

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Design Director approve, with conditions, Site Plan and Design Review and Tree Permit for the project known as **Z23-071 (The Village at Dos Rios)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a ±4.17-acre parcel into two lots within the Heavy Commercial (C-4-SPD) zone and River District Special Planning District (SPD).
2. **Site Plan and Design Review** for the review of the tentative map layout and the construction of a 128,108 square foot development consisting of 207 multi-unit dwellings within 16, three story buildings and associated site improvements with a deviation to parking lot tree shading requirements.
3. **Tree Permit** for the removal of two private protected trees.

### PROJECT INFORMATION

Location: 701 Dos Rios  
Parcel Number: 001-0081-013-0000  
Council District: 4 -- Represented by Mayor Steinberg  
Applicant: JTS Engineering (Attn: Javed Siddiqui)  
1808 J Street  
Sacramento, CA 95811  
Property Owner: Dos Rios Vine, LLC (Attn: Ilan Golcheh)  
1180 S Beverly Drive, Suite 300  
Los Angeles, CA 90035  
Project Planner: Zach Dahla, Associate Planner  
Public Hearing Date: May 2, 2024

### Land Use Information

General Plan: Employment Mixed Use (EMU)  
Housing Element Site: No  
Community Plan Area: Central City  
Specific Plan: River District  
Zoning: Heavy Commercial (C-4-SPD)  
Special Planning District: River District  
Planned Unit Development: No  
Design Review Area: River District

Parking District: Traditional  
 Historic Landmark: No  
 Historic District: No

Surrounding Land Use and Zoning

North:	C-2-SPD	Business Park
South:	C-4-SPD	Vacant
East:	RMX-SPD	Middle School
West:	C-4-SPD	Industrial Warehouses

Site Characteristics

Existing Property Area: ±181,645 square feet / ±4.17 acres  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Existing Land Use: Vacant

Other Information

Concurrent Files: N/A  
 Previous Files: N/A

**ATTACHMENTS**

- Attachment A: Tentative Map
- Attachment B: Project Plans
- Attachment C: Arborist Report
- Attachment D: SACOG MTP/SCS Consistency Letter & Worksheet

