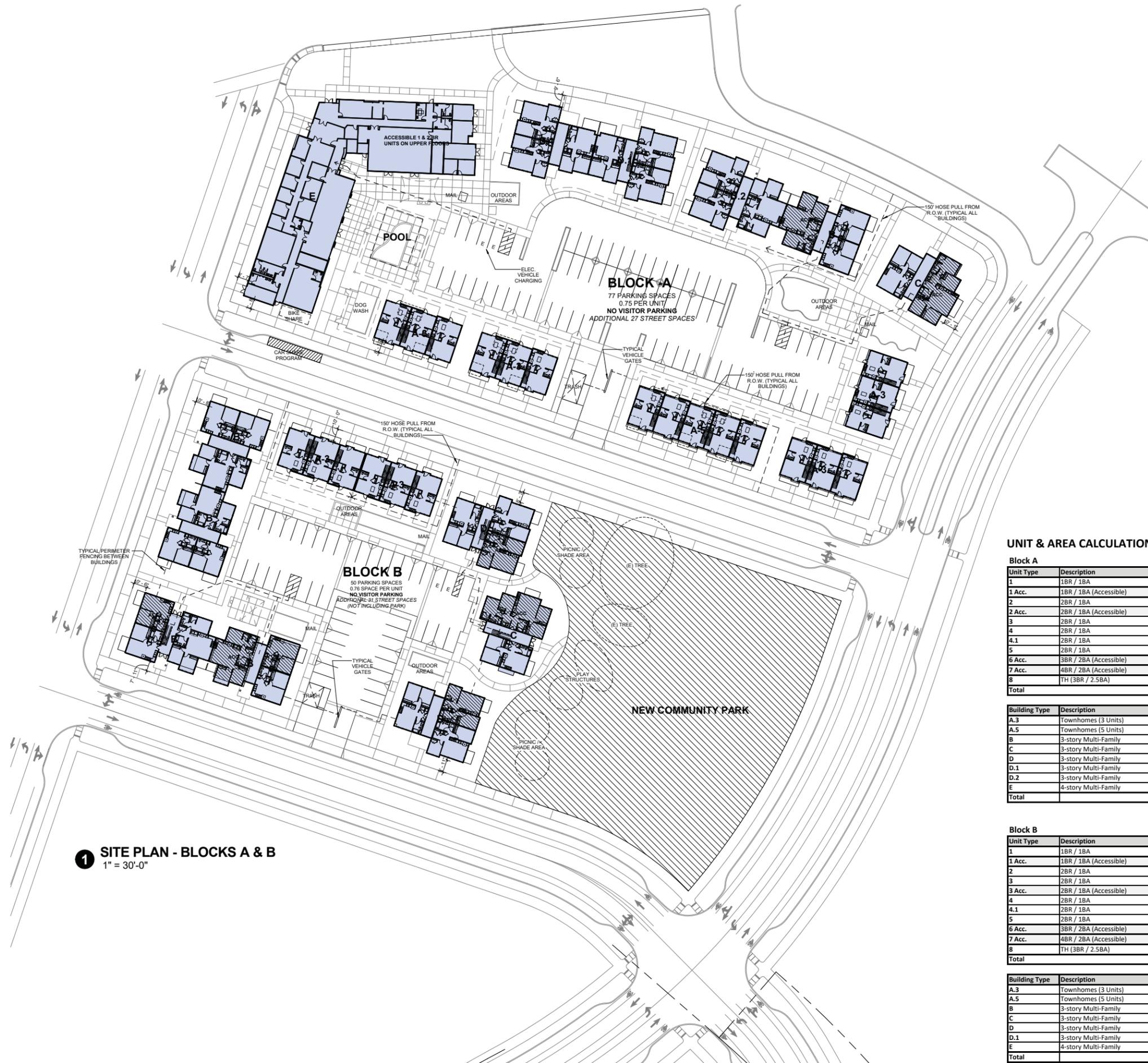
ENTITLEMENT PACKAGE SHEET INDEX

A0.0	COVER PAGE
A01.1	SITE PLAN
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A10.2	ENLARGED UNIT PLANS
A10.3	ENLARGED UNIT PLANS
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A11.3	BUILDING PLAN - TYPE B
A11.4	BUILDING PLAN - TYPE C
A11.5	BUILDING PLAN - TYPE D AND D.1
A11.6	BUILDING TYPE D.2
A11.7	BUILDING PLAN - TYPE E - 1ST LEVEL
A11.8	BUILDING PLAN - TYPE E - 2ND, 3RD & 4TH LEVEL
A50.1	TYPICAL PARK AMENITIES
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A60.2	PERSPECTIVE VIEWS
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A61.5	BUILDING ELEVATIONS - TYPE E
L1	PRELIMINARY LANDSCAPE PLANTING PLAN - LOT A
L2	PRELIMINARY LANDSCAPE PLANTING PLAN - LOT B
L3	PRELIMINARY LANDSCAPE PLANTING PLAN - STREET RIGHT OF WAYS
L4	PRELIMINARY PARKING LOT SHADE PLAN



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1 SITE PLAN - BLOCKS A & B
1" = 30'-0"



UNIT & AREA CALCULATIONS

Block A						
Unit Type	Description	SF (gross)	SF (net)	Count	%	% by BD
1	1BR / 1BA	619	567	34	32.7%	34.6%
1 Acc.	1BR / 1BA (Accessible)			2	1.9%	
2	2BR / 1BA	820	756	12	11.5%	
2 Acc.	2BR / 1BA (Accessible)			3	2.9%	
3	2BR / 1BA	856	759	18	17.3%	46.2%
4	2BR / 1BA	859	790	3	2.9%	
4.1	2BR / 1BA	907	833	6	5.8%	
5	2BR / 1BA	900	830	6	5.8%	
6 Acc.	3BR / 2BA (Accessible)	1169	1089	2	1.9%	
7 Acc.	4BR / 2BA (Accessible)	1385	1293	1	1.0%	
8	TH (3BR / 2.5BA)	1327	1228	17	16.3%	
Total				104		

Building Type	Description	SF / Bldg	Count	Total SF
A.3	Townhomes (3 Units)	4,109	4	16,436
A.5	Townhomes (5 Units)	6,831	1	6,831
B	3-story Multi-Family	7,632	1	7,632
C	3-story Multi-Family	6,690	1	6,690
D	3-story Multi-Family	8,652	-	-
D.1	3-story Multi-Family	8,670	2	17,340
D.2	3-story Multi-Family	9,050	1	9,050
E	4-story Multi-Family	53,608	1	53,608
Total				117,587

Block B						
Unit Type	Description	SF (gross)	SF (net)	Count	%	% by BD
1	1BR / 1BA	619	567	22	33.3%	36.4%
1 Acc.	1BR / 1BA (Accessible)			2	3.0%	
2	2BR / 1BA	820	756	0	0.0%	
3	2BR / 1BA	856	759	10	15.2%	
3 Acc.	2BR / 1BA (Accessible)			2	3.0%	47.0%
4	2BR / 1BA	859	790	9	13.6%	
4.1	2BR / 1BA	907	833	0	0.0%	
5	2BR / 1BA	900	830	10	15.2%	
6 Acc.	3BR / 2BA (Accessible)	1169	1089	4	6.1%	
7 Acc.	4BR / 2BA (Accessible)	1385	1293	1	1.5%	
8	TH (3BR / 2.5BA)	1327	1228	6	9.1%	
Total				66		

Building Type	Description	SF / Bldg	Count	Total SF
A.3	Townhomes (3 Units)	4,109	2	8,218
A.5	Townhomes (5 Units)	6,831	-	-
B	3-story Multi-Family	7,632	4	30,528
C	3-story Multi-Family	6,690	1	6,690
D	3-story Multi-Family	8,652	2	17,304
D.1	3-story Multi-Family	8,670	-	-
E	4-story Multi-Family	53,608	-	-
Total				62,740

MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE: 1" = 30'-0"

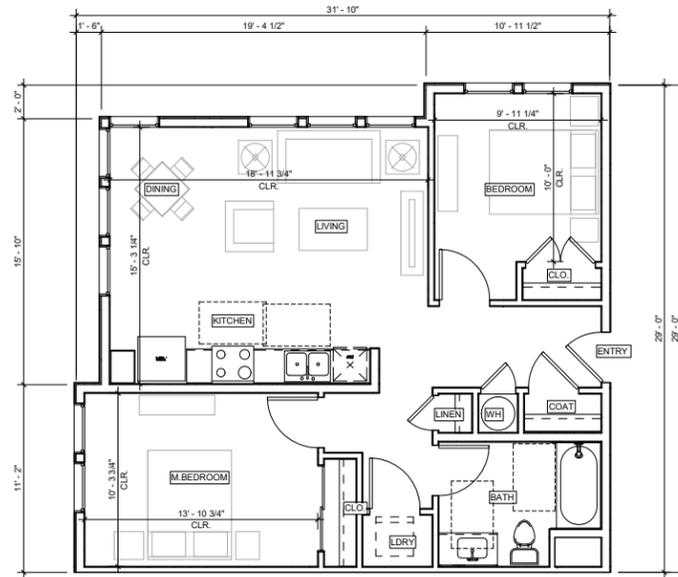
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SHEET TITLE:

SITE PLAN

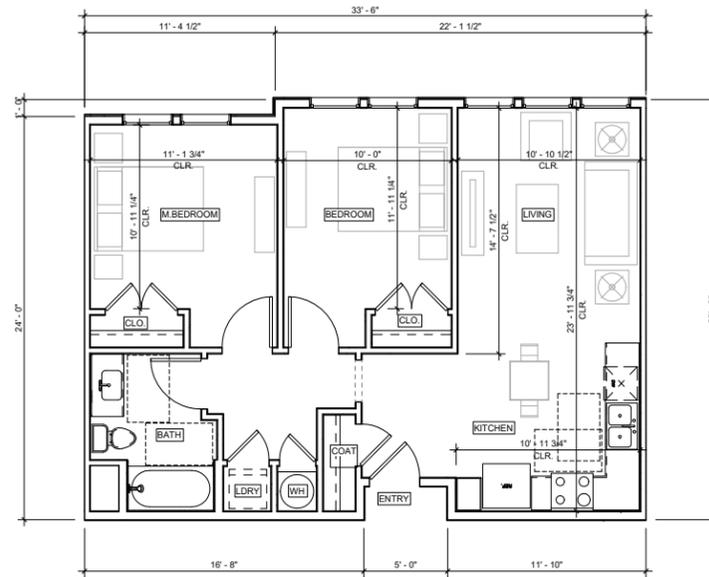


3 MACARTHUR PLACE, SUITE 800 SANTA ANA, CA 92705
714.808.3380 WWW.SVA-ARCHITECTS.COM

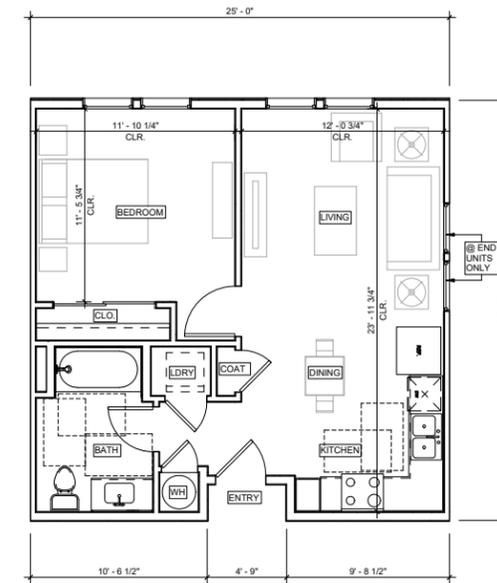
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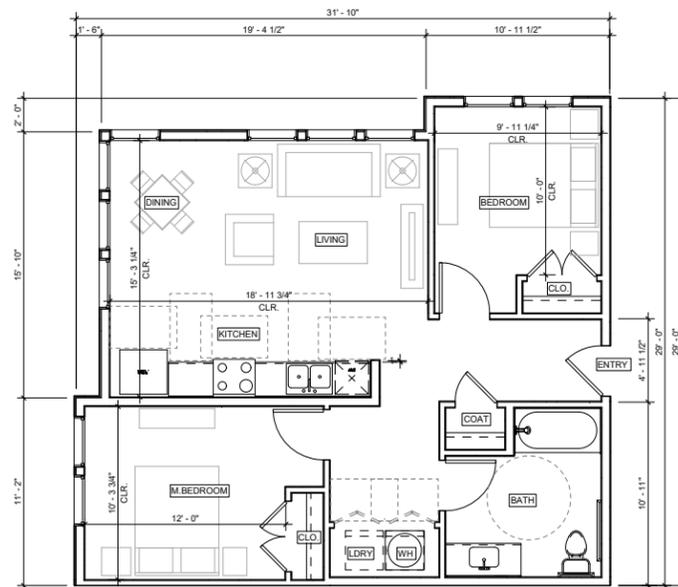
PLAN 3 - ADAPTABLE



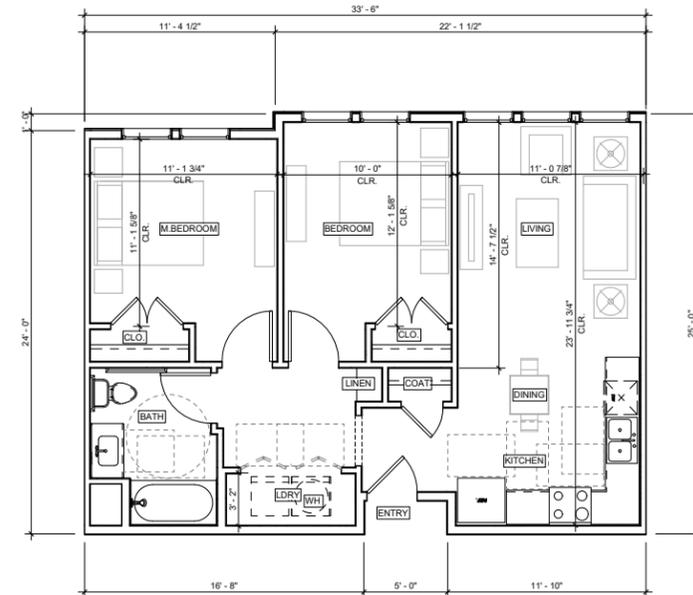
PLAN 2 - ADAPTABLE



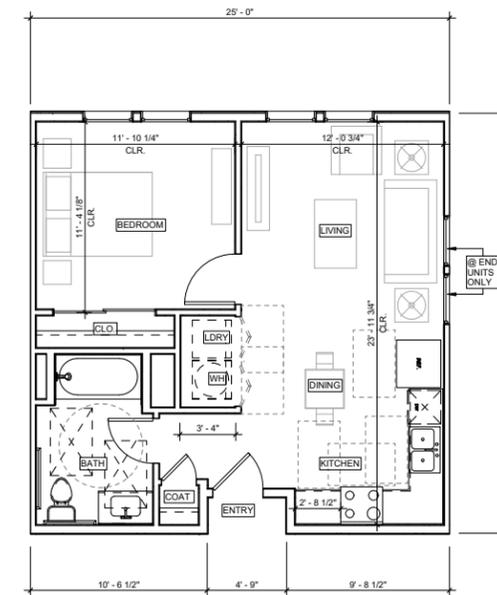
PLAN 1 - ADAPTABLE



PLAN 3 - ACCESSIBLE



PLAN 2 - ACCESSIBLE



PLAN 1 - ACCESSIBLE

UNIT FLATS CONCEPTUAL FLOOR PLANS

UNIT PLAN	GROSS AREA	NET AREA
PLAN 1	619 SF	567 SF
PLAN 2	820 SF	756 SF
PLAN 3	856 SF	789 SF

MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE: 1/4" = 1'-0"

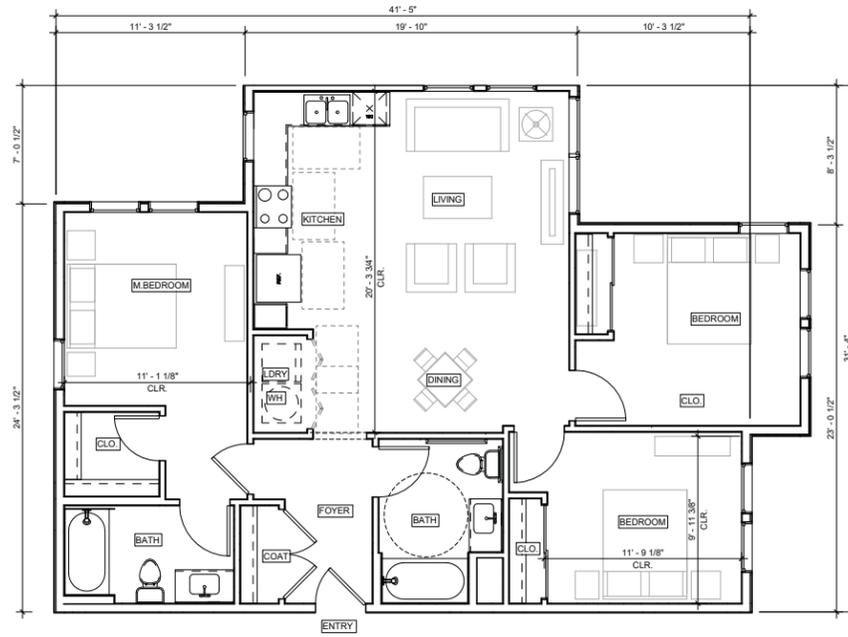
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ENLARGED UNIT PLANS

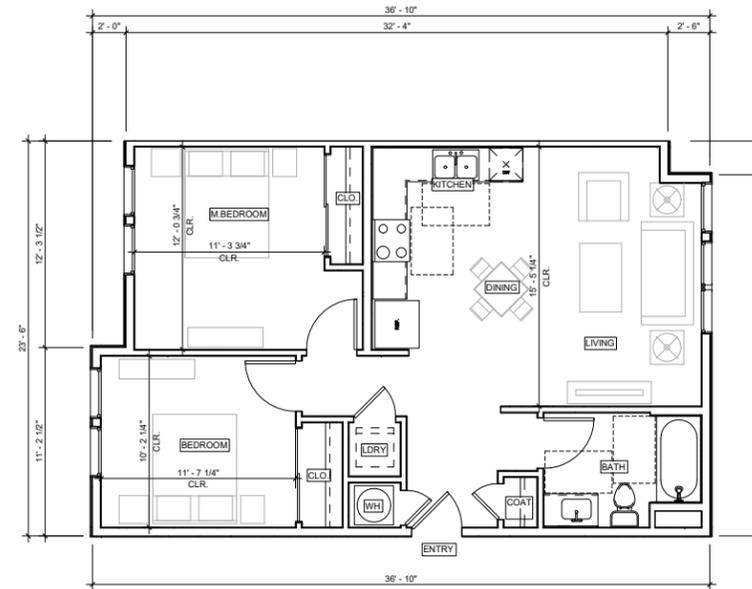


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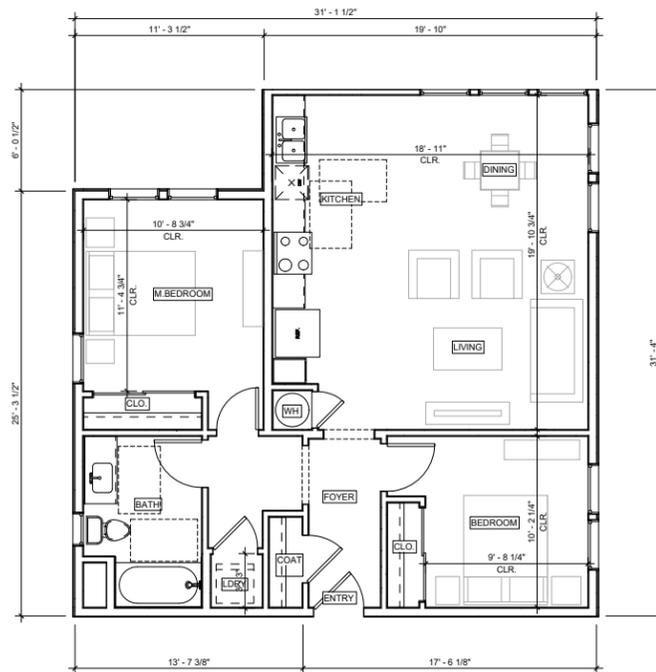
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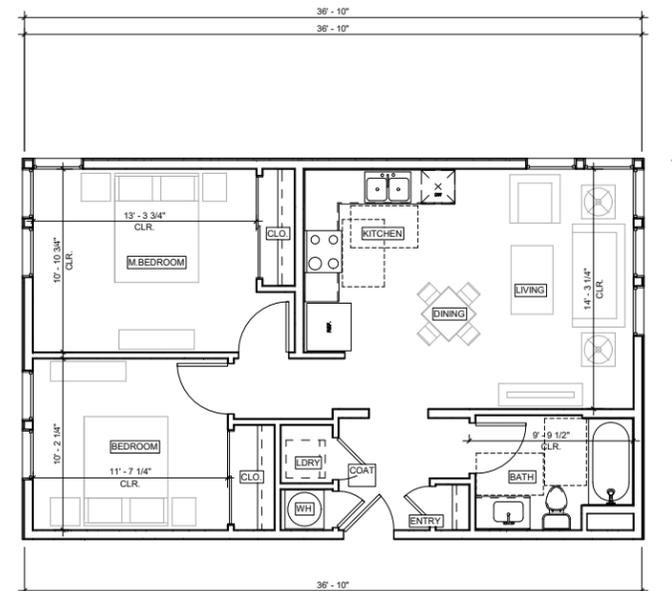
PLAN 6 - ACCESSIBLE



PLAN 4.1 - ADAPTABLE



PLAN 5



PLAN 4 - ADAPTABLE

UNIT FLATS CONCEPTUAL FLOOR PLANS

UNIT PLAN	GROSS AREA	NET AREA
PLAN 4	869 SF	802 SF
PLAN 4.1	870 SF	809 SF
PLAN 5	901 SF	805 SF
PLAN 6	1178 SF	1077 SF

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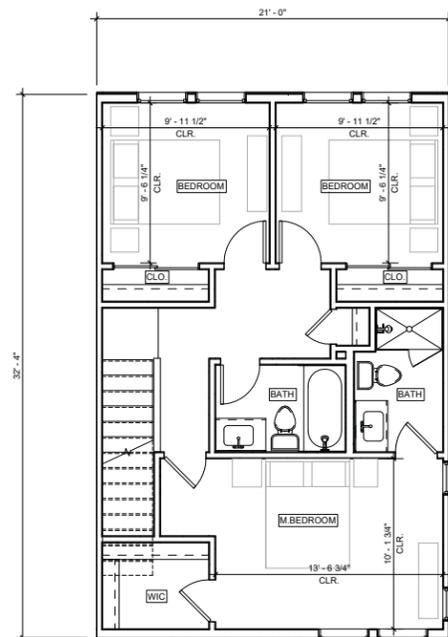
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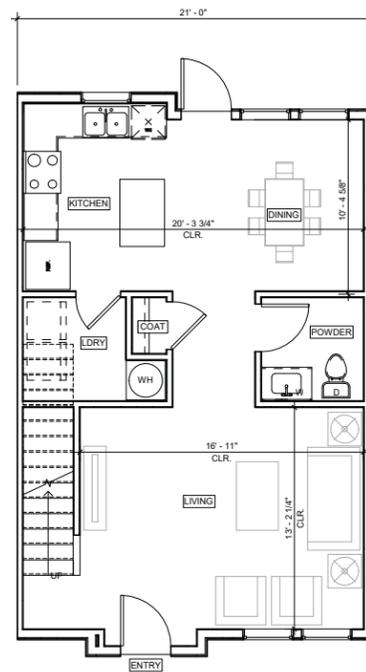