**PROPOSED PROJECT AND ANALYSIS**

**SITE CONTEXT**

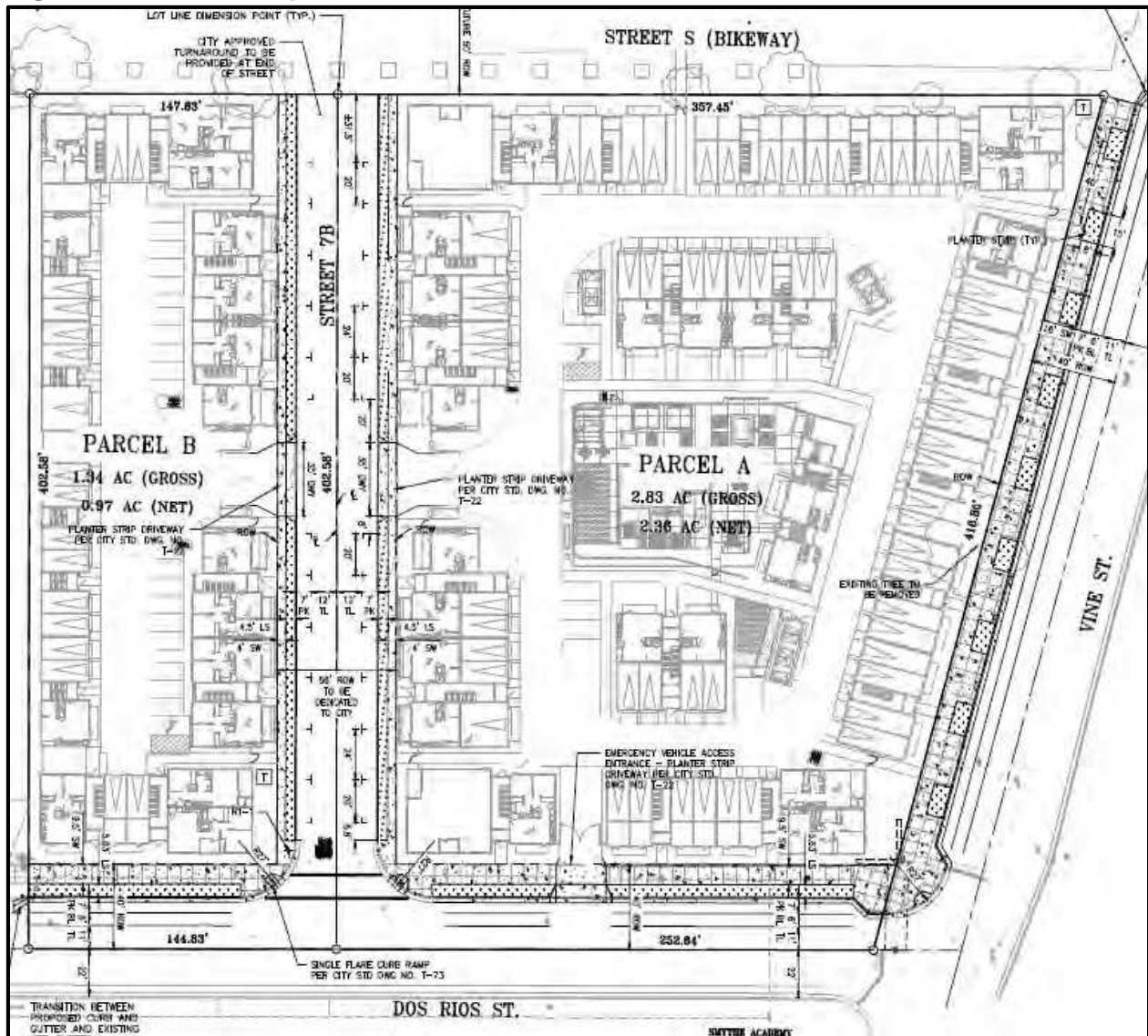
The subject site is a vacant corner lot totaling ±4.17 acres southwest of the intersection of Vine Street and Dos Rios Street within the Heavy Commercial (C-4-SPD) zone and River District Special Planning District (SPD). The site formerly hosted a large industrial warehouse building that was demolished in 2019. There is no recent entitlement history associated with the site. Surrounding uses include commercial and light industrial uses to the north and west, a middle school to the east, and vacant lots to the south. The site is served by existing public infrastructure including streets, and wet and dry utility connections.

**PROJECT DETAILS**

The applicant is proposing to subdivide the ±4.17-acre parcel into two lots to construct a 128,108 square foot development consisting of 207 multi-unit dwellings within 16, three story buildings. To accommodate the site development, the applicant is also requesting the removal of trees, including two private protected trees.

This request requires Zoning Administrator approval of a Tentative Map to subdivide the project site, and Design Director approval of Site Plan and Design Review of the tentative map layout and of the development and associated site improvements with a deviation to parking lot shade requirements and a Tree Permit for the removal of private protected trees.

**Figure 1: Tentative Map**



**Tentative Map**

The applicant proposes to subdivide the ±4.17-acre parcel into a ±2.83-acre lot (Parcel A) and a ±1.34-acre lot (Parcel B) to facilitate the site development with 207 multi-unit dwellings. The proposed project results in an overall density of 60 dwelling units per acre (du/ac) and a floor area ratio (FAR) of 0.9, consistent with General Plan building intensity standards (Maps LUP-6, -7, and -8) and the C-4-SPD zone. The C-4-SPD zone does not establish any standards for lot size, lot width, or lot depth and no deviations associated with the tentative map are requested. The existing

site and its proposed lots will maintain adequate access to Dos Rios and Vine Streets and available utility infrastructure.

The River District Specific Plan establishes a new street system that identifies a “Bicycle Boulevard” on the abutting property to the west (Street S) and a “40 Foot Mews” (Street 7B) within the project site. Street S is off-site; however, the proposed layout of the site allows for a future interface between the buildings and Street S. The new public roadway (Street 7B) will run between the newly created lots (Parcels A and B) and will provide access to the housing development. The intent of Street 7B is to have limited vehicular traffic and not be a “true street” that connects to Dos Rios Street. Instead, Street 7B is intended to create non-vehicular linkages from Dos Rios Street into the proposed bicycle boulevard (Street S) with an enhanced pedestrian nature to establish unique places in the district. As proposed, Street 7B would provide buffered sidewalks and be constructed out of permeable pavers consistent with the purpose and intent identified in the River District Specific Plan and Design Guidelines for the “40 Foot Mews”.

The proposed map was heard at the Subdivision Review Committee on March 20, 2024. During the meeting, the proposed conditions of approval specific to the tentative map were accepted by the applicant and forwarded by the Committee with a recommendation of approval with conditions.

Staff find the proposed lot configuration and layout has demonstrated to adequately support future development as detailed by the submitted site plans and floor plans for the proposed residential development.

**Figure 2: Architectural Rendering**



### **Site Plan and Design Review**

The purpose and intent of the Site Plan and Design Review entitlement is to ensure the project proposal complies with the relevant development standards established by the underlying zone, overlay, PUD, or special planning district. In addition, the entitlement ensures the horizontal and vertical design of the development is compatible and complementary to surrounding development and consistent with applicable design guidelines (River District Design Guidelines).

### *Building Layout and Design*

The development proposes 16, three-story residential buildings with a total of 207 dwelling units split between two gated communities both accessed via the new public roadway (Street 7B). The northern community on Parcel A consists of 141 multi-unit dwellings split between 10 buildings oriented to front the public roadways and the centralized common open space area to allow for rear garage access to 60 internal parking spaces and nine surface parking stalls. Upon entering the northern community on Parcel A, residents encounter a 13,499 square foot open space area in the center of the lot consisting of an outdoor pool, jacuzzi, BBQ facilities, cozy fireplaces, lounge areas, and lush turf. The northern community also contains the main leasing office, fitness center, and long-term bicycle storage room for the whole development. The southern community on Parcel B consists of 66 multi-unit dwellings split between six, three-story buildings oriented along the public roadways and property lines to allow rear garage access to 17 internal parking spaces. The southern community also contains a surface parking lot with 18 parking spaces.

The architectural theme chosen for the buildings is a modern farmhouse aesthetic, harmoniously blending complementary colors and materials. The project features a board and batten siding with stone veneer at the corner to anchor the design. The roofing will consist of robust metal and balcony/patio guardrails will incorporate wood and wire mesh. The buildings are oriented to establish a consistent and vibrant street wall along Dos Rios Street, Vine Street, and Street 7B with buildings providing varied roof forms, heights, and colors/materials as well as private patios for every flat on the second or third floors. Ground level units along Street 7B and Dos Rios Street each provide private patios to further enhance the pedestrian realm. The proposed site and building designs meet the principles of the River District Design Guidelines in that all perimeter units have residential and business entrances and windows oriented to surrounding streets and personal vehicle parking located at the interior of the site. Furthermore, the building designs present articulated facades with a mixture of materials, textures, and colors at a scale compatible with surrounding development.

### *Development Standards*

The C-4-SPD zone establishes prescriptive development standards applicable to the proposed residential development, including height maximums, density regulations, setback requirements, and generally applicable development standards. As shown in Table 1, the proposed development complies with applicable development standards except for parking lot shade regulations. The rationale for the deviation request is discussed below.

The site is located within the Traditional parking district and is located between 0.25 miles and 0.50 miles of a light rail station. The subject site is subject to AB 2097 which prohibits public agencies from imposing or enforcing a minimum automobile parking requirement for residential, commercial, and other developments if the parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop. Overall, the project would provide 77 in-unit garage spaces and 27 surface parking stalls. The project would also create new street parking along Street 7B.