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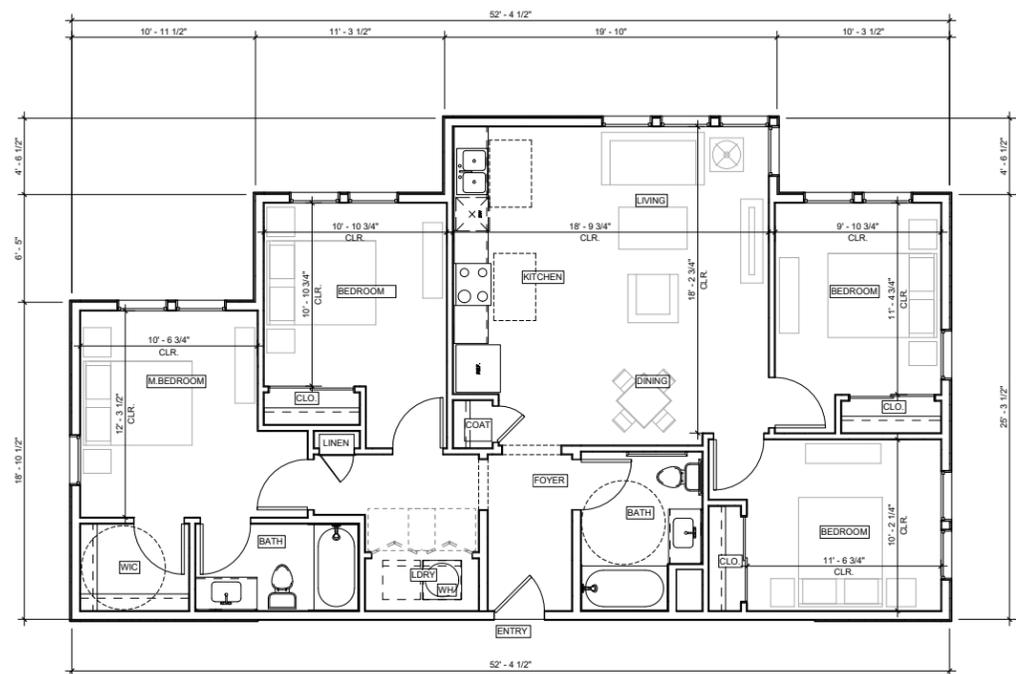
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2ND LEVEL



PLAN 8 - TOWNHOME
1ST LEVEL



PLAN 7 - ACCESSIBLE

UNIT FLATS CONCEPTUAL FLOOR PLANS

UNIT PLAN	GROSS AREA	NET AREA
PLAN 7	1344 SF	1265 SF
PLAN 8 1ST FLOOR	680 SF	630 SF
PLAN 8 2ND FLOOR	647 SF	598 SF

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REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA

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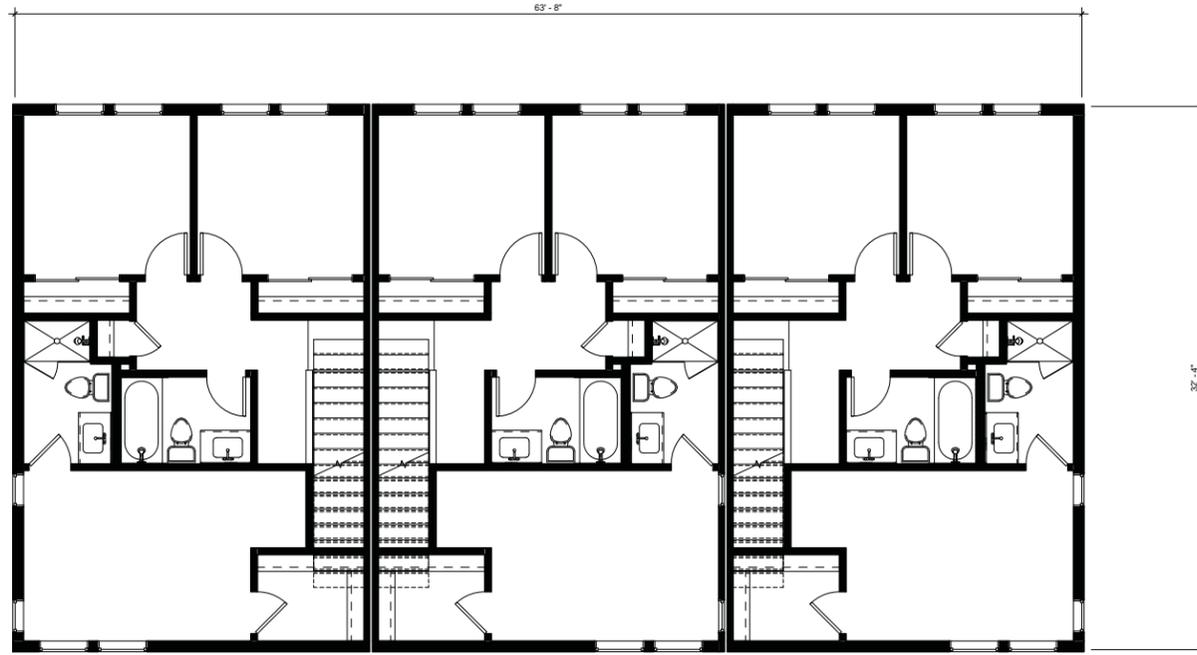
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ENLARGED UNIT PLANS

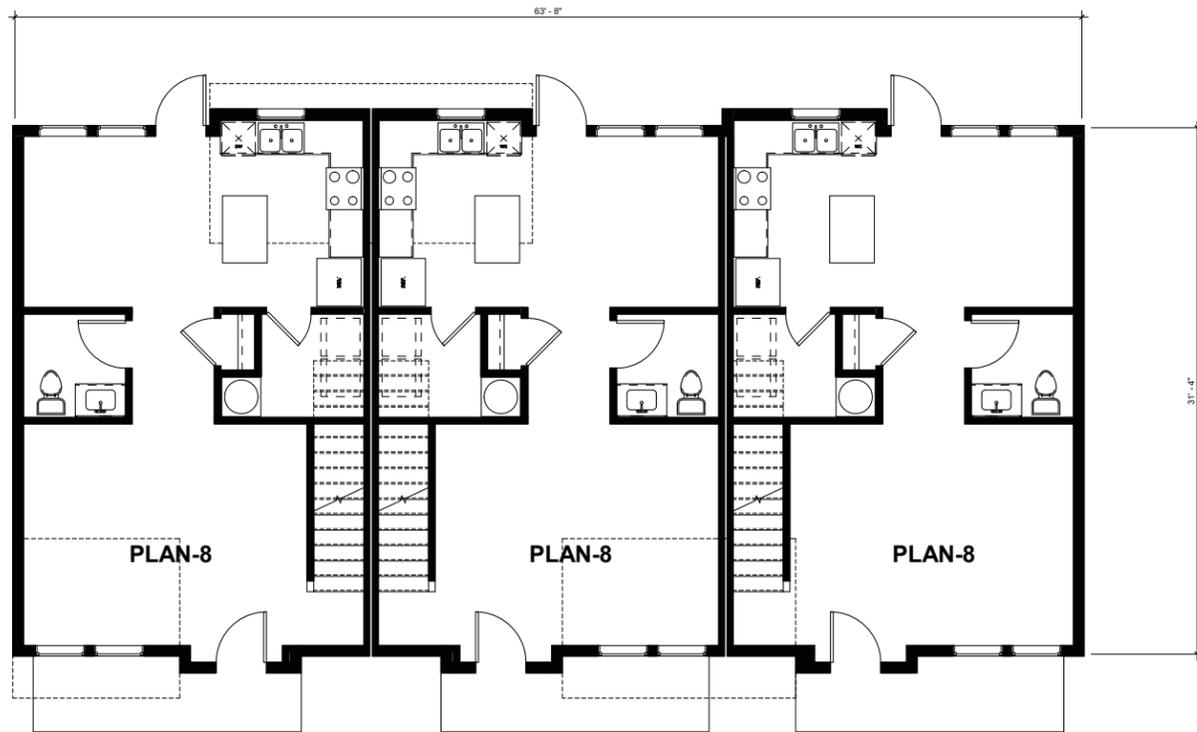


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2 BUILDING TYPE-A.3 _ 2ND LEVEL
1/4" = 1'-0"



1 BUILDING TYPE-A.3 _ 1ST LEVEL
1/4" = 1'-0"

**3 TOWN-HOME UNIT SHOWN - LARGER TOWNHOME
BUILDINGS SIMILAR W/ MORE UNITS**

**MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA**

OWNER:
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DATE ISSUED: 5/25/17
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SCALE: 1/4" = 1'-0"

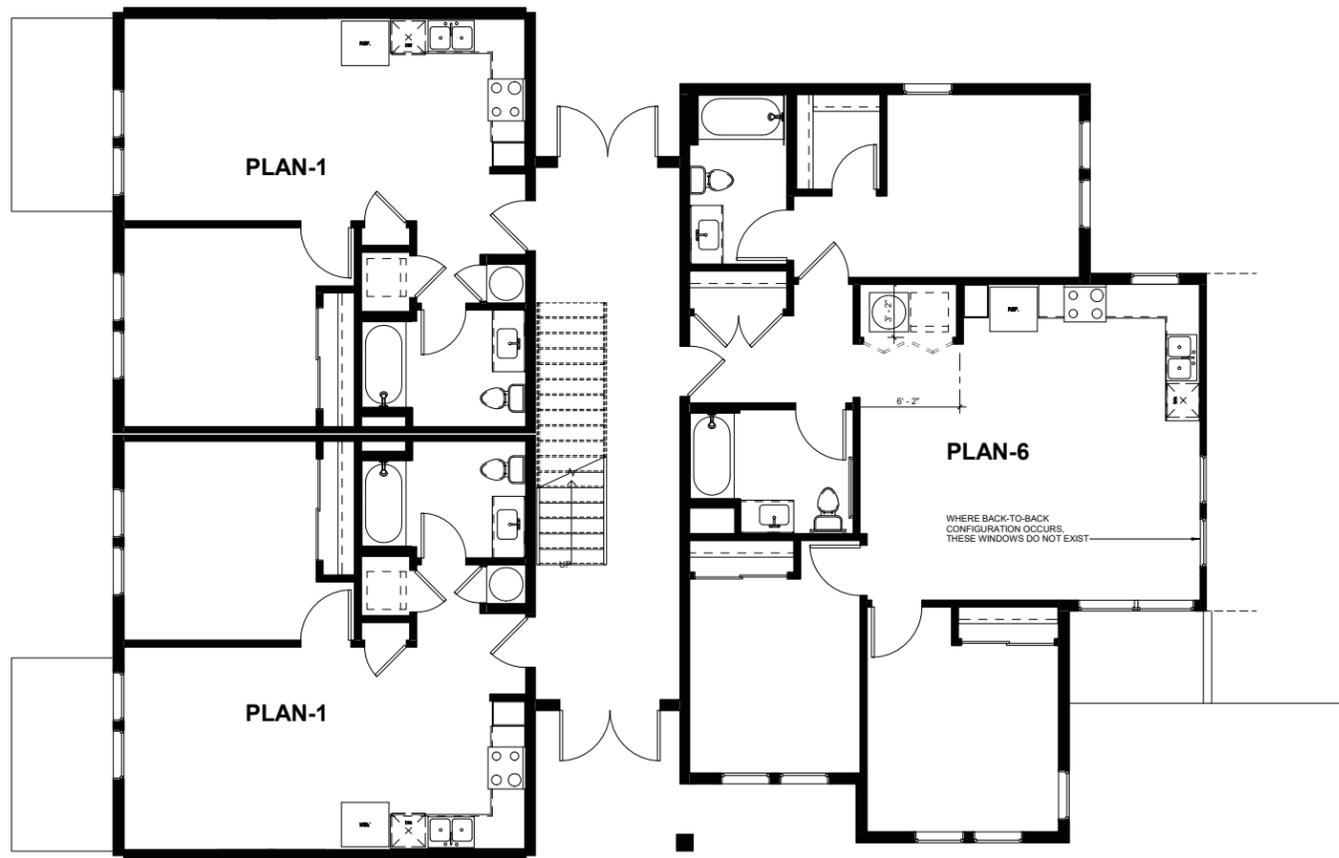
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SHEET TITLE:

BUILDING PLAN - TYPE A-3

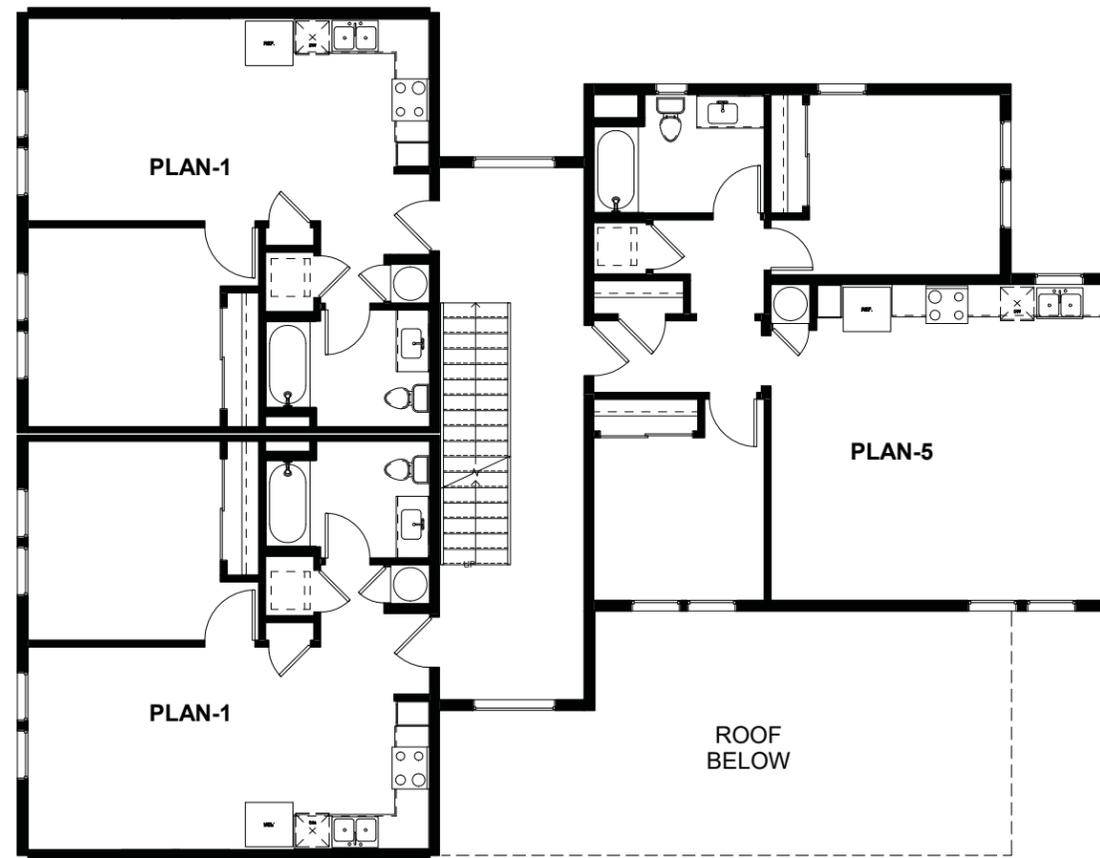


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1 BUILDING TYPE-B _ 1ST LEVEL
1/4" = 1'-0"



2 BUILDING TYPE-B _ 2ND & 3RD LEVEL
1/4" = 1'-0"

BUILDING TYPE OCCURS BOTH AS SINGLE BUILDING AND AS DOUBLE BUILDING (BACK-TO-BACK). REFER TO SITE PLAN.

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TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA

OWNER:
PROJECT NAME:
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DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE: 1/4" = 1'-0"

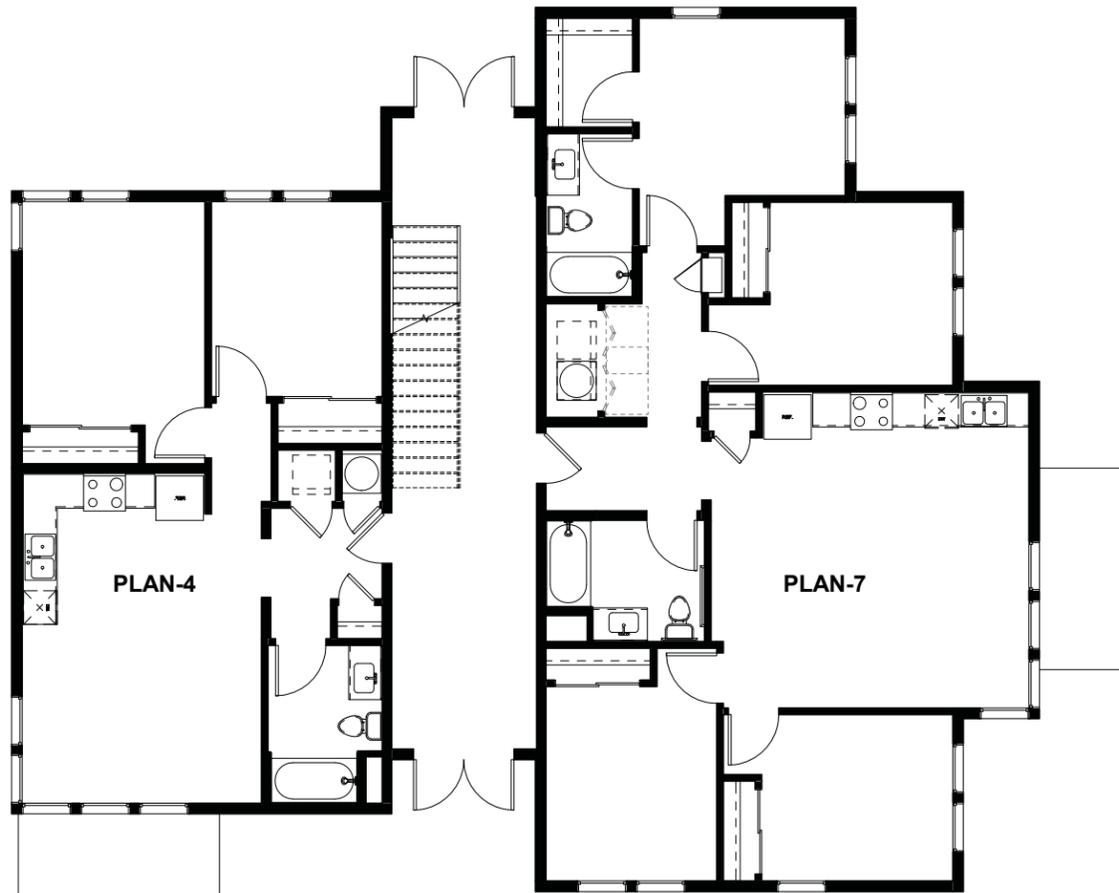
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SHEET TITLE:

BUILDING PLAN - TYPE B

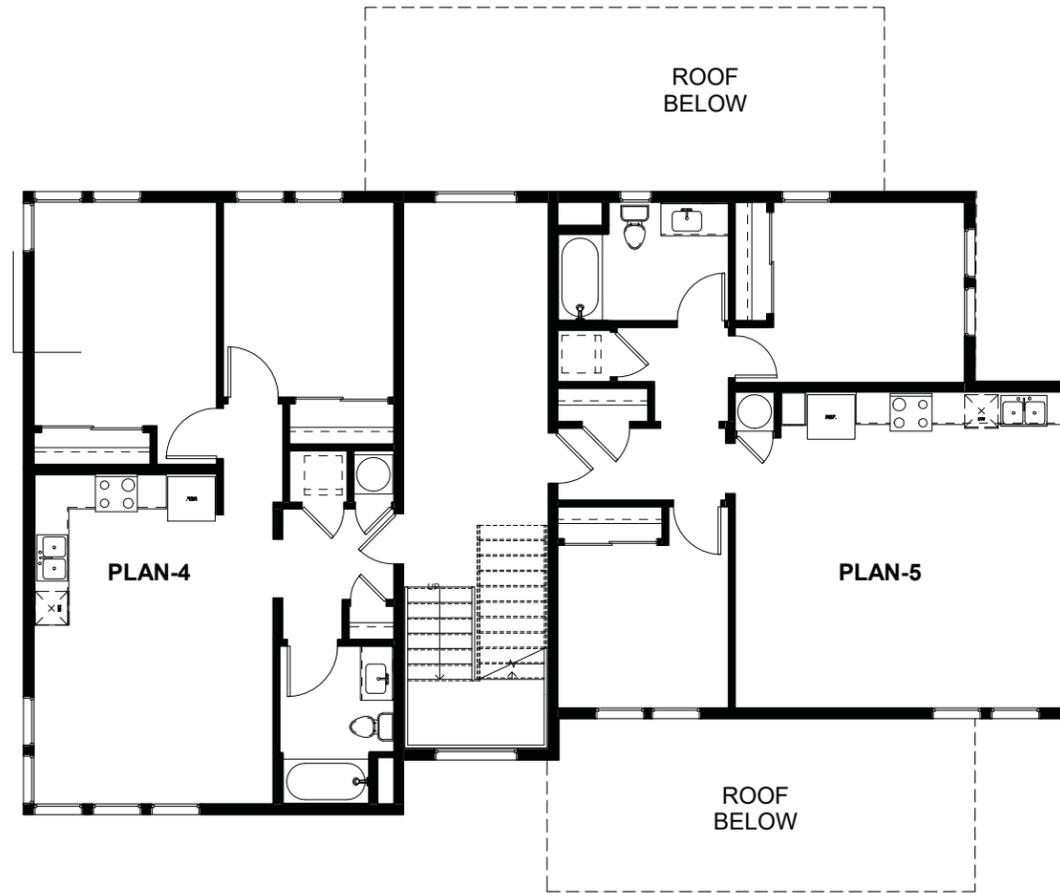


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1 BUILDING TYPE-C _ 1ST LEVEL
1/4" = 1'-0"



2 BUILDING TYPE-C _ 2ND & 3RD LEVEL
1/4" = 1'-0"

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PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE: 1/4" = 1'-0"

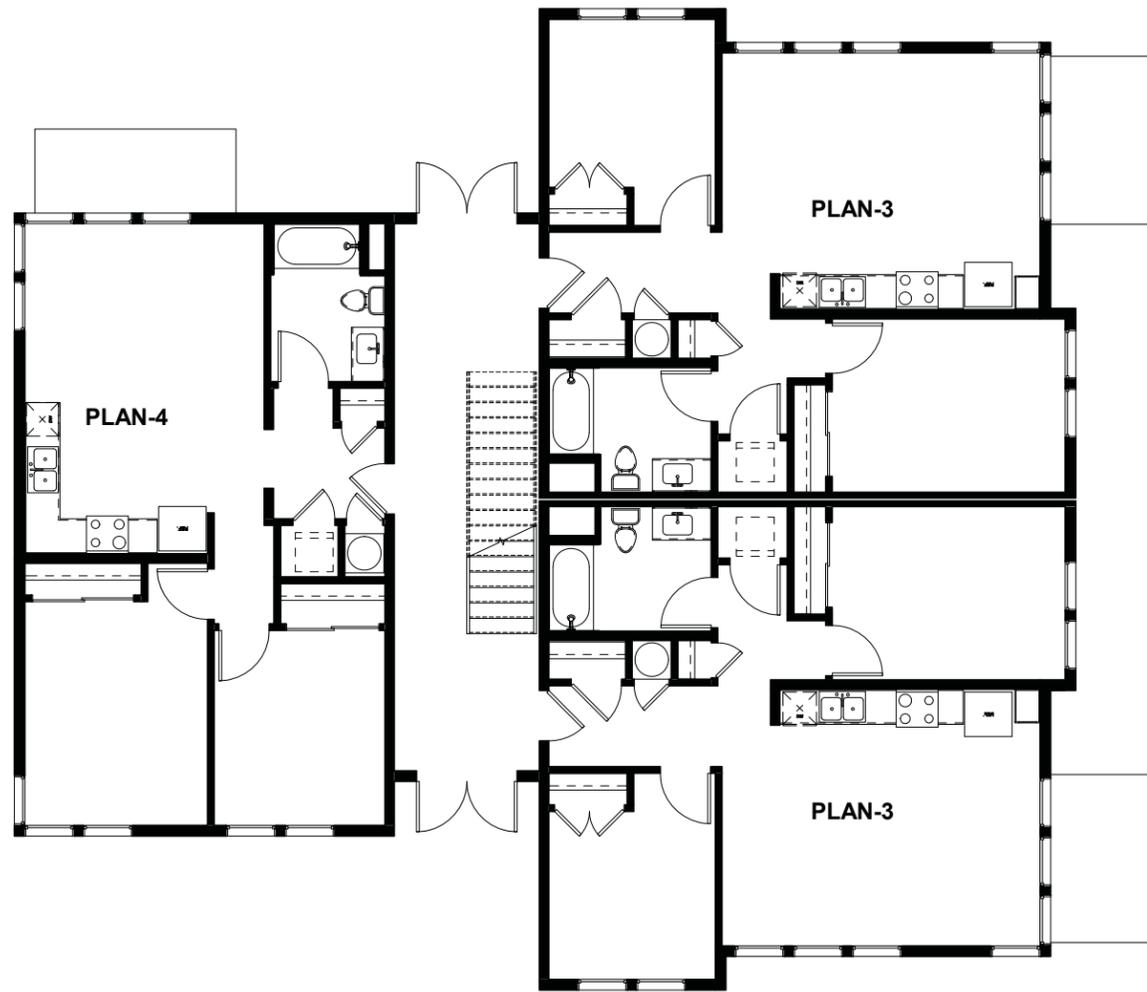
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SHEET TITLE:

BUILDING PLAN - TYPE C

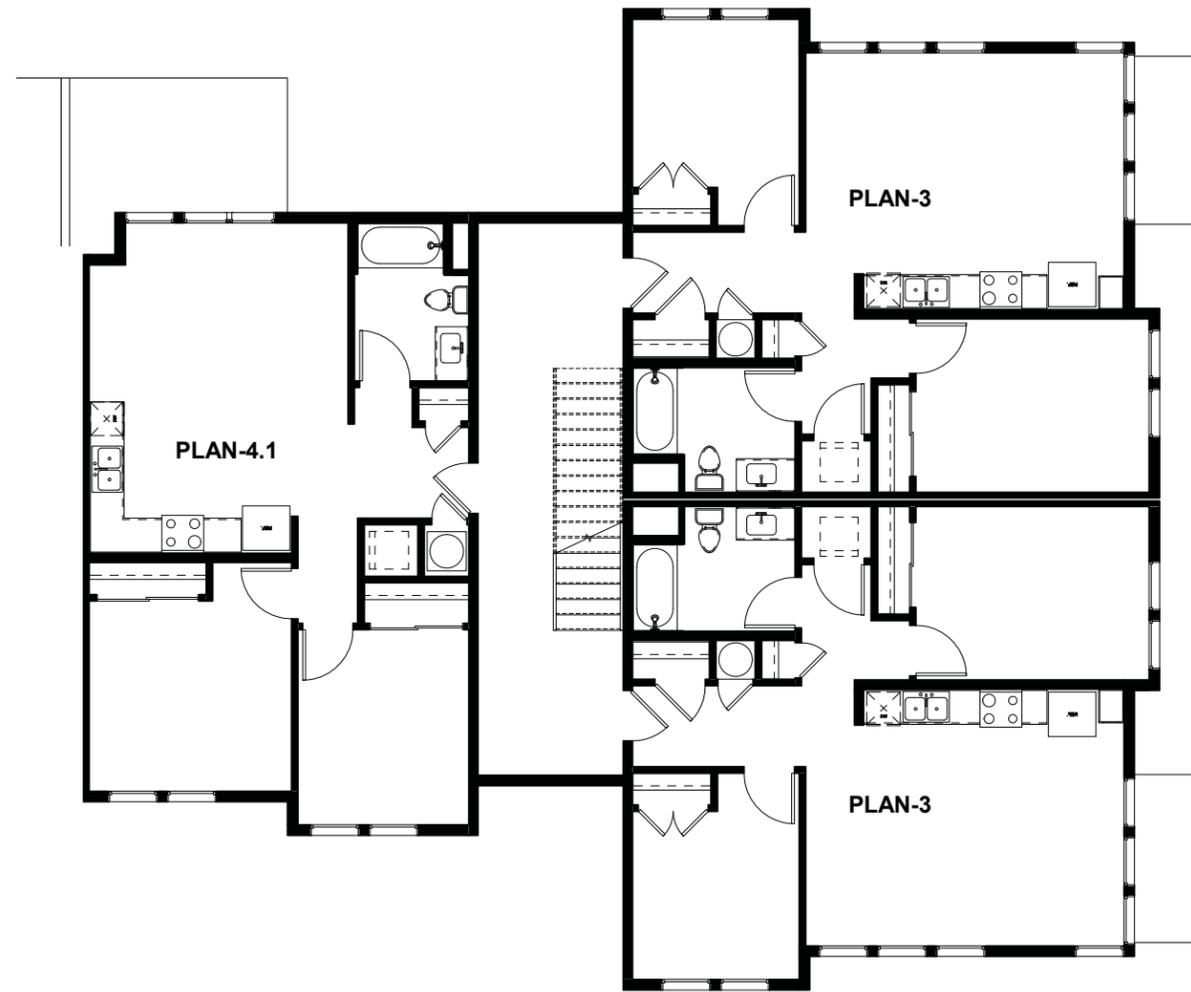


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1 BUILDING TYPE-D _ 1ST, 2ND & 3RD LEVEL
1/4" = 1'-0"



4 BUILDING TYPE-D.1 _ 1ST, 2ND & 3RD LEVEL
1/4" = 1'-0"

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SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

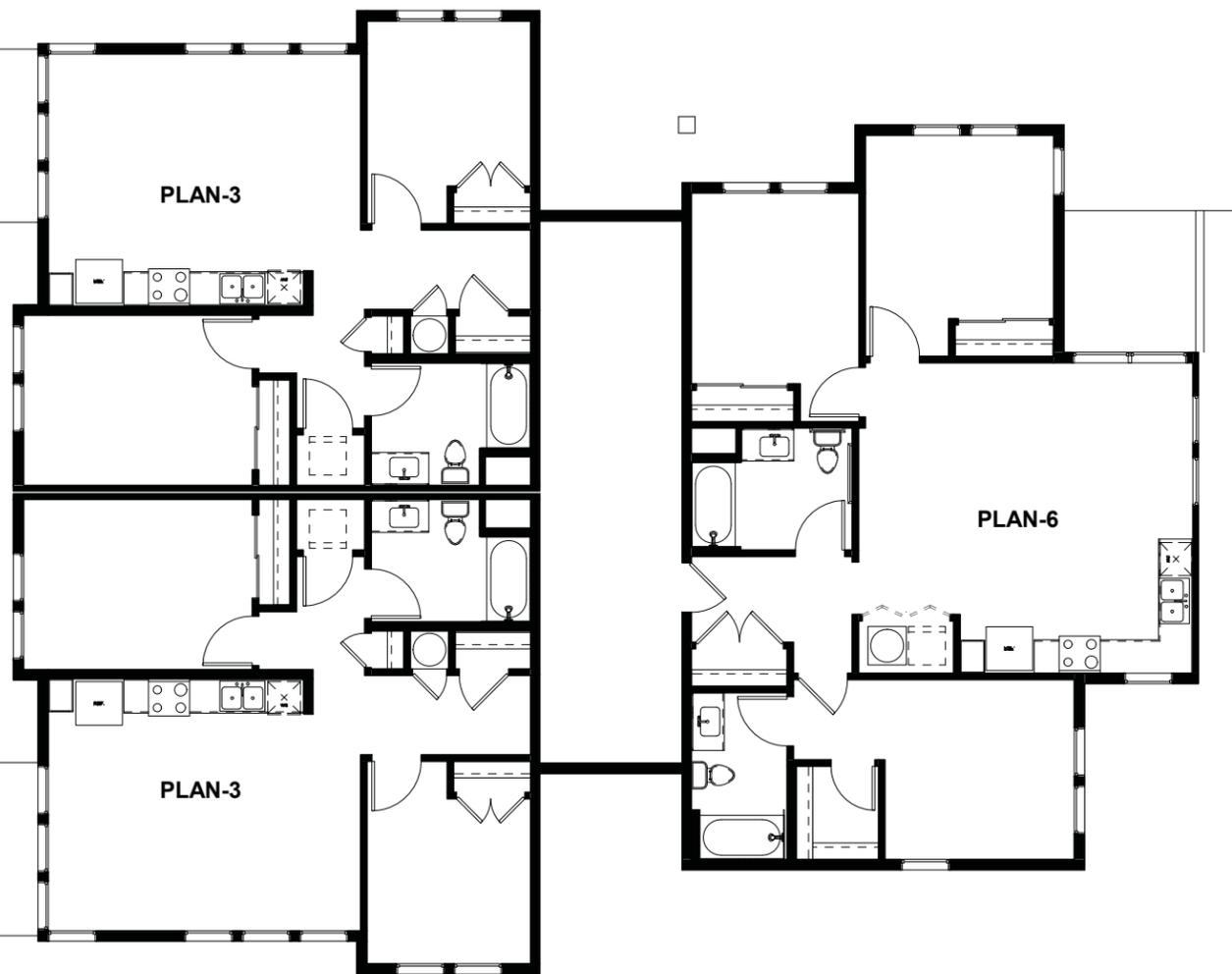
DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE: 1/4" = 1'-0"

SHEET NUMBER: **A11.5**
SHEET TITLE:

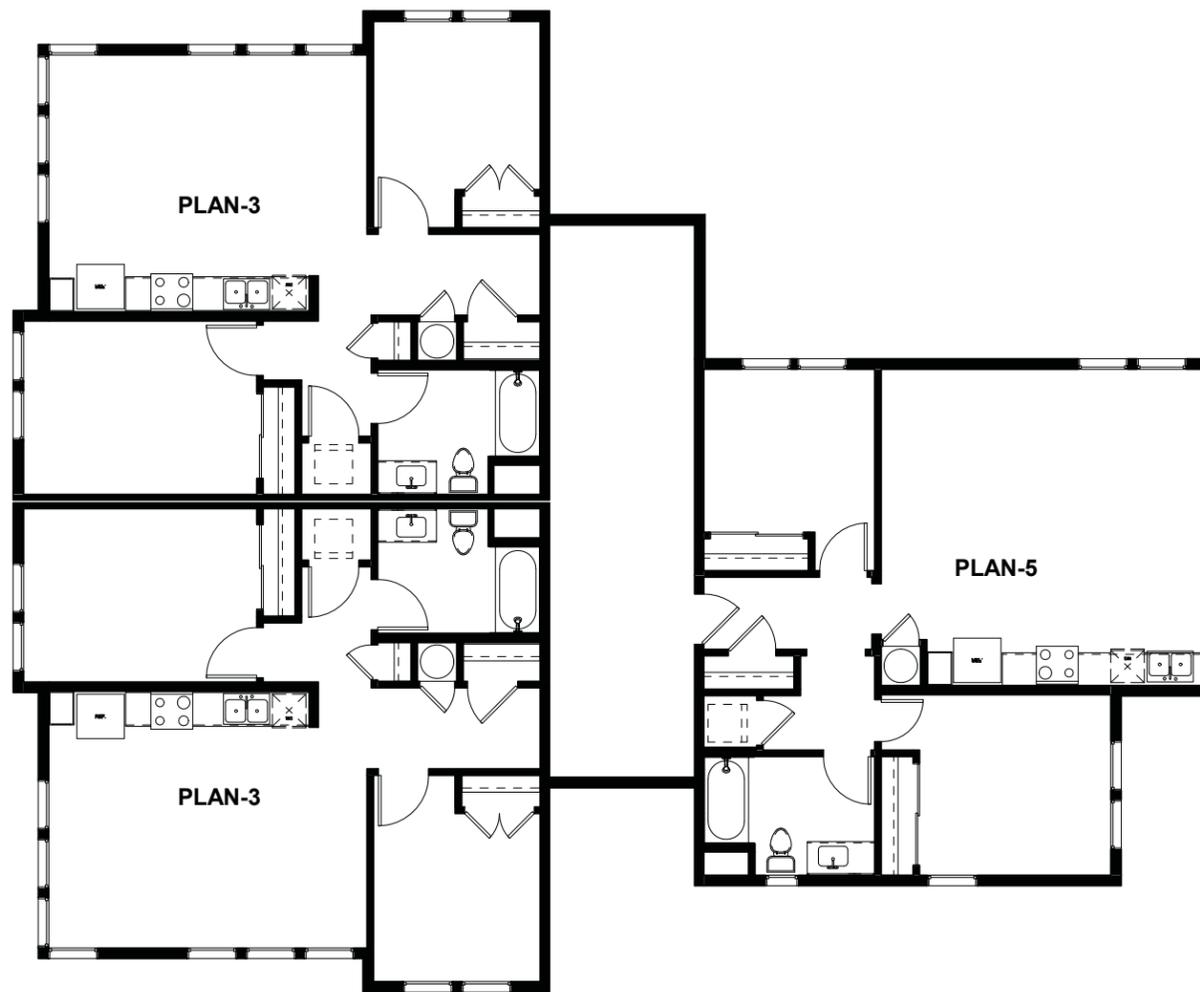
BUILDING PLAN - TYPE D AND D.1



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1 BUILDING TYPE-D.2 _ 1ST LEVEL
1/4" = 1'-0"



2 BUILDING TYPE-D.2 _ 2ND & 3RD LEVEL
1/4" = 1'-0"

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REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA

OWNER:
PROJECT NAME:
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DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE: 1/4" = 1'-0"

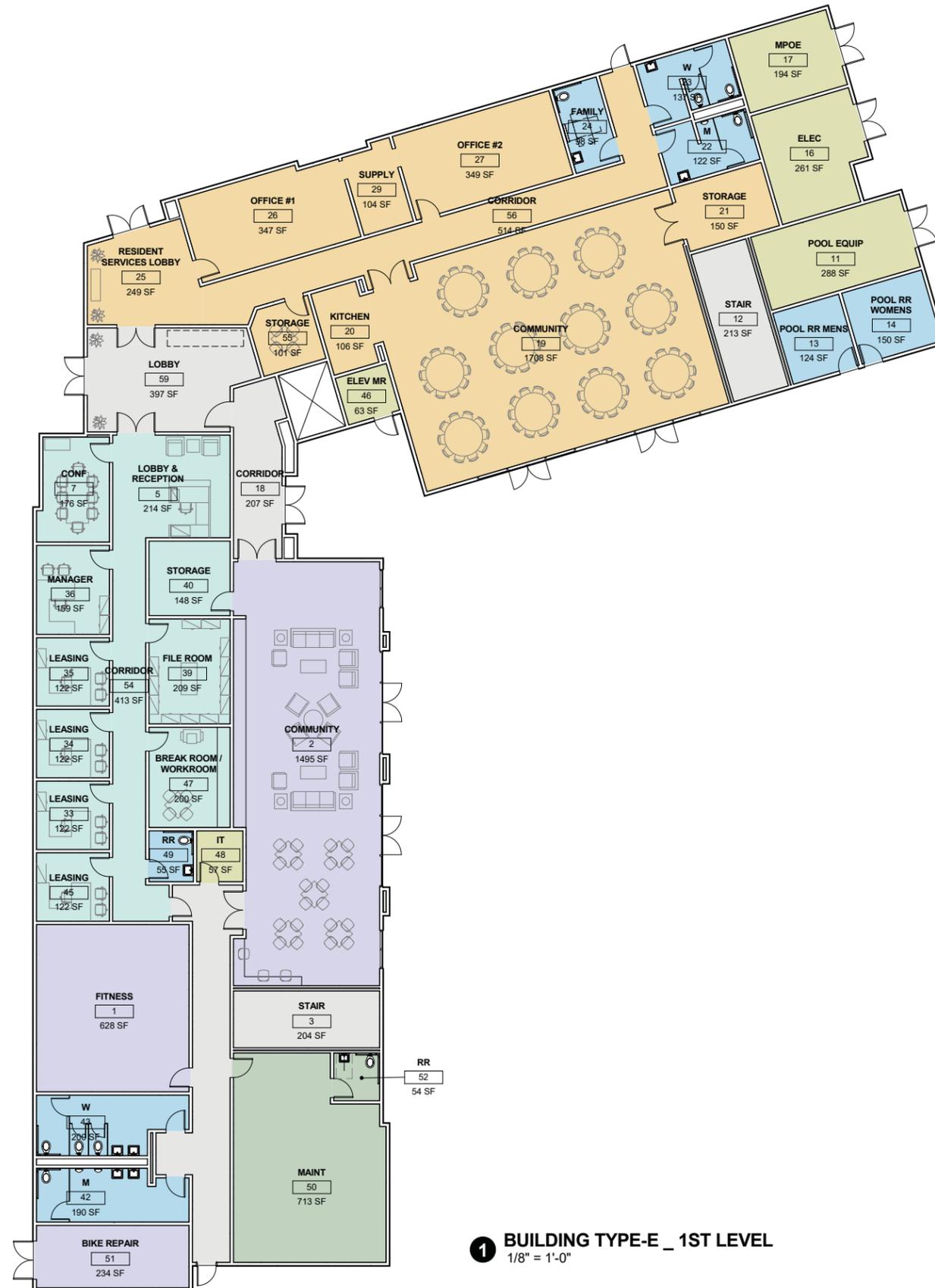
SHEET NUMBER: **A11.6**
SHEET TITLE:

BUILDING TYPE D.2



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1 BUILDING TYPE-E_ 1ST LEVEL
1/8" = 1'-0"

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SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE: 1/8" = 1'-0"

SHEET NUMBER: **A11.7**
SHEET TITLE:

BUILDING PLAN - TYPE E -
1ST LEVEL



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1 BUILDING TYPE-E _ 2ND, 3RD & 4th LEVEL
 1/8" = 1'-0"

MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
 SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE: 1/8" = 1'-0"

SHEET NUMBER: **A11.8**
SHEET TITLE:

BUILDING PLAN - TYPE E -
2ND, 3RD & 4TH LEVEL



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PLAY STRUCTURES

EXERCISE EQUIPMENT

SHADED PICNIC AREAS

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TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
 SACRAMENTO, CA

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PROJECT NO: 2017-40113

SCALE:

SHEET NUMBER: **A50.1**

SHEET TITLE:

TYPICAL PARK AMENITIES



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SCALE:

SHEET NUMBER: **A60.0**

SHEET TITLE:

TYPICAL MATERIAL IMAGERY

IMAGERY
 CONCEPTUAL ELEVATIONS



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AERIAL VIEW FROM NORTHWEST

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OWNER:
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CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE:

SHEET NUMBER: **A60.1**
SHEET TITLE:

PERSPECTIVE VIEWS



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AERIAL VIEW FROM SOUTHEAST

MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
 SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

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SCALE:

SHEET NUMBER: **A60.2**
SHEET TITLE:

PERSPECTIVE VIEWS



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VIEW FROM RICHARDS/DOS RIOS INTERSECTION



VIEW FROM RICHARDS - TYPICAL 3-STORY

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REDEVELOPMENT BLOCKS A+B
 SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17

PROJECT NO: 2017-40113

SCALE:

SHEET NUMBER: **A60.3**

SHEET TITLE:

PERSPECTIVE VIEWS



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TOWNHOUSES AND 3-STORY BUILDINGS



INTERIOR COURTYARD - BLOCK A

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TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
 SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17

PROJECT NO: 2017-40113

SCALE:

SHEET NUMBER: **A60.4**

SHEET TITLE:

PERSPECTIVE VIEWS



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VIEW FROM DOS RIOS TOWARDS BLOCK B



INTERIOR COURTYARD - BLOCK B

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REDEVELOPMENT BLOCKS A+B
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OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17

PROJECT NO: 2017-40113

SCALE:

SHEET NUMBER: **A60.5**

SHEET TITLE:

PERSPECTIVE VIEWS



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



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



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



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

BUILDING TYPE - A

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TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17

PROJECT NO: 2017-40113

SCALE:

SHEET NUMBER: **A61.1**

SHEET TITLE:

BUILDING ELEVATIONS -
TYPE A



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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"

BUILDING TYPE - B
DOUBLE BUILDING (BACK TO BACK)

MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE:

SHEET NUMBER: **A61.2**
SHEET TITLE:

BUILDING ELEVATIONS -
TYPE B/B



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



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



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



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

BUILDING TYPE - C

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TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA

OWNER:
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SCALE:

SHEET NUMBER: **A61.3**
SHEET TITLE:

BUILDING ELEVATIONS -
TYPE C



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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"

BUILDING TYPE - D
DOUBLE BUILDING (BACK TO BACK)

MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE:

SHEET NUMBER: **A61.4**
SHEET TITLE:

BUILDING ELEVATIONS -
TYPE D



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South Elevation
 (Facing Courtyard/Pool)
 1/8" = 1'-0"



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

BUILDING TYPE - E

MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
 SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE:

SHEET NUMBER: **A61.5**
SHEET TITLE:

BUILDING ELEVATIONS -
TYPE E



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



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

BUILDING TYPE - E

MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
 SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

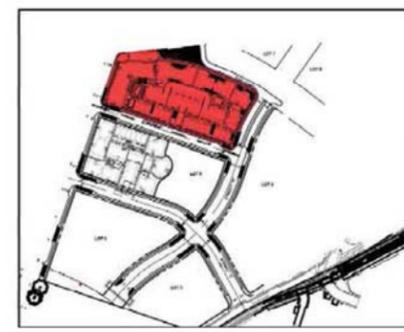
DATE ISSUED: 5/25/17
PROJECT NO: 2017-40113
SCALE:

SHEET NUMBER: **A61.6**
SHEET TITLE:

BUILDING ELEVATIONS -
TYPE E



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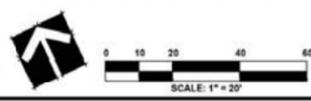
- 1 SEATING AREA
- 2 POOL
- 3 BBQ COURTYARD
- 4 DOG PARK
- 5 ROSE GARDEN
- 6 PARKING LOT
- 7 BIKE RACK
- 8 PROPOSED BUILDINGS
- 9 BUS STOP
- 10 DECOMPOSED GRANITE
- 11 STORM WATER PLANTER
- 12 TOT-LOT W/ SHADE STRUCTURE
- 13 SHADE TRELLIS
- 14 FABRIC SHADE STRUCTURE
- 15 TRASH ENCLOSURE

IRRIGATION DESIGN NOTES:
 Weather sensing technology, flow sensing and rain shutoff technology will be incorporated into the final design of landscape. Most planting such as shrubs and ground covers will be irrigated with point-source, low flow drip irrigation. All drip lines shall be staked and covered by bark mulch at a depth of 3" minimum. Any turf areas shall be designed to achieve efficient head to head coverage by using match precipitation for proper watering. All new trees shall be irrigated with deep root watering bubblers. Irrigation hydrozones shall be incorporated into the design and will be based on sun exposure and plant type.