Pursuant to SCC section 17.608.030.C, multi-unit dwelling projects with private garages are required to provide 0.1 short-term bicycle spaces per 10 units or two spaces, whichever is greater, but no long-term bicycle parking spaces are required. SCC section 17.608.030.C also identifies that multi-unit dwellings without private garages or dedicated storage spaces are required to provide one short-term bicycle space per 10 units or two spaces, whichever is greater, and one long-term bicycle parking space per two units or two spaces, whichever is greater. Parcel A proposes 141 multi-unit dwellings consisting of 60 units with garage spaces and 81 units without garages. This results in the need for 41 long-term parking spaces and 10 short-term bicycle spaces. Parcel B proposes 66 multi-unit dwellings consisting of 17 units with garage spaces and 49 units without garage spaces. This results in the need for 25 long-term bicycle spaces and 7 short-term bicycle spaces. As such, staff has conditioned the project to provide a total of 66 long-term bicycle spaces and 17 short-term bicycle spaces consistent with this requirement.

Pursuant to SCC section 17.600.135, 100 square feet of private and/or common open space per multi-unit dwelling is required. As proposed, the project would provide 13,499 square feet of shared open space and 11,944 square feet of private open space, exceeding the minimum requirement of 20,700 square feet.

<b>Table 1: Development Standards</b>						
		<b>Required</b>	<b>Parcel A</b>		<b>Parcel B</b>	
			<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>
<b>Lot</b>	<b>Size (ac)</b>	n/a	2.83	No	1.34	No
	<b>Width (ft)</b>	n/a	252	No	145	No
	<b>Depth (ft)</b>	n/a	409	No	402.6	No
<b>Setbacks (ft)</b>	<b>Front-Yard (Dos Rios)</b>	n/a	5	No	5	No
	<b>Rear-Yard (Street S)</b>	n/a	5	No	5	No
	<b>Side-Yard (north)</b>	n/a	5	No	5	No
	<b>Side-Yard (south)</b>	n/a	5	No	5	No
<b>Height (ft)</b>		45	30.5	No	30.5	No
<b>Density (du/ac)</b>		18 – 60	60			
<b>Floor Area Ratio (FAR)</b>		0.15 – 2.0	0.9			
<b>Open Space (square feet)</b>		20,700	25,443			
<b>Parking</b>	<b>Bicycle – Long-Term</b>	66	50			
			50	No**	0	No**
	<b>Bicycle – Short-Term</b>	17	14			
8			No**	6	No**	
<b>Parking Lot Shade (%)</b>		50	28	Yes	50%	No

*\*\*A draft condition of approval has been imposed that requires provide the minimum amount of long-term and short-term bicycle parking be provided*

#### *Deviation – Parking Lot Shading*

Pursuant to SCC chapter 17.612, trees shall be planted and maintained throughout a surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least 50% of the parking facility will be shaded. While the requirement is identified for surface parking

facilities, the Urban Forestry Division of the Public Works Department interprets this section of code to apply to all surfacing on which a vehicle can drive (i.e., driveways) and all surface parking stalls. As such, the project would be required to provide 50% shading of the internal network of private driveways and nine surface parking stalls on Parcel A as well as the driveway and surface parking lot on Parcel B. As proposed, the project would provide 50% shading on Parcel B, but only 28% shading on Parcel A resulting in a deviation to this requirement.

Staff supports the proposed deviation to the parking lot shade requirement for Parcel A as the driveways subject to the shading requirement are not associated with a surface parking lot. Instead, the driveways are mainly to provide access to internal garage spaces that are exempt from the parking lot shade requirement. Further, while the driveways would provide access to nine surface parking stalls, the project proposes to shade these parking stalls with large canopy trees consistent with the purpose and intent of this requirement.

### **Tree Permit**

Pursuant to SCC chapter 12.56, the removal of private protected trees requires a tree permit. This project proposes to remove two (2) private protected trees, including:

- Tree #2217 - a 13-inch DSH California sycamore; and
- Tree #2218 – a 33-inch DSH valley oak.

This results in an aggregate DSH of 46 inches proposed for removal, as identified in the Arborist Report (see Attachment C). The trees are proposed for removal because they conflict with building footprints and associated necessary grading and required infrastructure. The applicant has requested a replacement plan waiver for trees #2217 and #2218 based on poor tree conditions, consistent with the requirements described in the City tree ordinance, section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance. As such, the replacement requirement has been waived.