TREE	CODE	BOTANICAL NAME	COMMON NAME	CORONA SIZE	HEIGHT	WIDE
AGE 01	AGE 01	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 02	AGE 02	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 03	AGE 03	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 04	AGE 04	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 05	AGE 05	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 06	AGE 06	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 07	AGE 07	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 08	AGE 08	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 09	AGE 09	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 10	AGE 10	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 11	AGE 11	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 12	AGE 12	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 13	AGE 13	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 14	AGE 14	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 15	AGE 15	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 16	AGE 16	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 17	AGE 17	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 18	AGE 18	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 19	AGE 19	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 20	AGE 20	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W

TREE	CODE	BOTANICAL NAME	COMMON NAME	CORONA SIZE	HEIGHT	WIDE
AGE 21	AGE 21	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 22	AGE 22	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 23	AGE 23	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 24	AGE 24	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 25	AGE 25	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 26	AGE 26	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 27	AGE 27	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 28	AGE 28	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 29	AGE 29	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 30	AGE 30	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 31	AGE 31	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 32	AGE 32	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 33	AGE 33	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 34	AGE 34	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 35	AGE 35	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 36	AGE 36	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 37	AGE 37	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 38	AGE 38	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 39	AGE 39	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 40	AGE 40	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W

TREE	CODE	BOTANICAL NAME	COMMON NAME	CORONA SIZE	HEIGHT	WIDE
AGE 41	AGE 41	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 42	AGE 42	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 43	AGE 43	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 44	AGE 44	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 45	AGE 45	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 46	AGE 46	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 47	AGE 47	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 48	AGE 48	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 49	AGE 49	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 50	AGE 50	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 51	AGE 51	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 52	AGE 52	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 53	AGE 53	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 54	AGE 54	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 55	AGE 55	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 56	AGE 56	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 57	AGE 57	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 58	AGE 58	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 59	AGE 59	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W
AGE 60	AGE 60	AGAVE NEBULA 'SUNSHINE'	SEMI-PALM	8 GAL	H	40" W



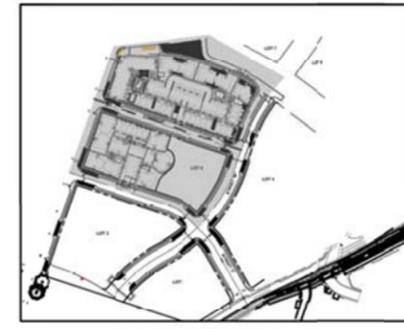
DATE BOUND: 07/7/2017
 SHEET 1 OF 4
 JOB NO: 1587.00

PRELIMINARY LANDSCAPE PLANTING PLAN - LOT A
 FOR
 TWIN RIVERS REDEVELOPMENT

PROJECT: Twin Rivers Redevelopment
 LOCATION: 2100 20th Street, Suite 300, Sacramento, CA 95811
 CLIENT: [Redacted]
 ARCHITECT: [Redacted]
 DATE: 07/7/2017

NO.	DATE	BY	APP'D.	REVISIONS





SHADE CALCULATIONS TABLE - LOT 1

SIZE	FULL (F)	T-QTR (T)	HALF (H)	QTR (Q)	TOTAL SF.
35'	08462 1,620	08122 0	14481 6,754	08240 1,420	18,214
30'	08706 0	08350 0	08354 0	08177 0	0
25'	08491 0	08568 0	08246 0	08125 0	0
20'	08314 0	08256 0	08187 0	08111 0	0
TOTAL TREE SHADE:					18,214
TOTAL AUXILIARY SHADE:					0
TOTAL PAVED AREA TO BE SHADED:					29,088 SF
SHADE AREA REQUIRED-50%:					14,544 SF
TOTAL SHADE AREA PROVIDED:					18,214
PERCENT SHADE:					62.5%

SHADE CALCULATIONS TABLE - LOT 2

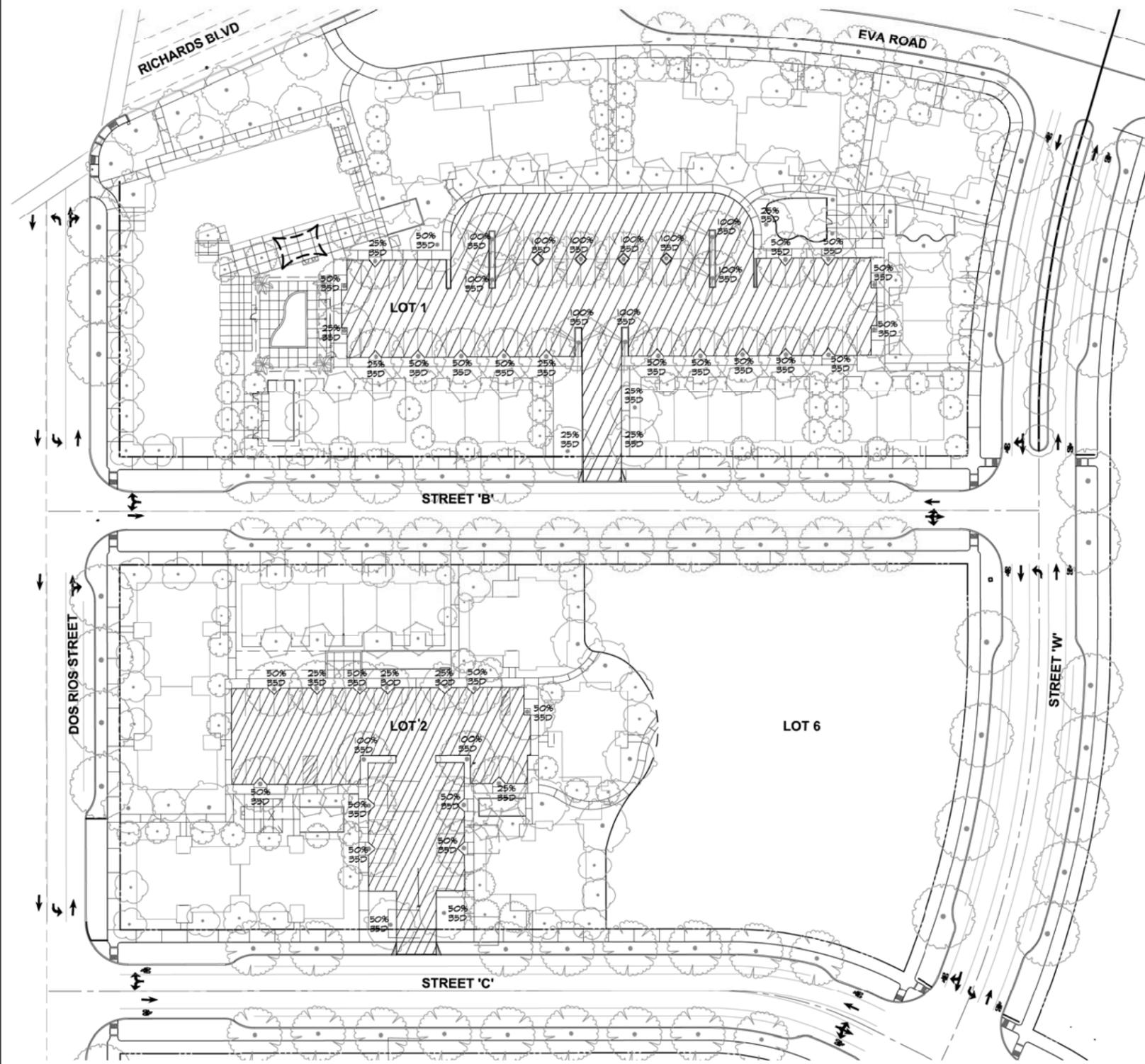
SIZE	FULL (F)	T-QTR (T)	HALF (H)	QTR (Q)	TOTAL SF.
35'	08462 1,624	08122 0	14481 5,291	08240 480	7,495
30'	08706 0	08350 0	08354 0	08177 394	394
25'	08491 0	08568 0	08246 0	08125 0	0
20'	08314 0	08256 0	08187 0	08111 0	0
TOTAL TREE SHADE:					8,041
TOTAL AUXILIARY SHADE:					0
TOTAL PAVED AREA TO BE SHADED:					15,882 SF
SHADE AREA REQUIRED-50%:					7,941 SF
TOTAL SHADE AREA PROVIDED:					8,041
PERCENT SHADE:					50.4%

NOTES:
1. THE PLAN SHOWS ALL EXISTING AND PROPOSED TREE LOCATIONS ON THE PROJECT SITE. ONLY THOSE TREES USED IN SHADE CALCULATIONS ARE ANNOTATED WITH DIAMETER COVERAGE AND ARE INCLUDED IN THE SHADE CALCULATIONS TABLE.

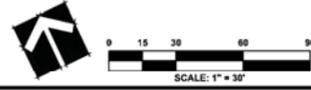
PAVED VEHICULAR SURFACE AREA INCLUDED IN CALCULATIONS

PLANT SCHEDULE

TREES	GENUS	BOTANICAL NAME	COMMON NAME	GRAINER SIZE	WATER USE	100%	50%
ACE BKH	ACER	RUBRA 'BOHALL'	BOHALL MAPLE	8 GAL	M	40'x9'	18'
ACE GLD	ACER	RUBRA 'GOLDEN GLORY'	GOLDEN GLORY MAPLE	8 GAL	M	40'x9'	12'
GRX GAY	CORUS	LANCANSIS	SARSTRER REDBUD FORESHY PANOP	8 GAL	L	20'x20'	33'
BRX AT	QUERCUS	BLANDA 'NIGRA GOLD MALE ONLY'	HADESHAR TREE	8 GAL	M	40'x25'	22'
LAS TR	LARIX	INDICA 'TALIGHT'	TALIGHT CREPE MYRTLE	8 GAL	L	20'x18'	8'
LAS NAT	LARIX	'NATIGEZ'	GRAPE MYRTLE	8 GAL	L	18'x20'	8'
FRS GAL	FRAXEL	'SALARY'	SALARY HAWKWOOD	8 GAL	M	25'x20'	8'
FRS KD	FRAXEL	'KEITH DAVIDY CHINESE PESTACHE'	KEITH DAVIDY CHINESE PESTACHE	8 GAL	L	30'x30'	12'
FRS VES	FRAXEL	'VIRATA VESUVIUS'	PURPLE LEAF PLUM	8 GAL	M	18'x22'	8'
FRS KVA	FRAXEL	'KAWAZAKI'	FLOWERING CHERRY	8 GAL	M	20'x20'	10'
GRX ADR	QUERCUS	'ADRIANA'	COAST LIVE OAK	24'X24'	M	30'x40'	48'
GRX RUB	QUERCUS	'RUBRA'	ENGLISH OAK	8 GAL	L	30'x20'	8'
ILX ATH	ILICIA	'ATHENS'	ATHENS ELM	8 GAL	L	30'x20'	8'
FRS RUB	FRAXEL	'RUBRA'	HEAVENLY PAR PALT	24'X24'	M	40'x20'	8'
ZEL GRE	ZELKOVIA	'GREEN VASE'	SALEAF ZELKOVA	8 GAL	M	45'x30'	1'



PRELIMINARY PARKING LOT SHADE PLAN
FOR
TWIN RIVERS REDEVELOPMENT



DESIGNED BY: JLM	DATE: APRIL
DRAWN BY: JLM	REVISION:
CHECKED BY: ME	SCALE:

CEWEST.COM
Project Planning • Civil Engineering • Landscape Architecture
Sacramento Office
2940 Surfside Street, Suite 200
Sacramento, CA 95825
(916) 455-2228
(916) 754-2228



CALIFORNIA

DATE REVISION:
THESE DRAWINGS ARE NOT
CONSIDERED FINAL UNTIL THE
LANDSCAPE ARCHITECT'S SEAL
AND/OR HAS BEEN SIGNED AND
DATED.



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

Digitally signed by Yusef Freeman
DN: cn=Yusef Freeman, o=McCormack Baron Salazar, ou=Managing Director, email=yusef.freeman@mccormackbaron.com, c=US
Date: 2017.07.17 11:19:16 -0700

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:

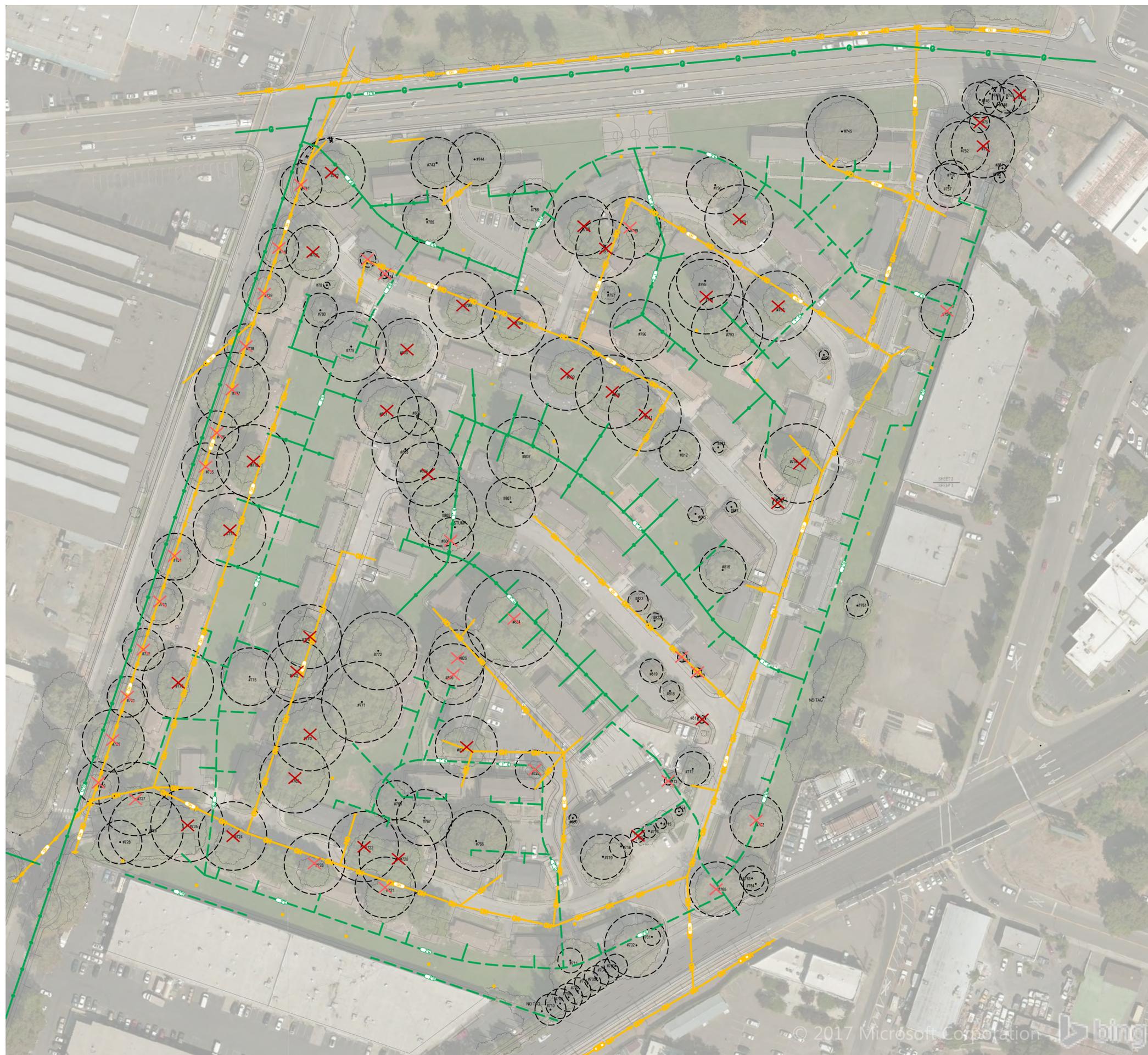
1400 inches – credit of 874 inches = 526 inches subject to in-lieu fee.

Total in-lieu fee of \$170,950.

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

Enclosures:

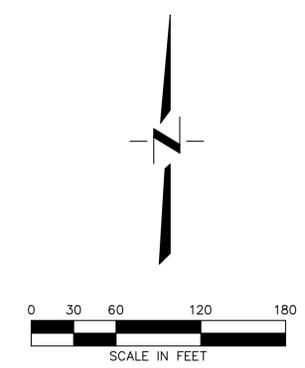
- Excel File of Arborist Report Summary Table
- Exhibit of Trees in conflict with existing utilities
- Preliminary Landscape Planting Plan with tree credit summary (refer to sheet 3)



LEGEND

- SUBDIVISION BOUNDARY
- 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

- 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.

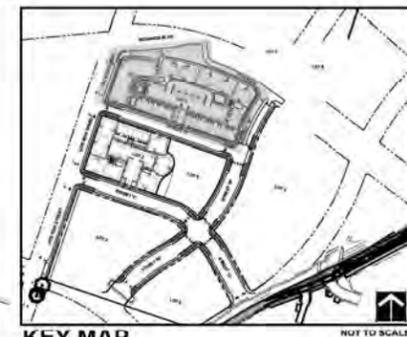


DESIGNED BY	DRAWN BY	CHECKED BY	SCALE
KD	KD	KD	1" = 60'
NO.	DATE	REVISIONS	BY
Project Planning • Civil Engineering • Landscape Architecture Davis Office 2840 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026			
REQUESTED WAIVERS FOR REPLACEMENT OF TREE REMOVALS TWIN RIVERS REDEVELOPMENT SACRAMENTO CALIFORNIA			
SHEET	1	OF	1
DATE: 07/18/2017			
JOB NO: 1587.00			

S:\Projects\1587_Twin Rivers\AutoCAD\1587-04 Entitlement Phase\Exhibit\1587-04 Tree Removal with ex uti.dwg - TM-6 TREE REMOVAL EXHIBIT 7/19/2017 - 8:57AM Plotted by: kevin

RICHARDS BLVD

EVA ROAD



KEY MAP NOT TO SCALE

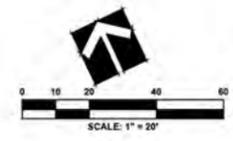
DOS RIOS STREET

STREET "W"

LOT 1

STREET 'B'

MATCHLINE "A" SEE SHEET L2



TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	HTX	QTY
ACE BOV	ACER RUBRUM 'BOHALL'	BOHALL MAPLE	15 GAL	M	40'X15'	65	
ACE GLO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	15 GAL	M	40'X35'	12	
CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL	L	20'X20'	32	
GIN AVT	GINKGO BILOBA 'AUTUMN GOLD' MALE ONLY	HAI DEN HAIR TREE	15 GAL	H	15'X35'	22	
LAG TWI	LAGERSTROEMIA INDICA 'TWILIGHT'	TWILIGHT CREPE MYRTLE	15 GAL	L	20'X15'	6	
LAG NAT	LASERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GAL	L	15'X20'	8	
MAG GAL	MAGNOLIA X 'GALAXY'	GALAXY MAGNOLIA	15 GAL	M	25'X20'	6	
PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L	30'X30'	15	
PRU VES	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	M	15'X12'	6	
PRU KHA	PRUNUS SERRULATA 'KHANZAN'	FLOERING CHERRY	15 GAL	M	20'X20'	50	
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24'BOX	L	50'X40'	51	
QUE ROB	QUERCUS ROBUR	ENGLISH OAK	15 GAL	L	50'X35'	5	
ULM ATH	ULMUS PARVIFOLIA 'ATHENA'	ATHENA ELM	15 GAL	L	30'X35'	31	
HAS ROB	HASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24'BOX	M	40'X15'	5	
ZEL GRE	ZELKOVA SERRATA 'GREEN VASE'	SAKLEAF ZELKOVA	15 GAL	M	45'X35'	1	

SHRUBS AND GROUND COVER SCHEDULE

GROUNDCOVER	CODE	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	HTX
ARC MAN	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	M	1'X3'	
JUN BUF	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	1 GAL	L	1'X6'	
MYO PAR	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	1 GAL	L	6'X6'	
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTER'	FEATHER REED GRASS	1 GAL	L	4'X3'	
MUH RIG	MULLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4'X4'	
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	3'X3'	
FES ID2	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	L	1'X1'	
MUH PUR	MULLENBERGIA RIGIDA	PURPLE MUHLY	1 GAL	L	2'X2'	
ARC HOW	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L	5'X6'	
LEO LIO	LEONOTIS LEONURUS	LION'S TAIL	5 GAL	L	6'X6'	
LOR FRI	LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRY'	RAZZLEBERRY FRINGE FLOWER	5 GAL	M	5'X3'	
PHO ATR	PHORMIUM TENAX 'ATROPURPUREUM'	PURPLE NEW ZEALAND FLAX	5 GAL	L	6'X6'	
PHO NAV	PHORMIUM TENAX 'YELLOW HAZE'	NEW ZEALAND FLAX	5 GAL	L	5'X3'	
XYL CON	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	L	8'X8'	
GAL DVA	GALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF KEEPING BOTTLEBRUSH	5 GAL	L	3'X4'	
CIS PUR	CISTIS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L	4'X4'	
DIE VEG	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	5'X3'	
EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	4'X4'	
BUR MN	BURYTOPS PECTINATUS 'MANGIN'	DWARF BURYTOPS	1 GAL	L	3'X4'	
LAV GRE	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	1 GAL	L	3'X4'	
NAN COM	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	1 GAL	L	4'X3'	

SHRUBS - SMALL	BER GRI	BERBERIS THUNDERBII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY <th>5 GAL</th> <th>M</th> <th>2'X3'</th>	5 GAL	M	2'X3'
CEA VAL	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	1 GAL	L	2'X4'	
CIS SAL	CISTIS SALVIFOLIUS	ROCKROSE SAGELEAF	1 GAL	L	2'X6'	
COL SUN	COLEONEMA PILGROHM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	1 GAL	M	1.5'X4'	
GOT HIG	GOTONOSTER MICROPHYLLID	ROGASPRAK GOTTENOSTER	1 GAL	L	2'X6'	
ERI KAR	ERIGERON KARVINSKIANS	FLASANE	1 GAL	L	2'X3'	
IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	L	2'X3'	
MAH OR2	MAHONIA AQUIFOLIUM 'ORANGE FLAME'	OREGON GRAPE	5 GAL	L	2'X3'	
MYR DVA	MYRTUS COMMIS 'COMPACTA'	DWARF MYRTLE	1 GAL	L	2'X3'	
PHO SPR	PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	1 GAL	L	2'X2'	
TEU NAN	TEUCRIUM CHAMAEDRYS 'NANUM'	CREEPING GERMANDER	1 GAL	L	1'X3'	
TUL TRI	TULBAGHIA VIOLACEA 'TRICOLOR'	TRICOLOR SOCIETY GARLIC	1 GAL	L	2'X2'	
JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	M	3'X3'	
LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L	2.5'X2.5'	
SIS BE2	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	L	2.5'X2.5'	
FIG PUM	FIGUS PUMILA	CREEPING FIG	1 GAL	M		
PAG GAL	PACIFIC COAST SEED CALIFORNIA WILDFLOWER SERIES	CALIFORNIA WILDFLOWER MIX	500'	M		