### **PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to local agencies and community groups including Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Sacramento Metropolitan Air Quality Management District (SMAQMD), and The River District PBID. All property owners, residents, and neighborhood associations within 500 feet of the subject site were mailed a public hearing notification. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions. At the time of the writing of this report, staff has not received any comments.

## ENVIRONMENTAL CONSIDERATIONS

The proposed development is a “project” as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval.

Staff has determined that the project qualifies for a statutory exemption pursuant to Public Resources Code (PRC) section 21155.4, which was added to the PRC by SB 743. The legislature included the following that applies to section 21155.4:

With the adoption of...the Sustainable Communities and Climate Protection Act of 2008, the Legislature signaled its commitment to encouraging land use and transportation planning decisions and investments that reduce vehicle miles traveled and contribute to the reductions in greenhouse gas emissions required in the California Global Warming Solutions Act of 2006...Similarly, the California Complete Streets Act of 2008...requires local governments to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads and highways for safe and convenient travel.

Section 21155.4 is thus part of a comprehensive legislative approach to reducing VMT and supporting the state’s efforts to reduce greenhouse gas emissions. Section 21155.4 provides as follows:

- (a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099, or mixed-use development project, including any subdivision, or any zoning, change that meets all of the following criteria is exempt from the requirements of this division:
- (1) The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099.
  - (2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.
  - (3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization’s determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.



- (b) Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

The requirements of the section are set forth below, followed by text that identifies the manner in which the proposed project complies in italics.

- A. The project must be a residential, employment center or mixed-use development project.

*The project proposes a 128,108 square foot residential development consisting of 207 multi-unit dwellings within 16, three story buildings on a ±4.17-acre site located at 701 Dos Rios Street within the C-4-SPD zone and the River District SPD.*

*The proposed project qualifies as a residential development project.*

- B. The project must be located a transit priority area, as defined in subdivision (a) of Section 21099.

*Section 20199 defines “transit priority area” as including an area within ½ mile of an existing major transit stop. Pursuant to PRC section 21064.3, a major transit stop is “a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” Pursuant to PRC section 21155(b), a high-quality transit corridor is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.*

*The City prepared an EIR for the River District Specific Plan (RDSP), which was certified on February 15, 2011 (Resolution No. 2011-077). in the RDSP EIR showed the portion of the RDSP area that would meet the criteria for proximity to transit in the legislation. The map identified areas one-half mile from RT’s existing light rail stations and one-half mile from high quality transit corridors with service intervals of 15 minutes or less. The project site is located in the area identified as a transit priority area. More specifically, the Village at Dos Rios project site is less than ¼” mile from the Sacramento Regional Transit’s (Sac RT) Blue Line (light rail transit or LRT), with a line for light rail along North 12th Street. Additionally, Sac RT also has several bus stops within a few blocks of the project site along Richards Boulevard.*

*The proposed project is located in a transit priority area.*

- C. The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.

*The proposed project’s land use is consistent with the RDSP. The City prepared and certified an EIR for the RDSP.*

*The proposed project is consistent with a specific plan for which an EIR was certified.*

- D. The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy for which the State Air Resources Board (ARB) has accepted a metropolitan planning organization's determination that the sustainable communities CEQA review strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

*The proposed project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by the Sacramento Area Council of Governments (SACOG). The ARB has accepted SACOG's determination that the plan would achieve GHG reduction targets. The written concurrence from SACOG regarding the City's determination of consistency with the MTP/SCS is included as Attachment D.*

*The proposed project is consistent with the MTP/SCS.*

- E. Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

*This requirement confirms that the requirement of consistency with a specific plan for which an EIR was prepared would be sufficient unless substantial changes have been proposed in the specific plan that would require major changes in the EIR, or changes have occurred in the circumstances under which the EIR was prepared or new information becomes available. The RDSP EIR was certified, and the RDSP adopted, on February 15, 2011. There have been no substantial changes in the RDSP or in the circumstances in the specific plan area that would affect the EIR analysis and conclusions.*

*None of the events identified in PRC 21166 have occurred.*

PRC section 21155.4 provides that a project that meets the section requirements is exempt from CEQA review, unless one or more of the events identified in subsection (b) have occurred. As noted, none of those circumstances have occurred. The proposed project is, therefore, exempt from CEQA review.