DATE SIGNED: 07/17/2017
 THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THE LANDSCAPE ARCHITECT'S SEAL AND SIGNATURE ARE SHOWN ON EACH SHEET.
 MICHAEL & ENGINEERS
 LICENSED LANDSCAPE ARCHITECTS
 STATE OF CALIFORNIA

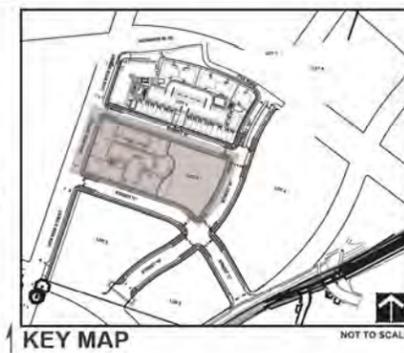
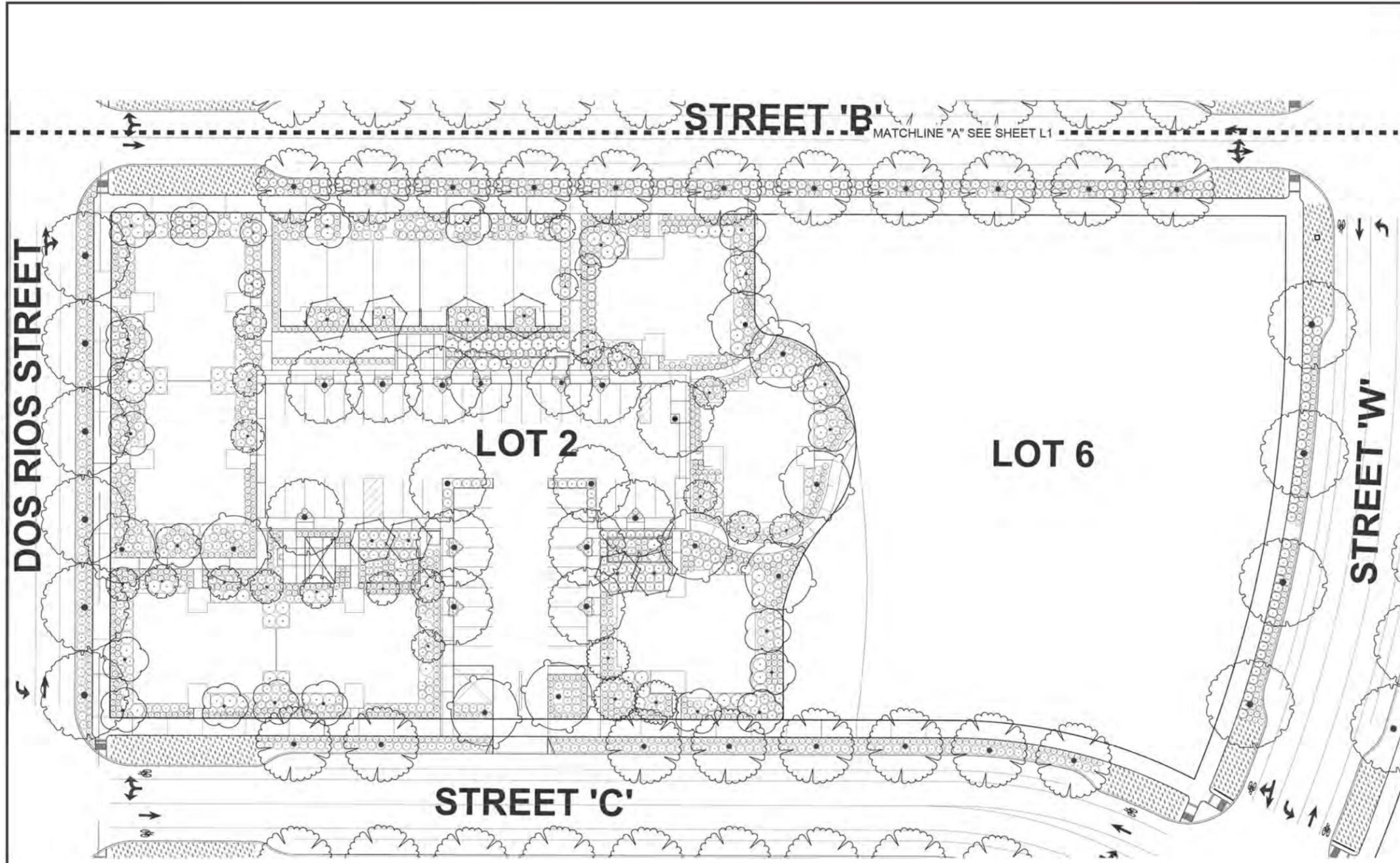
PRELIMINARY LANDSCAPE PLANTING PLAN - LOT 1
 FOR TWIN RIVERS REDEVELOPMENT

SHEET 4
 DATE: 07/17/2017
 JOB NO: 1587.00

CEWEST.COM
 Project Planning & Civil Engineering & Landscape Architecture
 Sacramento Office
 2122 26th Street, Suite Three
 Sacramento, CA 95825
 (916) 455-2025
 (916) 754-2025



DESIGNED BY: B/DM
 DRAWN BY: B/DM
 CHECKED BY: J/ME
 SCALE: 1" = 20'



DOS RIOS STREET

STREET 'B'

MATCHLINE "A" SEE SHEET L1

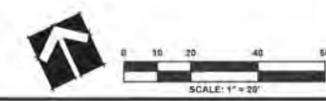
LOT 2

LOT 6

STREET 'W'

STREET 'C'

DATE SHOWN:
THESE DRAWINGS ARE NOT
CONSIDERED FINAL UNLESS THE
LANDSCAPE ARCHITECT'S SEAL
BELOW HAS BEEN SIGNED AND
DATED.



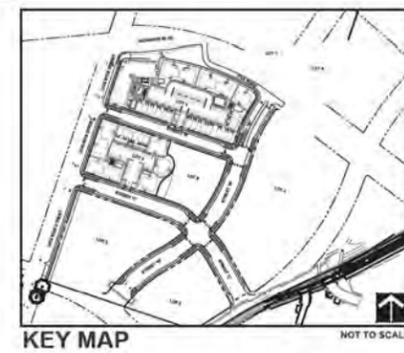
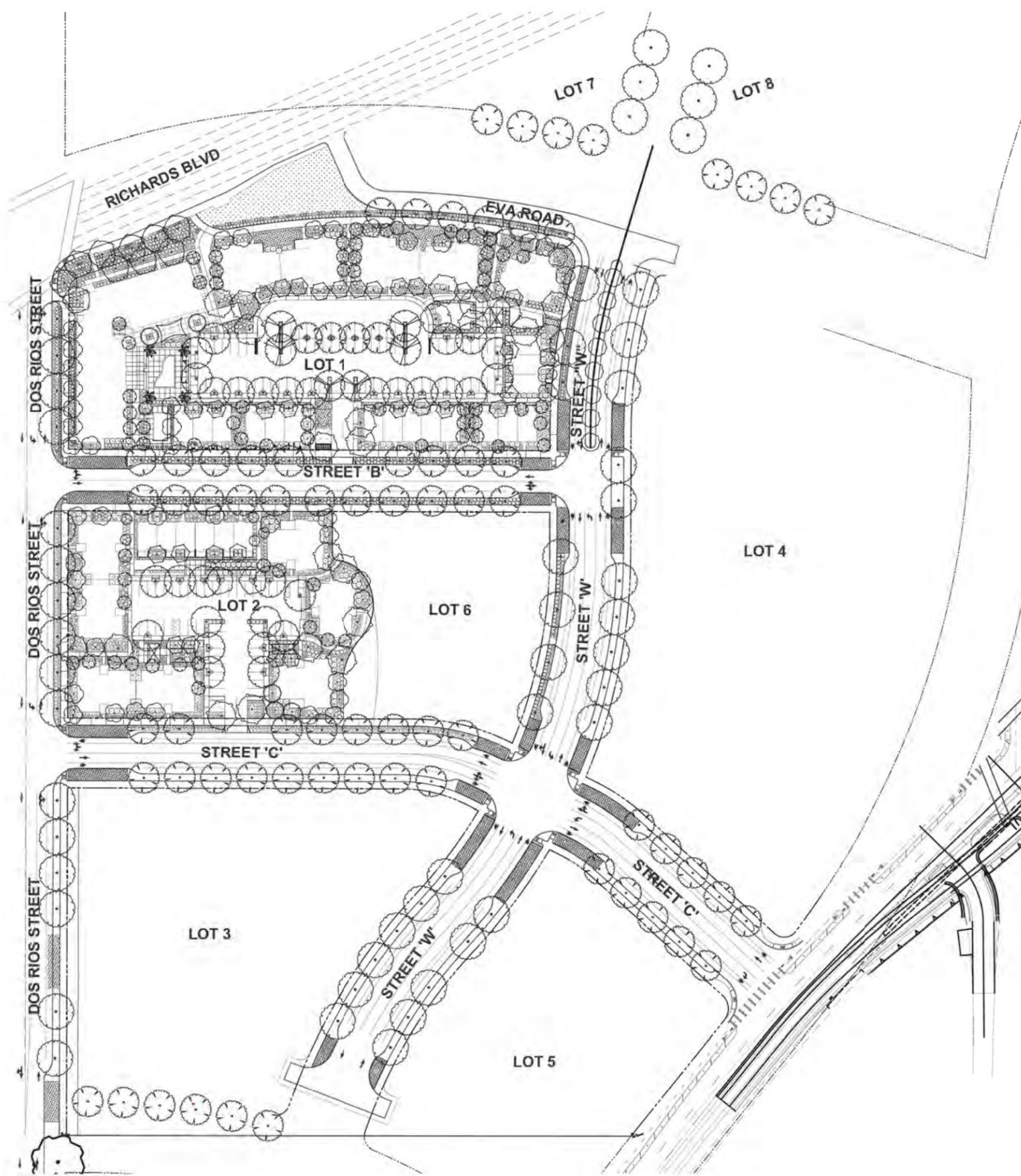
PRELIMINARY LANDSCAPE PLANTING PLAN - LOT 2
FOR
TWIN RIVERS REDEVELOPMENT

CUNNINGHAM ENGINEERS
 Project Planning • Civil Engineering • Landscape Architecture
 • Sacramento Office
 2123 26th Street, Suite Three
 Sacramento, CA 95825
 (916) 666-2035

CECREST.COM
 LICENSED BY: JF/DM
 DRAWN BY: JF/DM
 CHECKED BY: JF/DM
 SCALE:

SHEET
L2
 OF
4
 DATE: 07/1/2017
 JOB NO.: 1367.00

SACRAMENTO, CALIFORNIA



TREE MITIGATION CREDIT - LOT 1

TREES	COMMON NAME	CONTAINER SIZE	QTY	MITIGATION CREDIT
ACER RUBRUM 'BOYHALL'	BOYHALL MAPLE	5 GAL	41	41
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	5 GAL	19	19
CERCIS CANADENSIS	EASTERN REDBUD 'FOREST PANSY'	5 GAL	25	25
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	5 GAL	12	12
LAGERSTROEMIA INDICA 'TWILIGHT'	TWILIGHT CREPE MYRTLE	5 GAL	5	5
MAGNOLIA X 'GALAXY'	GALAXY MAGNOLIA	5 GAL	2	2
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	5 GAL	10	10
PRUNUS SERRULATA 'KHANZAN'	FLOWERING CHERRY	5 GAL	27	27
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	8	12
QUERCUS ROBUR	ENGLISH OAK	5 GAL	2	2
ULMUS PARVIFOLIA 'ATHENA'	ATHENA ELM	5 GAL	17	17
ZELKOYA SERRATA 'GREEN VASE'	SANLEAF ZELKOYA	5 GAL	6	6
				LOT 1 TOTAL CREDIT:
				182

TREE MITIGATION CREDIT - LOT 2

TREES	COMMON NAME	CONTAINER SIZE	QTY	MITIGATION CREDIT
ACER RUBRUM 'BOYHALL'	BOYHALL MAPLE	5 GAL	13	13
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	5 GAL	10	10
CERCIS CANADENSIS	EASTERN REDBUD 'FOREST PANSY'	5 GAL	5	5
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	5 GAL	4	4
MAGNOLIA X 'GALAXY'	GALAXY MAGNOLIA	5 GAL	3	3
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	5 GAL	2	2
PRUNUS CERCASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	5 GAL	5	5
PRUNUS SERRULATA 'KHANZAN'	FLOWERING CHERRY	5 GAL	22	22
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	4	6
ULMUS PARVIFOLIA 'ATHENA'	ATHENA ELM	5 GAL	15	15
				LOT 2 TOTAL CREDIT:
				91

TREE MITIGATION CREDIT - STREET RIGHT OF WAYS

TREES	COMMON NAME	CONTAINER SIZE	QTY	TREE MITIGATION CREDIT
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	5 GAL	42	42
LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	5 GAL	5	5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	37	74
				STREET RIGHT OF WAY TOTAL CREDIT:
				124

TOTAL SITE TREE MITIGATION CREDITS:
182+91+124 = 397 TREE MITIGATION CREDITS

PRELIMINARY LANDSCAPE PLANTING PLAN - STREET RIGHT OF WAYS
 FOR
 TWIN RIVERS REDEVELOPMENT
 SACRAMENTO, CALIFORNIA

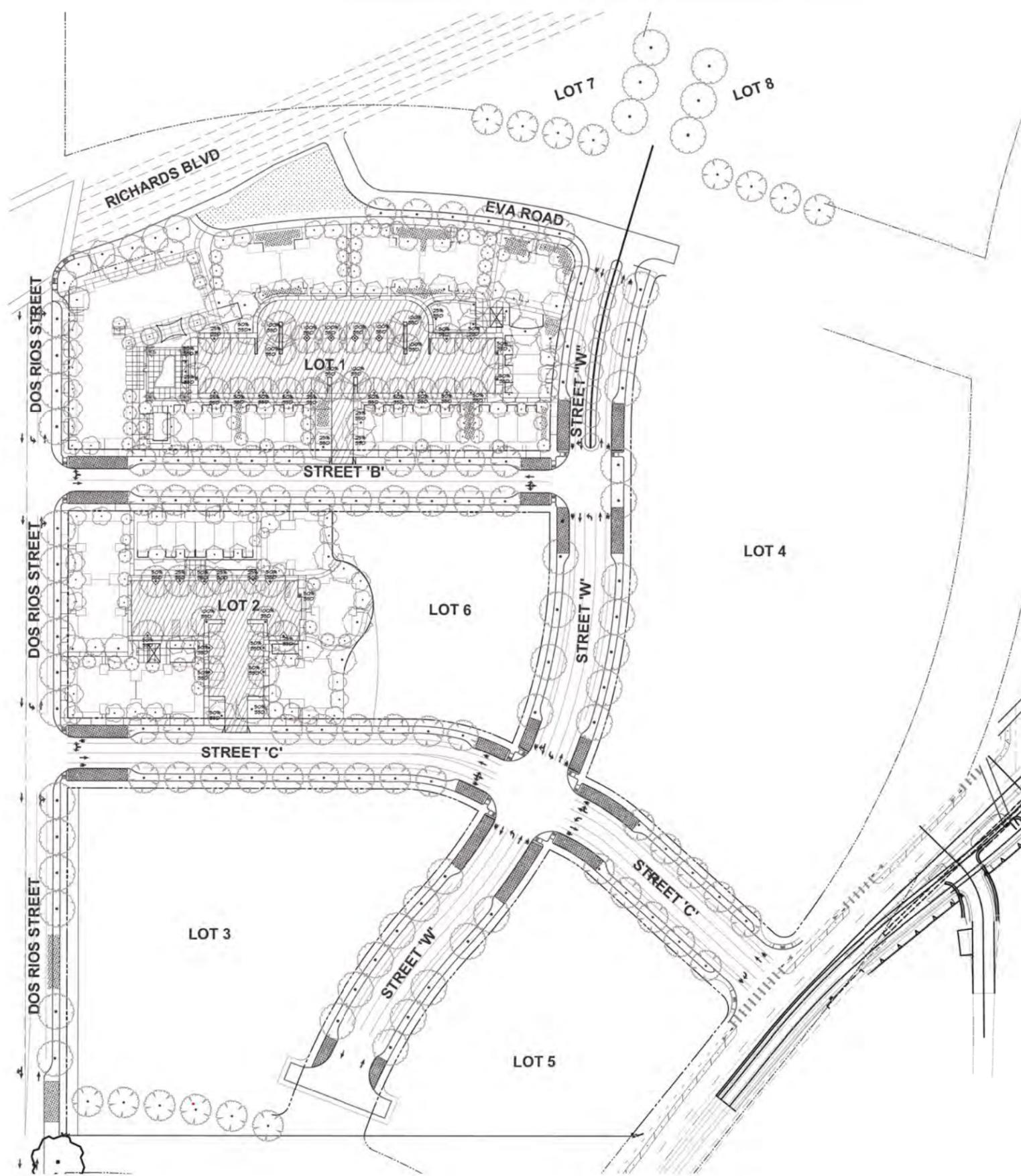
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CUNNINGHAM ENGINEERS
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 (916) 442-2000

DATE: 07/1/2017
 JOB NO.: 1567.00



SHEET
L3
 OF
4



SHADE CALCULATIONS TABLE - LOT 1

DIA	FULL (F)	1-QTR (T)	HALF (H)	QTR (Q)	TOTAL S.F.
35	08462 1820	08122 0	14840 6784	08240 1120	18214
30	08106 0	08550 0	08254 0	08177 0	0
25	08441 0	08368 0	08246 0	08123 0	0
20	08514 0	08256 0	08157 0	08174 0	0
TOTAL TREE SHADE:					18214
TOTAL AUXILIARY SHADE:					0
TOTAL PAVED AREA TO BE SHADED:					24288 SF
SHADE AREA REQUIRED-50%:					12144 SF
TOTAL SHADE AREA PROVIDED:					18214
PERCENT SHADE:					62.5%

SHADE CALCULATIONS TABLE - LOT 2

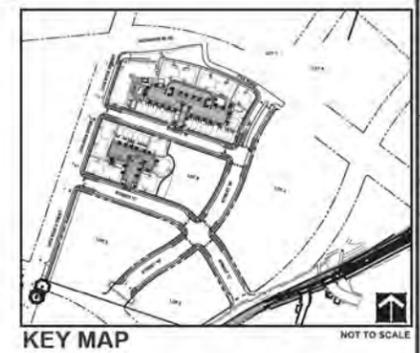
DIA	FULL (F)	1-QTR (T)	HALF (H)	QTR (Q)	TOTAL S.F.
35	08462 1824	08122 0	14840 5241	08240 480	16485
30	08106 0	08550 0	08254 0	08177 0	354
25	08441 0	08368 0	08246 0	08123 0	0
20	08514 0	08256 0	08157 0	08174 0	0
TOTAL TREE SHADE:					17241
TOTAL AUXILIARY SHADE:					0
TOTAL PAVED AREA TO BE SHADED:					15182 SF
SHADE AREA REQUIRED-50%:					7591 SF
TOTAL SHADE AREA PROVIDED:					17241
PERCENT SHADE:					50.4%

NOTES:
THE PLAN SHOWS ALL EXISTING AND PROPOSED TREE LOCATIONS ON THE PROJECT SITE. ONLY THOSE TREES USED IN SHADE CALCULATIONS ARE ANNOTATED WITH DIAMETER COVERAGE AND ARE INCLUDED IN THE SHADE CALCULATIONS TABLE.

PAVED VEHICULAR SURFACE AREA INCLUDED IN CALCULATIONS

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SPECIES	SIZE	QTY
ACE 80N	ACER RUBRA BOHALLI	BOHALL MAPLE	B. BAL	H	40000
ACE 81D	ACER RUBRA OCTOBER GLORY	OCTOBER GLORY MAPLE	B. BAL	H	40000
GRN 64N	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67P	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67Q	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67R	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67S	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67T	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67U	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67V	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67W	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67X	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67Y	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 67Z	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68A	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68B	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68C	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68D	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68E	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68F	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68G	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68H	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68I	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68J	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68K	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68L	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68M	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68N	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68O	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 68P	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
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GRN 68Z	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 69A	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
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GRN 69F	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
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GRN 69P	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
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GRN 69R	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 69S	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 69T	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 69U	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 69V	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 69W	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 69X	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 69Y	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 69Z	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 70A	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 70B	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 70C	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 70D	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
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GRN 70X	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 70Y	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000
GRN 70Z	QUERCUS LAEVOGEMMIS	EASTERN REDBUD	B. BAL	L	10000



PRELIMINARY PARKING LOT SHADE PLAN FOR TWIN RIVERS REDEVELOPMENT
 SACRAMENTO, CALIFORNIA
 CUNNINGHAM ENGINEERS
 2107 20th Street, Suite 1000
 Sacramento, CA 95811
 (916) 442-2200
 Project Planning & Civil Engineering & Landscape Architecture
 2940 Sutter Street, Suite 200
 Davis, CA 95618
 (530) 754-2008
 LICENSED LANDSCAPE ARCHITECT
 MICHAEL G. ENGLISH, No. 1000
 STATE OF CALIFORNIA
 DATE: 07/1/2017
 JOB NO.: 1367.00
 SHEET 1 OF 4
 SCALE: 1"=30'
 DATE: 07/1/2017
 JOB NO.: 1367.00

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
701	almond	11	16	11	multiple trunks with included bark	fair	poor-fair	
702	London plane	41	36	41	primary limbs with excessive end weight; multiple trunks	fair-good	fair-good	use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 trunk dia.
703	coast redwood	20	12	15	adjacent to sidewalk	good	good	
704	coast redwood	21	13	16	adjacent to sidewalk	good	good	
705	coast redwood	21	12	16	adjacent to sidewalk	good	good	
706	coast redwood	22	12	17	adjacent to sidewalk	good	good	
707	coast redwood	23	15	17	adjacent to sidewalk	good	good	
708	coast redwood	24	15	18	adjacent to sidewalk	good	good	
709	coast redwood	25	16	19	adjacent to sidewalk	good	good	
710	coast redwood	26	12	20	adjacent to sidewalk	good	good	
711	London plane	39	45	39	broken, hanging limbs; deadwood	fair-good	fair-good	crown clean.
712	red oak	22	33	22	codominant trunks	fair-good	fair-good	
714	ginkgo	5	9	5	codominant trunks	good	fair	
715	crepe myrtle	7	15	7		fair-good	fair-good	
716	sour gum	9	13	9	codominant trunks with included bark	fair-good	poor-fair	supress one trunk using reduction cuts over several prunings.
717	Japanese maple	9	12	9	declining health; limb dieback; roots cut	poor-fair	fair	remove tree.
718	Japanese maple	15	12	15	low vigor; limb dieback	fair	fair-good	
719	London plane	39	36	39	multiple trunks	fair-good	fair-good	
713	Podocarpus	8	12	8	adjacent to building; unbalanced crown; codominant trunks	good	fair	
720	Modesto ash	50	36	50	multiple trunks; trunk decay; previously topped	fair-good	poor	remove tree.
721	Modesto ash	39	39	39	previously topped; limb breaks; mistletoe; side pruned to clear high voltage lines; multiple trunks	fair-good	fair	crown reduction.

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
722	Modesto ash	45	33	45	previously topped; cabled; bird nesting holes; limb decay; poor limb attachments; mistletoe; multiple trunks	fair-good	poor	remove tree.
723	Modesto ash	39	33	39	side pruned to clear high voltage lines; topped; trunk decay; multiple trunks	fair-good	poor-fair	aerial inspection. map decay. crown reduction.
724	Modesto ash	44	33	44	limb breaks; side pruned to clear high voltage lines; cracked limbs; multiple trunks	fair-good	poor	remove tree.
725	Modesto ash	47	33	47	previously topped; trunk decay; bird nesting holes; poor limb attachments; limb breaks; multiple trunks	fair-good	poor	remove tree.
726	Modesto ash	48	39	48	poor limb attachments; mistletoe; multiple trunks	fair-good	fair	crown reduction. aerial inspection. use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 trunk dia.
727	Modesto ash	47	36	47	previously topped; trunk decay; multiple trunks with included bark; poor limb attachments; trunk decay	fair-good	poor-fair	aerial inspection. crown reduction.
728	London plane	28	39	28	codominant trunks	fair	fair	
729	London plane	27	39	27	topped to clear high voltage lines; bird nesting holes; codominant trunks	fair	poor-fair	
730	London plane	40	51	40	topped to clear high voltage lines; multiple trunks;	fair-good	poor-fair	crown reduction.
731	London plane	26	27	26	multiple trunks; topped to clear high voltage lines	fair-good	poor-fair	
732	London plane	27	25	27	topped to clear high voltage lines; codominant trunks	fair-good	poor-fair	
733	London plane	30	30	30	topped to clear high voltage lines; wide spreading crown	fair-good	poor-fair	crown reduction.

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
734	London plane	30	28	30	topped to clear high voltage lines; wide spreading crown	fair-good	fair	crown reduction.
735	London plane	31	22	31	topped to clear high voltage lines; codominant trunks; limb over street with decay; watersprouts	fair-good	poor-fair	aerial inspection. use reduction cut on limb over street as dictated by aerial inspection.
736	London plane	28	26	28	multiple trunks; topped to clear high voltage lines; wide spreading crown; watersprouts	fair-good	fair	crown reduction.
737	London plane	48	30	48	topped to clear high voltage lines; massive spreading crown; limb decay	fair-good	poor-fair	crown reduction. aerial inspection.
738	London plane	28	22	28	topped to clear high voltage lines	fair-good	poor-fair	crown reduction.
739	London plane	28	21	28	multiple trunks; topped to clear high voltage lines	fair-good	poor-fair	
740	London plane	26	25	26	topped to clear high voltage lines; trunk decay; codominant trunks	fair-good	poor-fair	aerial inspection. crown reduction.
741	London plane	27	20	27	topped to clear high voltage lines	fair-good	poor-fair	
742	Modesto ash	44	29	44	previously topped; poor limb attachments; limb decay; limb; attachments with included bark	fair-good	poor	remove tree.
743	zelkova	33	28	33	previously topped; poor limb attachments; codominant trunks	good	poor-fair	aerial inspection. crown reduction.
744	zelkova	34	30	34	multiple trunks with included bark; previously topped; poor limb attachments	good	fair	aerial inspection.
745	zelkova	46	35	46	previously topped; limb breaks; multiple trunks with included bark; limb dieback; limb wounds	good	fair	aerial inspection. crown reduction.
746	coast redwood	30	14	23	redwood canker symptoms; top dead	poor-fair	good	crown clean. irrigate.
747	coast redwood	24	12	18	redwood canker symptoms	poor-fair	good	crown clean.irrigate.

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
748	coast redwood	26	14	20	redwood canker symptoms; top dead; codominant trunks	fair	good	crown clean. irrigate. remove one trunk.
749	coast redwood	25	13	19	codominant trunks; top dead; redwood canker symptoms	poor-fair	poor-fair	remove one trunk. crown clean. irrigate.
750	coast redwood	33	14	25	redwood canker symptoms; codominant trunks	poor	fair	remove tree.
751	camphor	13	17	13	poor root architecture; in small planter; codominant trunks; likelihood of toppling will increase with time	fair-good	poor-fair	remove tree.
752	zelkova	34	29	34	multiple trunks with included bark; limb wounds; twig dieback	fair	fair	irrigate.
753	zelkova	41	34	41	limb dieback; multiple trunks with included bark; declining health	poor	poor	remove tree as soon as possible.
754	crepe myrtle	5	7	5		fair	fair-good	irrigate.
755	crepe myrtle	7	10	7		fair	fair-good	irrigate.
756	coast redwood	31	16	23		fair-good	good	irrigate.
757	coast redwood	37	17	28	codominant trunks with included bark; low vigor; sparse canopy; primary limbs with excessive end weight	poor-fair	poor	cable trunks. irrigate. remove large vertical primary limb.
758	zelkova	34	32	34	codominant trunks with included bark; primary limbs with excessive end weight	good	poor	brace trunks. use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 trunk dia.
759	Modesto ash	51	25	51	previously topped; codominant trunks with included bark; limb breaks; poor trunk attachments; large, broken, hanging limbs	fair-good	poor	remove tree. Crown clean as soon as possible.
760	sour gum	6	12	6	previously topped; large trunk wound	fair-good	fair	remove tree.
761	walnut	14	20	14	Not tagged; surrounded by blackberry; multiple trunks	good	fair-good	

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
762	London plane	34	30	34	codominant trunks; primary limbs with slightly excessive end weight	fair-good	fair-good	
763	California black walnut	16	24	16	codominant trunks; unbalanced crown	fair-good	fair	use reduction cuts to suppress competing leaders over several prunings.
764	pecan	16	35	16	codominant trunks; primary limbs with excessive end weight; limb wounds	good	poor-fair	use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 trunk dia. select leader, drop crotch competing trunks or primary limbs.
765	London plane	35	28	35	multiple trunks; previously topped	fair-good	fair-good	aerial inspection.
766	zelkova	39	40	39	multiple trunks with included bark; limb breaks	fair-good	fair	crown clean.
767	eucalyptus sp.	36	33	36	limb breaks; limb wounds; codominant trunks	good	poor-fair	crown reduction.
768	zelkova	25	28	25	limb breaks; limb dieback	poor-fair	poor-fair	crown reduction. crown clean.
769	Modesto ash	45	38	45	previously topped; trunk decay; poor limb attachments multiple trunks with included bark; mistletoe; primary limbs with excessive end weight	fair-good	poor	remove tree.
770	Modesto ash	47	38	47	previously topped; poor limb attachments; mistletoe; trunk decay; multiple trunks with included bark	fair-good	poor	remove tree.
771	London plane	52	46	52	multiple trunks; primary limbs with excessive end weight	good	fair-good	use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 trunk dia.
772	London plane	50	42	50	multiple trunks	good	fair-good	
773	Modesto ash	40	27	40	previously topped; poor limb attachments; root wound; multiple trunks with included bark	fair-good	poor	remove tree.

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	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	

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
785	London plane	31	29	31	trunk decay; codominant trunks; 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.
786	Silver dollar eucalyptus	29	25	29	limb dieback	good	fair	crown clean.
787	Modesto ash	38	34	38	previously topped; decay in crown; poor limb attachments; trunk decay; unbalanced crown	fair-good	poor	remove tree.
788	Modesto ash	38	30	38	previously topped; multiple trunks with included bark; trunk decay; limb breaks	fair-good	poor	remove tree.
789	Modesto ash	40	36	40	multiple trunks with included bark; side pruned to clear high voltage lines; trunk decay; limbs attachments with included bark	fair-good	poor-fair	aerial inspection. crown reduction. determine extent of decay.
790	London plane	37	26	37	multiple trunks; low vigor	fair	fair	
791	Modesto ash	44	28	44	multiple trunks with included bark; previously topped; trunk decay; limb breaks; limbs attachments with included bark; poor limb attachments	fair-good	poor	remove tree.
792	Modesto ash	45	29	45	previously topped; multiple trunks with included bark; trunk decay; one of four trunks removed; poor limb attachment; limbs attachments with included bark	fair-good	poor	remove tree.
793	tree of heaven	46	32	46	multiple trunks	fair-good	fair	
794	California incense cedar	48	14	48	Crack between two codominant trunks; cabled	fair	poor	remove tree.
795	Chinaberry	37	22	37	codominant trunks with included bark	fair-good	poor-fair	remove cable trunks.

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
796	London plane	39	35	39	multiple trunks; deadwood to 3"; broken, hanging limbs	fair-good	fair-good	crown clean.
797	giant redwood	15	7	15	redwood canker symptoms	fair	good	crown clean.
798	Modesto ash	42	29	42	side pruned to clear high voltage lines; unbalanced crown; previously topped; limb breaks; trunk decay; multiple trunks with included bark; trunk decay	fair-good	poor	remove tree as soon as possible.
799	Modesto ash	43	32	43	side pruned to clear high voltage lines; previously topped; unbalanced crown; trunk wounds; decay in crown; multiple trunks with included bark; poor limb attachments	fair-good	poor	remove tree.
800	Modesto ash	40	30	40	previously topped; multiple trunks with included bark; poor limb attachments; trunk decay	fair-good	poor	remove tree.
801	Modesto ash	42	31	42	previously topped; multiple trunks with included bark; trunk decay; poor branch attachments	fair-good	poor	remove tree.
802	ash	25	26	25	previously topped; broken, hanging limbs	fair-good	fair	aerial inspection. use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 trunk dia. crown clean.
803	London plane	43	30	43	root decay; multiple trunks; previously topped; limb with decay over street; deadwood to 5"	fair-good	fair	determine extent of decay. remove decayed limb over street. conduct aerial inspection. crown clean.
804	Modesto ash	41	35	41	multiple trunks with included bark; trunk and primary limb decay extensive; previously topped; side pruned to clear high voltage lines; unbalanced crown; limb breaks	fair-good	poor	remove tree. Asap

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
805	ash	35	40	44	previously topped; codominant trunks	fair-good	fair	conduct aerial inspection. crown reduction. cable trunks.
806	California incense cedar	29	17	29	deadwood 3"; root wound	fair-good	fair-good	
807	ash	32	38	32	limb breaks; side pruned to clear high voltage lines; unbalanced crown; trunk wound; overextended limbs; decay at limb attachment	good	poor	conduct aerial inspection. crown reduction. remove long limb over house.
808	Modesto ash	46	34	46	trunk decay; limb breaks; large watersprouts	good	fair-good	conduct aerial inspection. crown reduction.
809	Modesto ash	47	26	47	previously topped; limb breaks; multiple trunks with included bark; trunk decay; poor limb attachments; trunks separating	fair-good	poor	remove tree. Asap
810	Modesto ash	47	33	47	previously topped; trunk and limb decay; trunk cracked and separating over house	fair-good	poor	remove tree. Asap
811	Modesto ash	47	32	47	previously topped; trunk decay; poor limb attachments; crack developing on trunk	fair-good	poor	remove tree.
812	Modesto ash	40	26		previously topped; multiple trunks with included bark; trunk decay; poor limb attachments	fair-good	poor	conduct aerial inspection.determine extent of decay. crown reduction.
813	crepe myrtle	7	10	7		fair-good	fair	
814	sour gum	7	12	7	multiple trunks with included bark;	fair-good	poor-fair	train to strong form.
815	crepe myrtle	5,6,6	9	10	previously topped; multiple trunks with included bark	fair-good	poor-fair	
816	silver dollar eucalyptus	30	34	30	trunk lean; unbalanced crown; multiple trunks; previously topped; poor limb attachments	good	poor-fair	crown reduction within 2 years.
817	crepe myrtle	2	5	2	low vigor	poor-fair	fair-good	remove tree.

**Tree Evaluation Data
Twin Rivers**

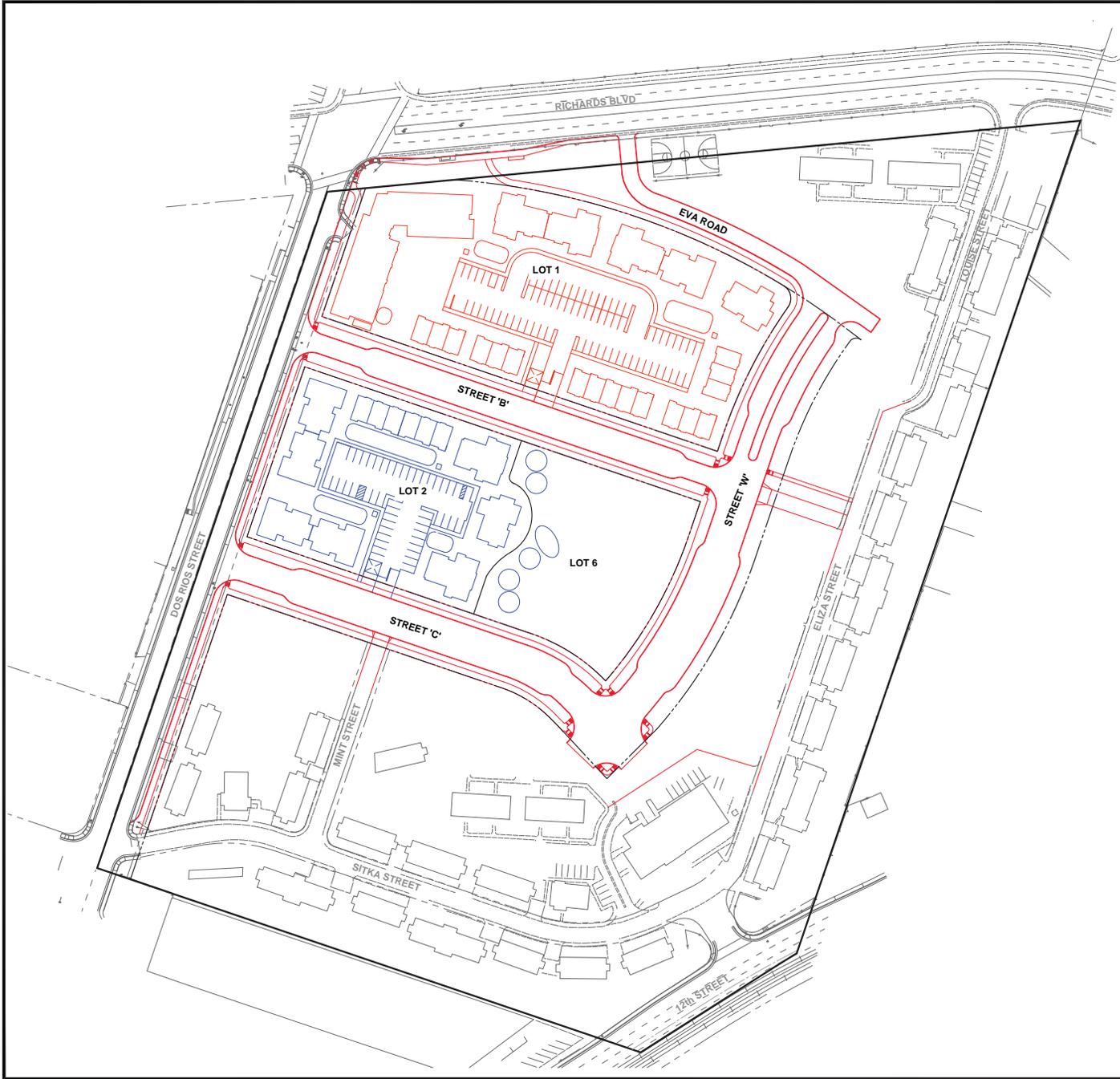
**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
818	golden rain tree	13	18	13	multiple trunks	fair	fair	
819	golden rain tree	15	18	15	codominant trunks	fair	fair	
820	crepe myrtle	6	9	6		fair-good	fair-good	
821	crepe myrtle	6	9	6		fair-good	fair-good	
822	golden rain tree	10	12	10		fair	fair-good	
823	golden rain tree	13	18	13	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.
824	London plane	62	50	62	multiple trunks; deadwood 3"; primary limbs with slightly excessive end weight	good	fair-good	crown clean. use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 trunk dia.
825	zelkova	36	38	36	multiple trunks with included bark; broken, hanging limbs	fair-good	fair-good	crown clean.
826	London plane	39	36	39	codominant trunks	fair-good	fair-good	
827	Modesto ash	40	28	40	limb breaks; codominant trunks with included bark; crack forming between remaining trunks	fair-good	poor	remove tree.
828	crepe myrtle	6	9	6		fair-good	fair-good	
829	giant redwood	25	12	25	redwood canker symptoms;	fair	good	crown clean.
830	crepe myrtle	5	10	5		fair-good	fair-good	
		DIAMETER	TOTAL # OF TREES					
TOTAL DIAMETER OF ALL TREES FOR REMOVAL		3882	130					
TOTAL OF UNPROTECTED TREES		399	36					
WAIVER REQUEST - REMOVAL DUE TO SAFETY / HEALTH PER ARBORIST REPORT		1306	30					

**Tree Evaluation Data
Twin Rivers**

**To Accompany
Tree Associates Report
Dated:**

#	Species	Diameter (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
WAIVER REQUEST - REMOVAL REQUIRED DUE TO EXISTING UTILITY CONFLICTS		821	22					
TOTAL DIAMETER OF 'PROTECTED' TREES > OR = 24 INCH		1400	40					

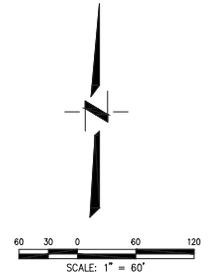


LEGEND

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

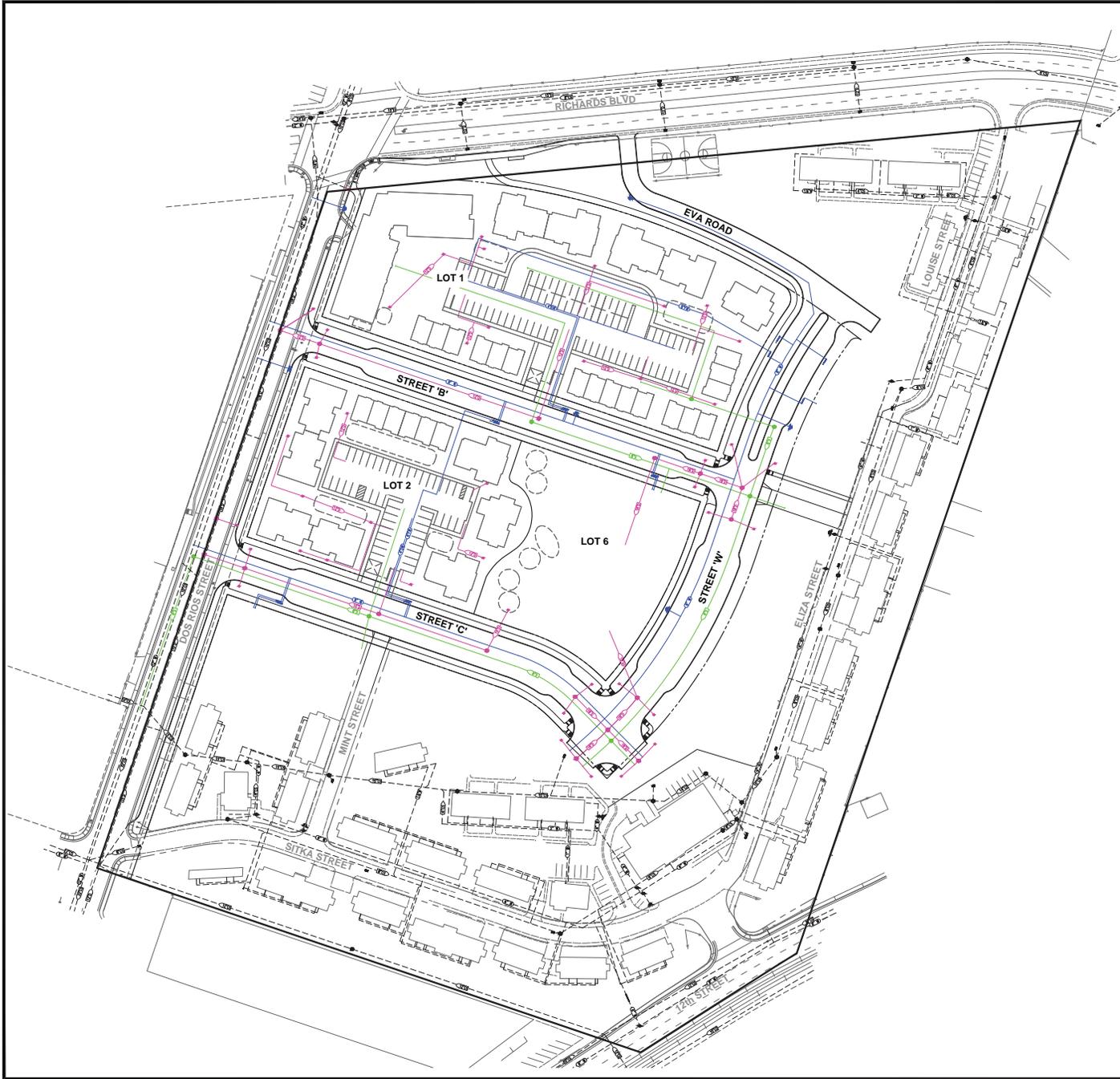
NOTES:

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 SURFACE IMPROVEMENTS. ACTUAL LIMITS OF IMPROVEMENTS MAY DIFFER FROM THE INFORMATION SHOWN ON THIS EXHIBIT AS THE DESIGN PROCESS CONTINUES.



DESIGNED BY CK	DRAWN BY JD	CHECKED BY DF	SCALE 1" = 60'
NO.	DATE	BY	REVISIONS
PHASE I AND PHASE II EXHIBITS FOR TWIN RIVERS REDEVELOPMENT SURFACE IMPROVEMENTS SACRAMENTO CALIFORNIA			
SHEET 2 3			
DATE: 07/13/2017			
JOB NO: 1587.00			

Project Planning & Civil Engineering & Landscape Architecture
 8 Sacramento Office 2040 Spadina Street, Suite 200
 Sacramento, CA 95818 (916) 452-2288
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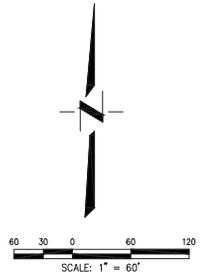


LEGEND

- PROPOSED PHASE I & PHASE II WATER LINE
- PROPOSED PHASE I & PHASE II SEWER DRAIN LINE
- PROPOSED PHASE I & PHASE II STORM DRAIN LINE
- EXISTING WATER LINE TO REMAIN
- EXISTING COMBINED STORM-SEWER LINE TO REMAIN
- EXISTING STORM DRAIN LINE TO REMAIN
- SUBDIVISION BOUNDARY
- 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 LAYOUT OF PROPOSED PHASE I AND PHASE II UTILITY IMPROVEMENTS. ACTUAL IMPROVEMENTS MAY DIFFER FROM THE INFORMATION SHOWN ON THIS EXHIBIT AS THE DESIGN PROCESS CONTINUES.



**PHASE I AND PHASE II EXHIBITS
FOR
TWIN RIVERS REDEVELOPMENT
UTILITY IMPROVEMENTS**

SHEET
3 of **3**
 DATE: 07/13/2017
 JOB NO: 1587.00

SACRAMENTO CALIFORNIA

Project Planning & Civil Engineering & Landscape Architecture
 6 Sacramento Office
 2122 20th Street, Suite Three
 Sacramento, CA 95818
 (916) 452-6288
 (916) 452-6288

DESIGNED BY	CK		
DRAWN BY	JD		
CHECKED BY	DF		
SCALE	1" = 60'		
NO.	DATE	BY	REVISIONS

S:\Projects\1587\1587_Twin Rivers\Utility\1587-04_Utilities_PhaseI_Exhibit.dwg - 3 UTILITY EXHIBIT 1 7/17/2017 - 15:39PM Plotted by: bwh

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED IRREVOCABLE OFFER OF DEDICATION (I.O.D.)
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- 12" D --- PROPOSED STORM DRAIN LINE WITH MANHOLE
- 8" W --- EXISTING WATER MAIN
- 8" CS --- EXISTING COMBINED STORM-SEWER LINE
- 12" D --- EXISTING STORM DRAIN LINE
- OR --- OVERLAND RELEASE PATH
- PRIVATE STORMWATER PLANTER AREA

KEYNOTES

- 1 INSTALL NEW STORM DRAIN MANHOLE AND CONNECT TO EXISTING PUBLIC STORM DRAIN MAIN.
- 2 INSTALL NEW PUBLIC STORM DRAIN MAIN PER CITY OF SACRAMENTO STANDARDS.
- 3 INSTALL NEW PUBLIC STORM DRAIN MANHOLE PER CITY OF SACRAMENTO STANDARD DWG. NO. S-70.
- 4 INSTALL AREA DRAIN INLET.
- 5 INSTALL UNDERGROUND STORMWATER STORAGE SYSTEM.
- 6 PROVIDE PUBLIC STORM DRAIN SERVICE FOR CONNECTION TO PUBLIC UNDERGROUND STORMWATER STORAGE SYSTEM.
- 7 INSTALL PRIVATE STORM DRAIN OVERFLOW SERVICE.
- 8 INSTALL PARK PUBLIC DRAINAGE SYSTEM PER DETAIL THIS SHEET.
- 9 INSTALL ON-SITE PRIVATE DRAINAGE SYSTEM PER DETAIL THIS SHEET.

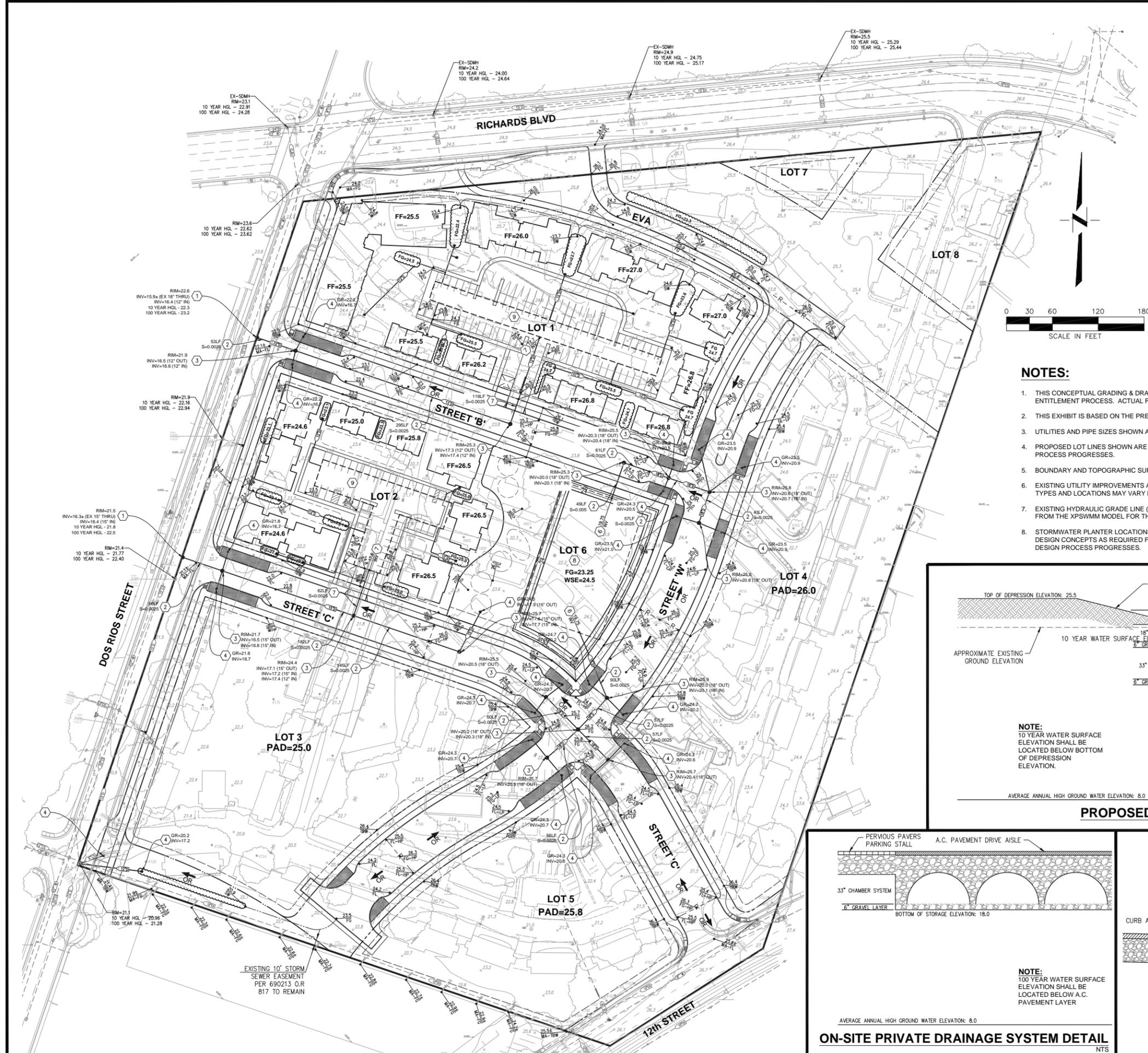
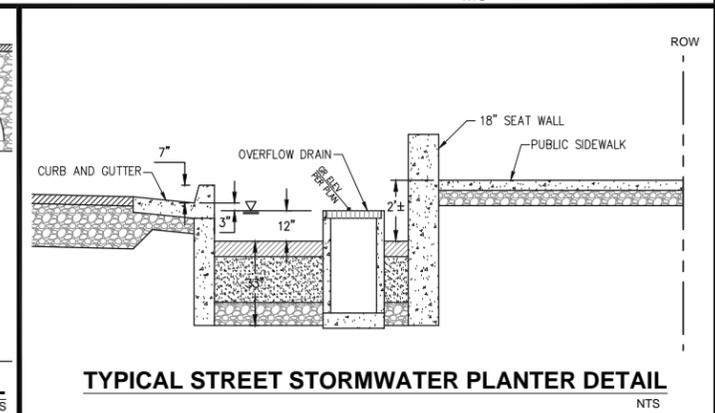
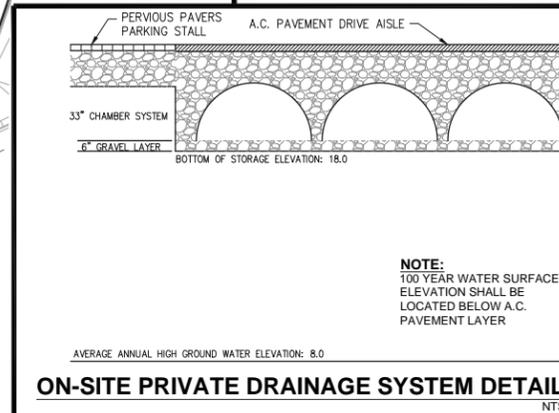
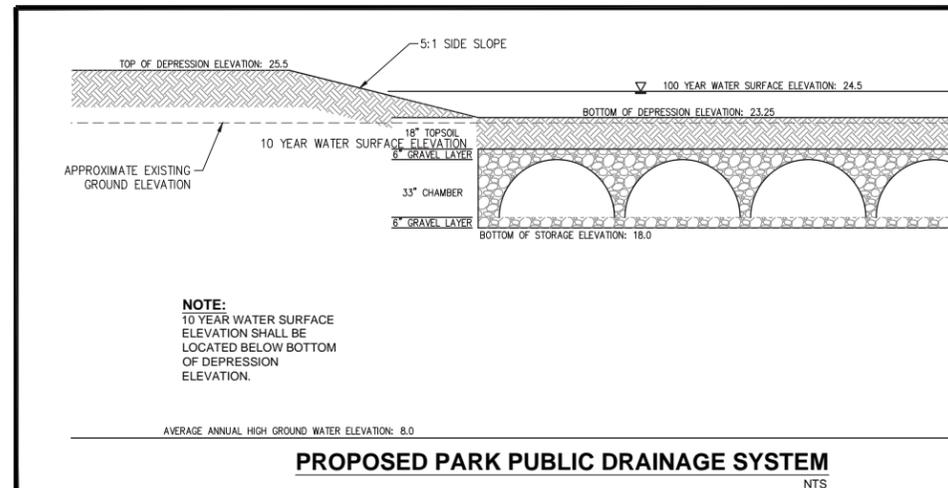
HATCH LEGEND

- INSTALL PUBLIC STREET STORM WATER PLANTER PER DETAIL THIS SHEET.

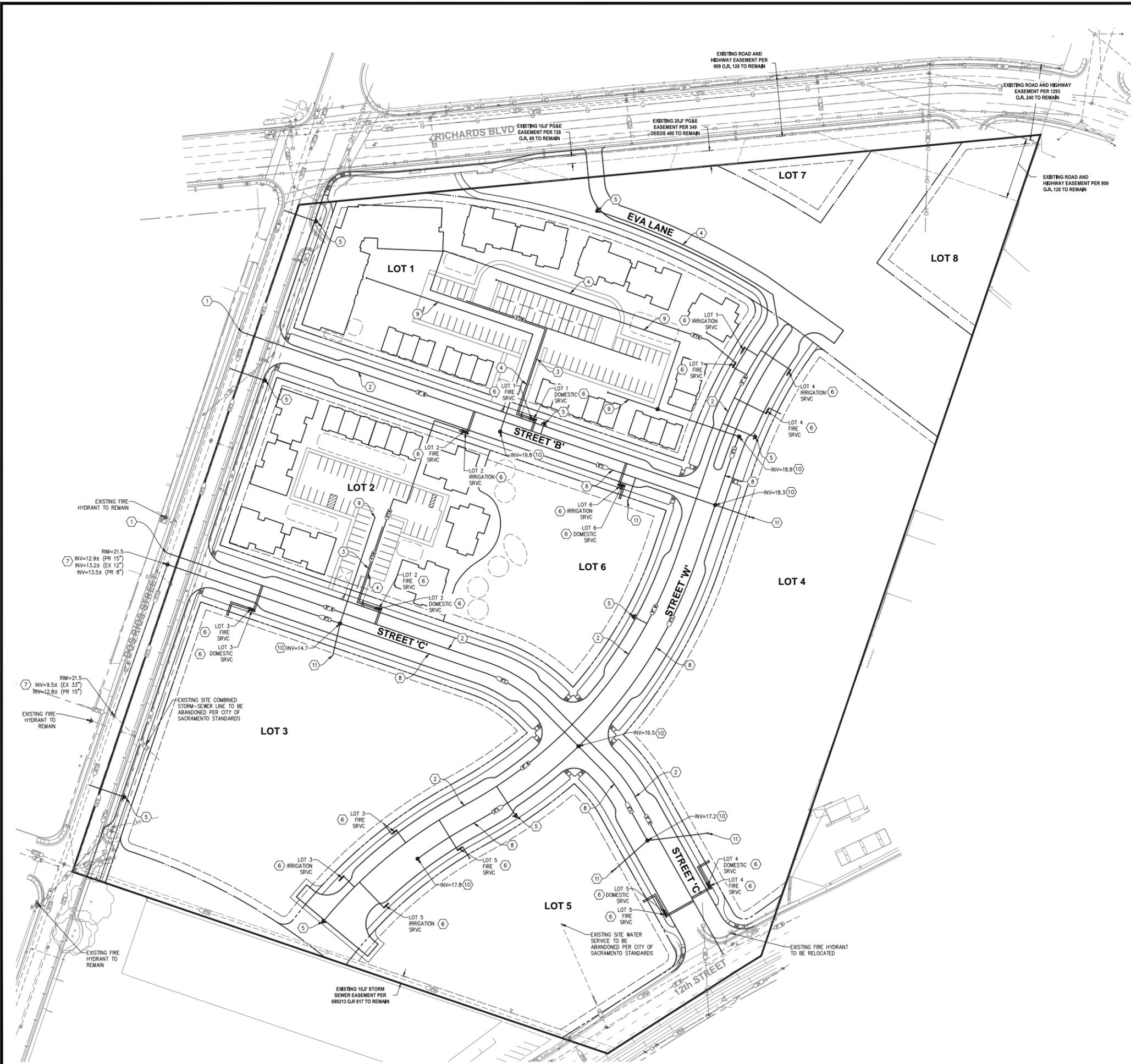


NOTES:

1. THIS CONCEPTUAL GRADING & DRAINAGE EXHIBIT WAS PREPARED TO DEPICT PROPOSED DESIGN CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. THIS EXHIBIT IS BASED ON THE PRELIMINARY TWIN RIVERS REDEVELOPMENT SITE PLAN PREPARED BY SVA DATED MAY 2017.
3. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
4. PROPOSED LOT LINES SHOWN ARE PRELIMINARY. FINAL LOT LINE LAYOUT MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
5. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED JULY 2016.
6. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS AND CITY BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
7. EXISTING HYDRAULIC GRADE LINE (HGL) INFORMATION FOR SEPARATED STORM DRAIN SYSTEM PROVIDED BY THE CITY OF SACRAMENTO FROM THE XPSWMM MODEL FOR THE RIVER DISTRICT, TRANSMITTED JANUARY 2017.
8. STORMWATER PLANTER LOCATIONS, SIZE AND ELEVATIONS SHOWN HEREON ARE CONCEPTUAL AND INTENDED TO DEPICT PROPOSED DESIGN CONCEPTS AS REQUIRED FOR ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.



DESIGNED BY	CK	DRAWN BY	KD	CHECKED BY	DF	SCALE	1" = 60'
APPD.		BY		REVISIONS		NO.	DATE
<p>CEWEST.COM</p> <p>Project Planning Civil Engineering Landscape Architecture</p> <p>Davis Office 2120 20th Street, Suite 4488B Sacramento, CA 95818 (916) 452-2026</p> <p>Sacramento Office 2540 Spaulding Street, Suite 400 Sacramento, CA 95817 (916) 452-2026</p>							
<p>CONCEPTUAL GRADING & DRAINAGE EXHIBIT FOR TWIN RIVERS REDEVELOPMENT</p> <p>SACRAMENTO CALIFORNIA</p>							
<p>SHEET 1 OF 2</p>							
<p>DATE: 07/13/2017</p>							
<p>JOB NO: 1587.00</p>							



LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED IRREVOCABLE OFFER OF DEDICATION (I.O.D.)
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- EXISTING WATER LINE
- EXISTING COMBINED STORM-SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FIBER OPTIC LINE

KEYNOTES

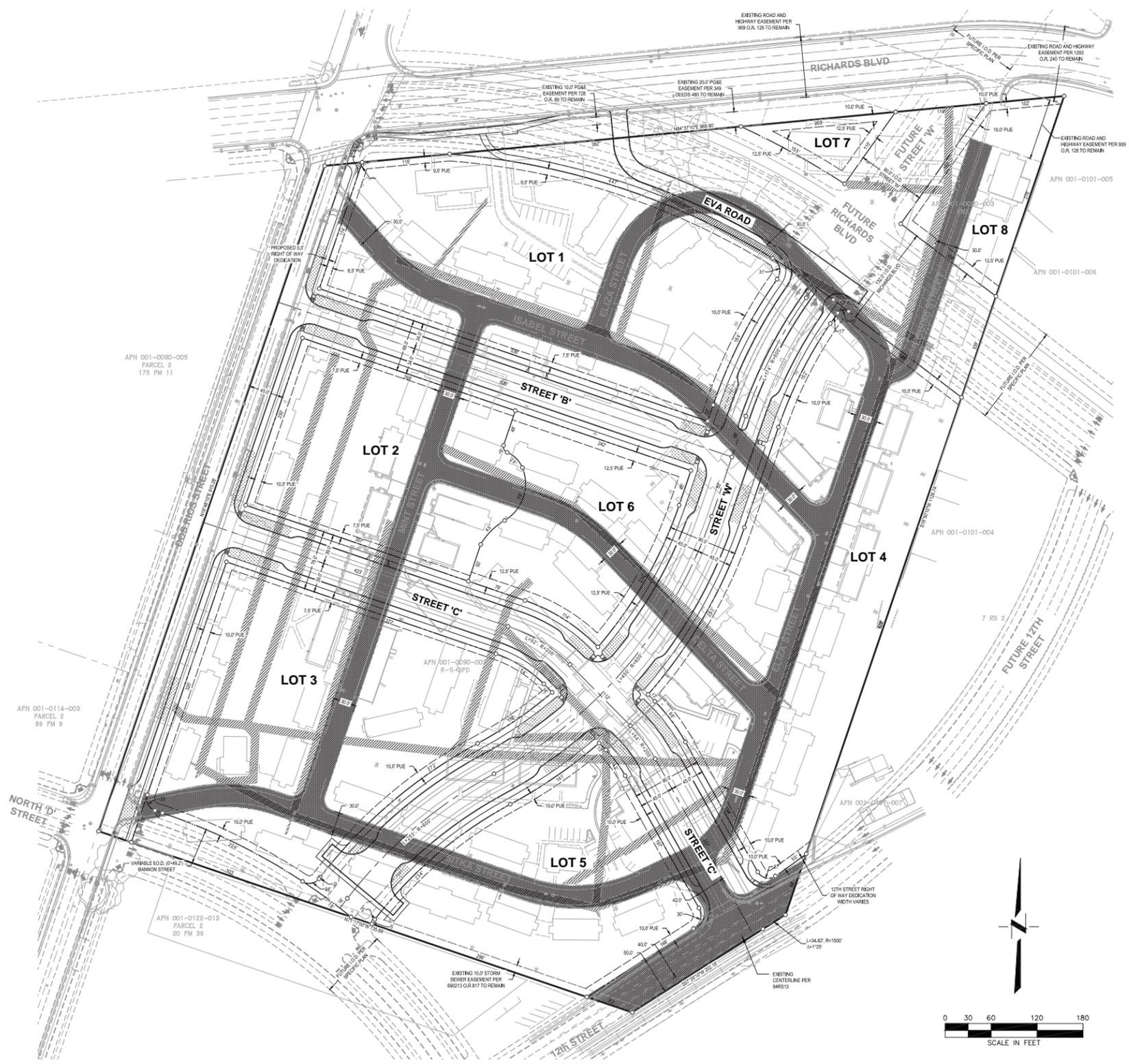
1. INSTALL NEW WATER POINT OF CONNECTION TO EXISTING CITY PUBLIC WATER MAIN LINE.
2. INSTALL NEW PUBLIC WATER MAIN PER CITY OF SACRAMENTO STANDARDS.
3. INSTALL NEW PRIVATE DOMESTIC WATER LINE PER CITY OF SACRAMENTO STANDARDS.
4. INSTALL NEW PRIVATE FIRE WATER LINE PER CITY OF SACRAMENTO STANDARDS.
5. INSTALL NEW FIRE HYDRANT PER CITY OF SACRAMENTO STANDARD DWG. NO. W-201.
6. PROVIDE WATER SERVICE TO PROPOSED LOT PER CITY OF SACRAMENTO STANDARDS.
7. INSTALL NEW SANITARY SEWER POINT OF CONNECTION TO EXISTING CITY PUBLIC COMBINED STORM-SEWER MAIN LINE.
8. INSTALL NEW PUBLIC SEWER MAIN PER CITY OF SACRAMENTO STANDARDS.
9. INSTALL NEW PRIVATE SEWER LINE PER CITY OF SACRAMENTO STANDARDS.
10. INSTALL NEW SANITARY STANDARD SEWER MANHOLE No. 3 PER CITY OF SACRAMENTO STANDARD DWG. NO. S-70.
11. PROVIDE SANITARY SEWER SERVICE TO PROPOSED LOT PER CITY OF SACRAMENTO STANDARDS.
12. REPLACE EXISTING 10" COMBINED SEWER MAIN WITH NEW 15" COMBINED SEWER MAIN TO UPSTREAM PROJECT CONNECTION POINT.

NOTES:

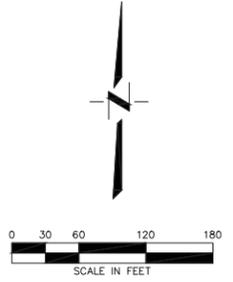
1. THIS CONCEPTUAL UTILITY EXHIBIT WAS PREPARED TO DEPICT PROPOSED UTILITY CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
3. PROPOSED LOT LINES SHOWN ARE PRELIMINARY. FINAL LOT LINE LAYOUT MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
4. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED JULY 2016.
5. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS AND CITY BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
6. EXISTING SITE IMPROVEMENTS NOT SHOWN FOR CLARITY.

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APPD.		BY		REVISIONS	
NO.	DATE				
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CONCEPTUAL WATER & SEWER EXHIBIT FOR TWIN RIVERS REDEVELOPMENT SACRAMENTO CALIFORNIA					
SHEET 2 OF 2					
DATE: 07/13/2017 JOB NO: 1587.00					

S:\Projects\1587\1587 - Twin Rivers\AUS\CA\1587-04 Entitlement Phase\Conceptual CW Plan\1587-04 Preliminary Utility Exhibit.dwg - Preliminary Utility Exhibit: 7/17/2017 - 12:38PM Plotted by: kea



- HATCH LEGEND**
- [Hatched Box] EXISTING RIGHT OF WAY TO BE ABANDONED
 - [Diagonal Hatched Box] EXISTING EASEMENT TO BE ABANDONED
 - [Dotted Box] STORM WATER QUALITY PLANTER



OVERALL PLAN LINE EXHIBIT
FOR
TWIN RIVERS REDEVELOPMENT

SACRAMENTO, CALIFORNIA

PREPARED BY:

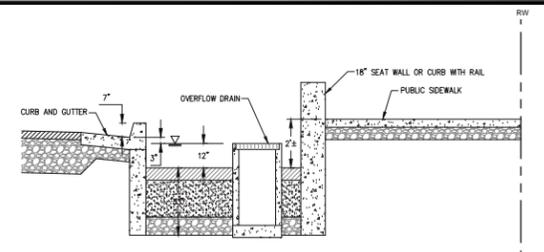
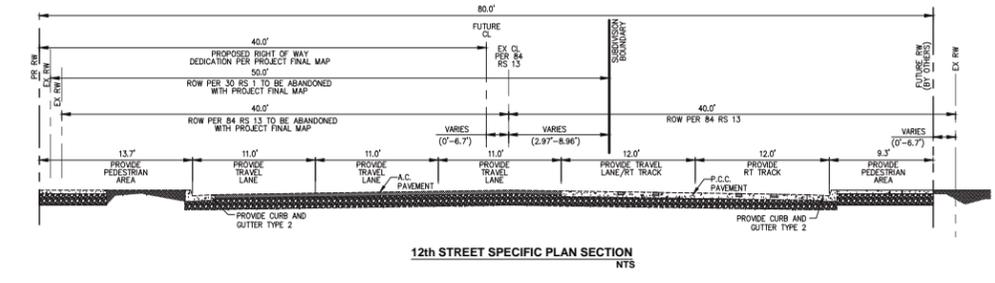
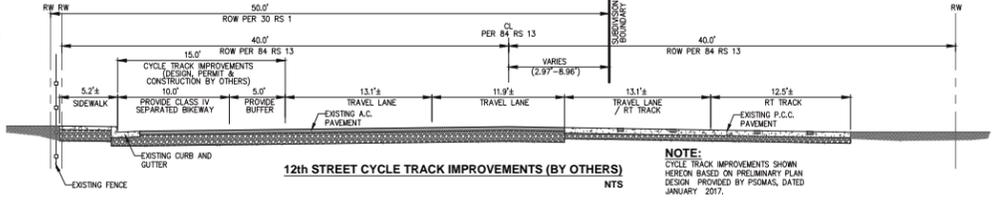
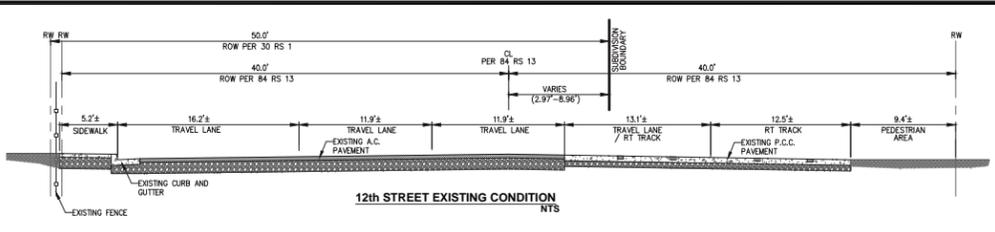
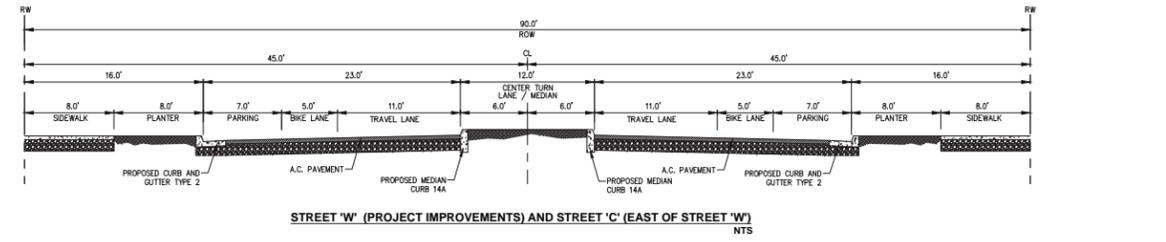
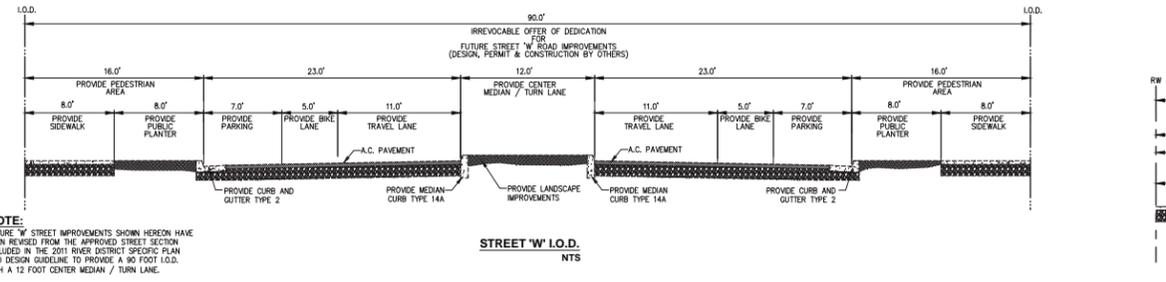
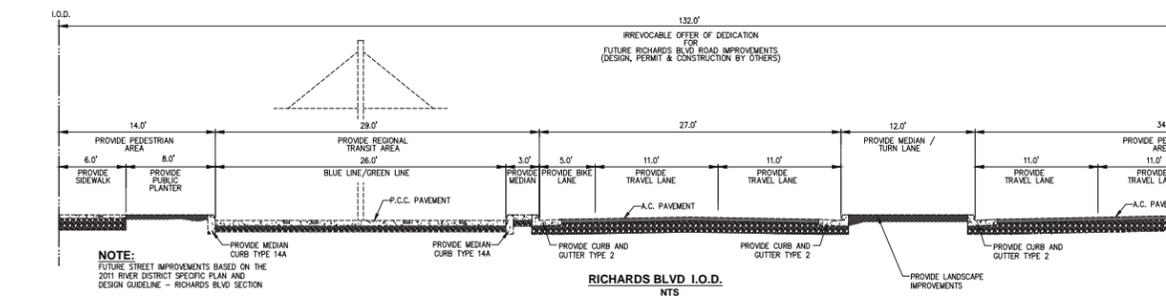
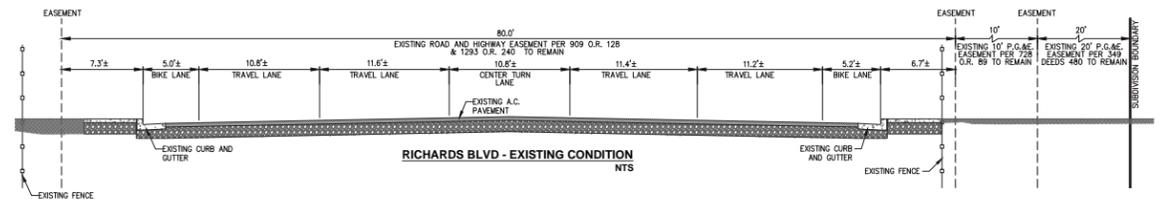
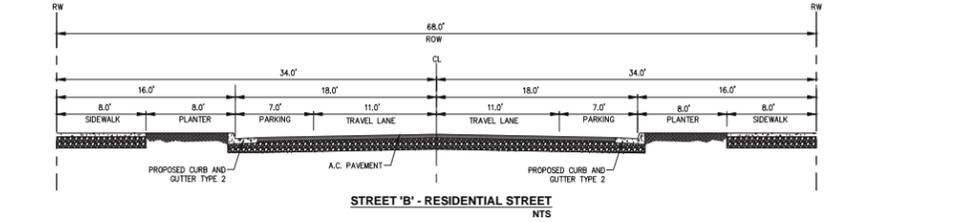
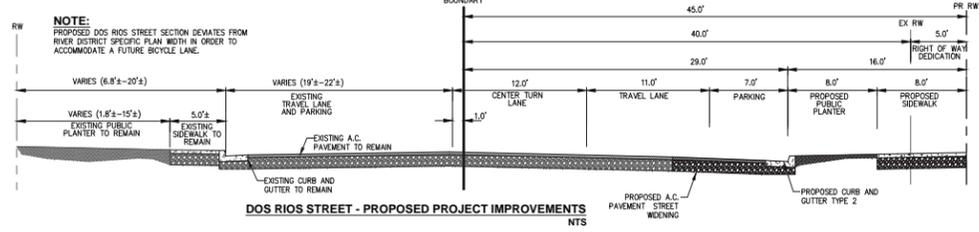
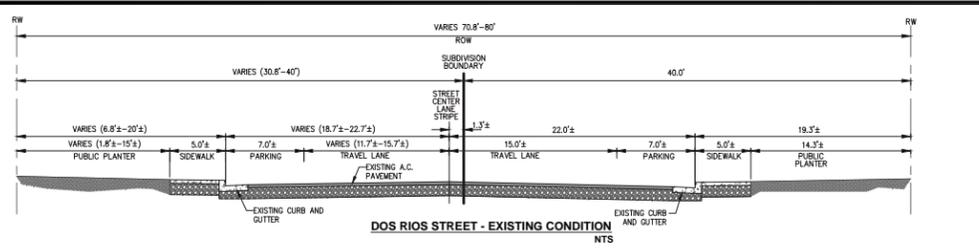


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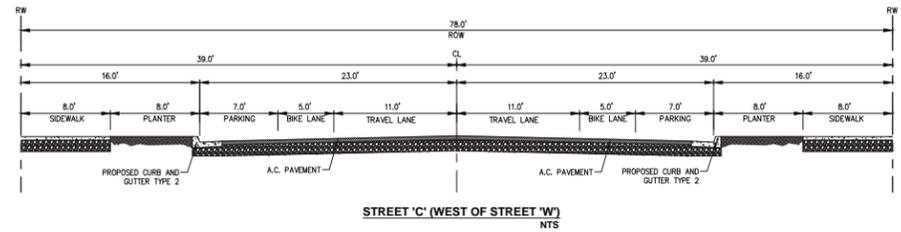
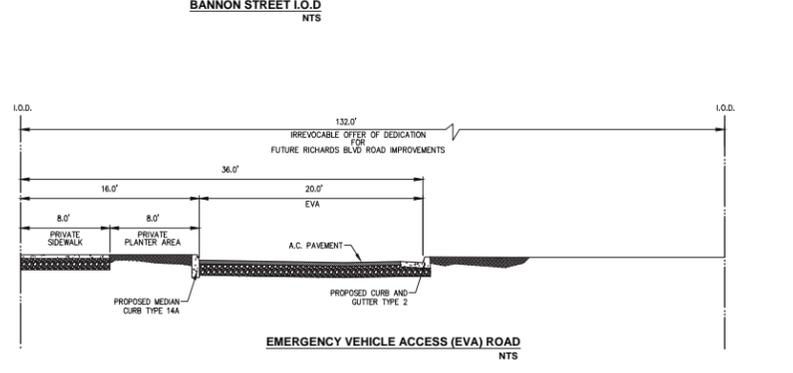
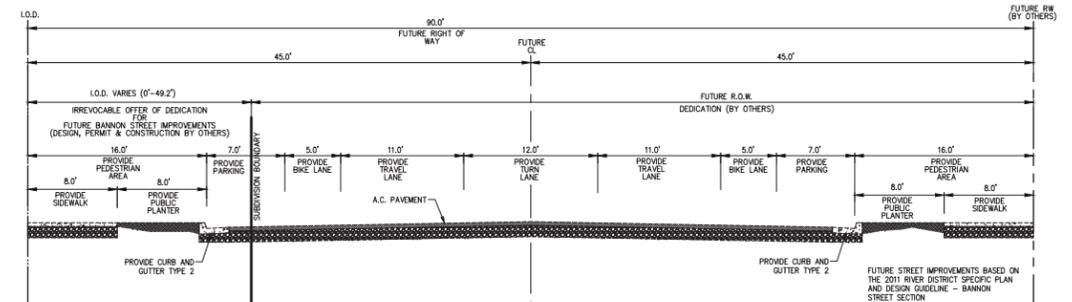
CEC CONTACT:
DAN FENOCCHIO

JULY 13, 2017
1587.00-04

5/17/2017 10:00 AM - Mr. Dan Fenocchio - Overall Plan Line Exhibit - TWIN RIVERS REDEVELOPMENT - Sacramento, CA - 1587.00-04 - 1587.00-04



- NOTES:**
1. FUTURE STREET IMPROVEMENTS BASED ON THE 2011 RIVER DISTRICT SPECIFIC PLAN AND DESIGN GUIDELINE - 12TH STREET SECTION.
 2. EXISTING RIGHT OF WAY DEDICATED TO CITY IN 30 RS 1 AND 84 RS 13 WITHIN LIMITS OF PROJECT SUBDIVISION SHALL BE ABANDONED WITH PROJECT FINAL MAP.
 3. PROPOSED 12TH STREET RIGHT OF WAY TO BE DEDICATED TO THE CITY OF SACRAMENTO WITH PROJECT FINAL MAP. RIGHT OF WAY DEDICATION BASED ON FUTURE 12TH STREET IMPROVEMENTS IDENTIFIED IN THE 2011 RIVER DISTRICT SPECIFIC PLAN AND DESIGN GUIDELINE.
 4. FUTURE 12TH STREET CENTERLINE SHOWN HEREON BASED ON PROPOSED GEOMETRY PROVIDED IN THE 2011 RIVER DISTRICT SPECIFIC PLAN AND DESIGN GUIDELINE.
 5. PROPOSED PROJECT 12TH STREET IMPROVEMENTS LIMITED TO PROPOSED RIGHT OF WAY DEDICATION, AND REMOVAL AND REPLACEMENT OF EXISTING CURB, GUTTER AND SIDEWALK AS NEEDED TO CONSTRUCT PROPOSED SITE IMPROVEMENTS. CURB, GUTTER AND SIDEWALK SHALL BE RE-INSTALLED ALONG EXISTING ALIGNMENT.
 6. THE 2011 RIVER DISTRICT SPECIFIC PLAN AND DESIGN GUIDELINE DID NOT IDENTIFY CYCLE TRACK IMPROVEMENTS AND ARE THEREFORE NOT SHOWN HEREON. THE CITY OF SACRAMENTO WILL NEED TO CONFIRM THE INCORPORATION OF THE CYCLE TRACK IMPROVEMENTS INTO THE APPROVED SPECIFIC PLAN STREET SECTIONS.



OVERALL PLAN LINE EXHIBIT SECTIONS

FOR
TWIN RIVERS REDEVELOPMENT

SACRAMENTO, CALIFORNIA

PREPARED BY:

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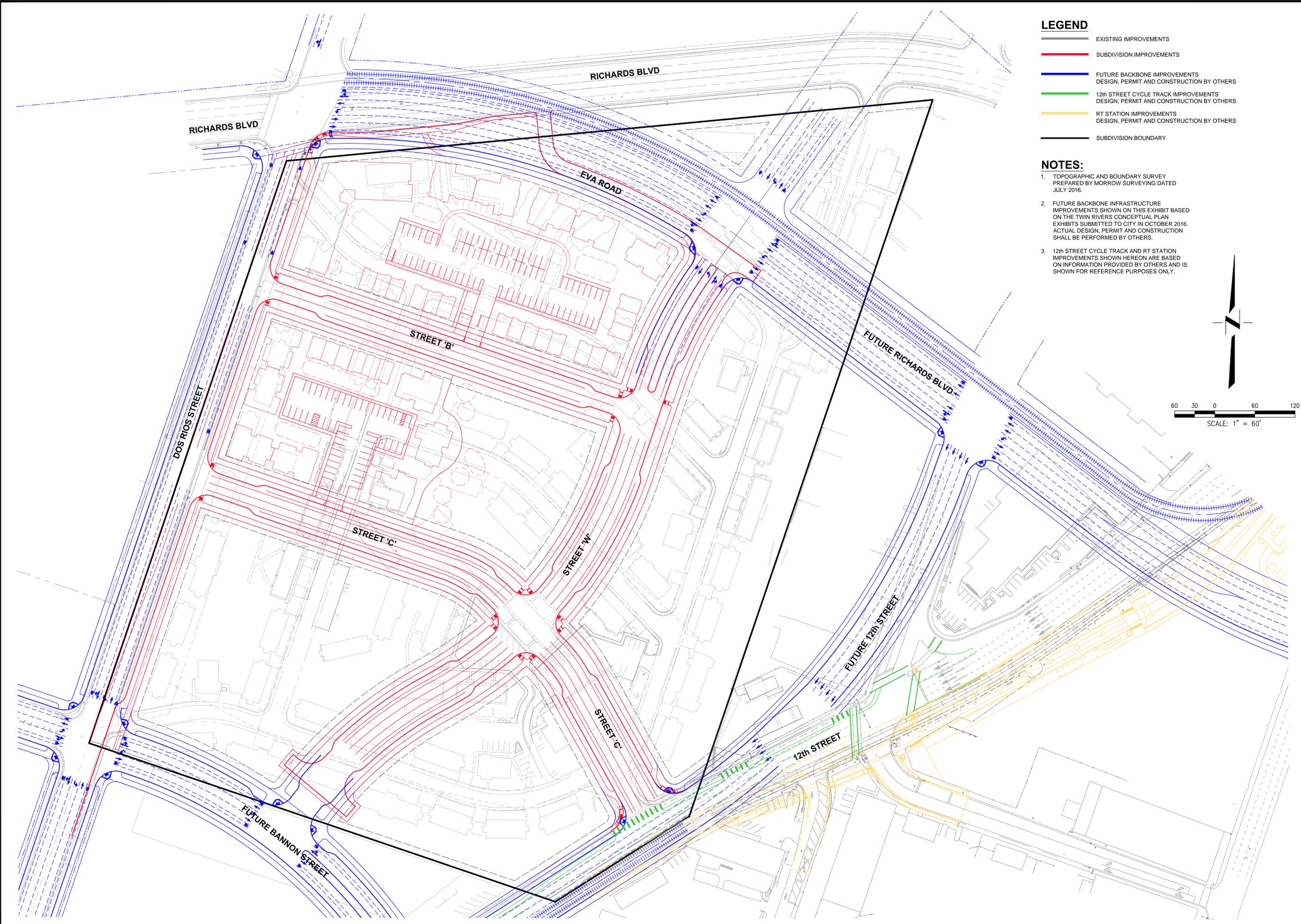
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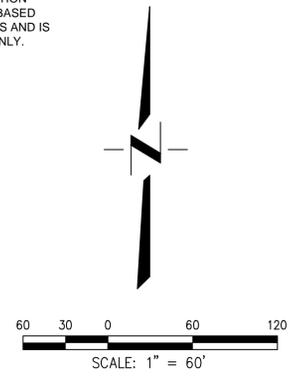
CEC CONTACT:
DAN FENOCCHIO

JULY 13, 2017
1587.00-04



- LEGEND**
- EXISTING IMPROVEMENTS
 - SUBDIVISION IMPROVEMENTS
 - FUTURE BACKBONE IMPROVEMENTS DESIGN, PERMIT AND CONSTRUCTION BY OTHERS
 - 12th STREET CYCLE TRACK IMPROVEMENTS DESIGN, PERMIT AND CONSTRUCTION BY OTHERS
 - RT STATION IMPROVEMENTS DESIGN, PERMIT AND CONSTRUCTION BY OTHERS
 - SUBDIVISION BOUNDARY

- 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.



DESIGNED BY	CK	DRAWN BY	KD	CHECKED BY	DF
BY	APPD.	REVISIONS	NO.	DATE	SCALE
					1" = 60'

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FULL AREA BUILD OUT EXHIBIT

FOR

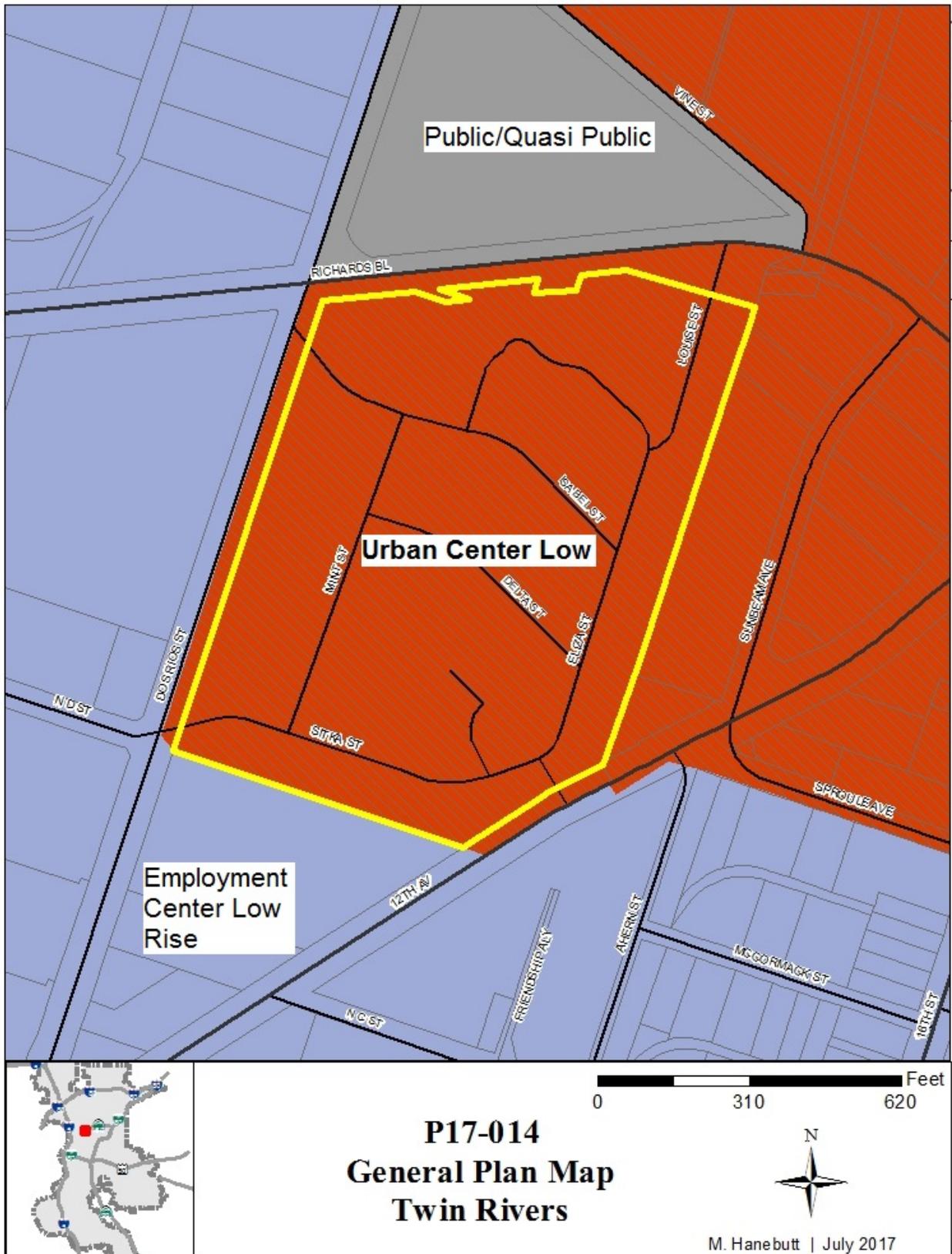
TWIN RIVERS REDEVELOPMENT

SACRAMENTO

CALIFORNIA

SHEET	1
OF	1
DATE:	07/13/2017
JOB NO:	1587.00

Attachment 5: General Plan Map



City of Sacramento, Community Development Department GIS

Attachment 6: Aerial and Zoning Map