## **FLOOD HAZARD ZONE**

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency,

SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on 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 that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023."

## CONDITIONS OF APPROVAL

### Tentative Map

*These conditions shall supersede any contradictory information shown on the Tentative Parcel Map or any contradictory provisions in the River District Specific Plan or PUD guidelines approved for this project (Z23-071). The design of any improvement not covered by these conditions, the River District Specific Plan, or the PUD Guidelines shall be to City standard.*

*The applicant shall satisfy each of the following conditions prior to filing the Parcel 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 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:*

### Public Works

- A1. Meet all conditions of the existing River District PUD (Z23-071) unless the condition is superseded by a Tentative Map condition.
- A2. The applicant shall participate in the River District Finance Plan and pay all appropriate fees to the satisfaction of the Department of Finance.
- A3. Show all continuing and proposed/required easements on the Parcel Map.
- A4. 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.

- A5. 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 the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- A6. Dedicate and construct Does Rios St. to a 2-lane Major Collector Street half-street section with a 16-ft. pedestrian zone, 7-ft. parking section, 6-ft. bicycle lane and 11-ft. travel lane to City Standards to the satisfaction of the Department of Public Works.
- A7. Dedicate and construct Vine St. to a 2-lane Major Collector Street half-street section with a 16-ft. pedestrian zone, 7-ft. parking section, 6-ft. bicycle lane and 11-ft. travel lane to City Standards to the satisfaction of the Department of Public Works.
- A8. Construct A.D.A. compliant ramps at the intersection of Dos Rios St. and Vine St. to the satisfaction of the Department of Public Works.
- A9. Dedicate and construct Street 7b to a 56-ft. mews street section per the approved street section shown on the Tentative Parcel Map for the project Z23-071.
- A10. The applicant shall install a City standard approved traffic turnaround at the end of the Street 7b mews to the satisfaction of the Department of Public Works.
- A11. The applicant is required to install permanent street signs to the satisfaction of the Department of Public Works.
- A12. The applicant shall install a Rectangular Rapid Flashing Beacon (RRFB) and high visibility crosswalk crossing Dos Rios St. adjacent to the subject property consistent with City Pedestrian Crossing Guidelines to the satisfaction of the Department of Public Works.
- A13. 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.

- A14. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
- A15. 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.

### **Electrical**

- A16. This project will require the installation of streetlights on street 7B (new public street) to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City Lighting Standard for illumination is the following: the illumination levels are 0.10 footcandles minimum for residential applications. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights. Street lighting is not required on Dos Rios Street nor Vine Street along the frontage of the project.

### **SMUD**

- A17. SMUD has existing overhead 21kV facilities along the north and east side of the property (north side of Vine and east side of Dos Rios St respectively) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- A18. SMUD has existing underground 21kV facilities along the north side of the property (north side of Vine) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- A19. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-

engineering meeting with all utilities to ensure property clearances are maintained.

- A20. 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.
- A21. 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.
- A22. 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.
- A23. 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.).
- A24. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
- A25. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- A26. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- A27. The Applicant shall dedicate any private drive and/or ingress and egress easement, and 5-feet adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
- A28. The Applicant shall dedicate a 5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
- A29. Transformer space on the property will be required. The size of the transformer space will be dependent on the service size and may require additional room for pad-mounted switch(es). The location and disposition of this space must meet all SMUD

design criteria. Please contact SMUD Line Design for additional information

### **SacSewer**

- A30. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid before the issuance of building permits.

### **Utilities**

- A31. Applicant shall participate in the River District Special Plan (RDSP) Financing Plan and pay all required fees. Improvement plans shall be consistent with the RDSP Infrastructure and Utilities Plan, that will provide for the ultimate development of the RDSP. (Note: The RDSP calls out the installation of a 48-inch drainage main in Dos Rios Street from Vine Street to Richards Boulevard, and the upsizing of the 6-in combined sanitary sewer mains in Vine Street and Dos Rios Street to an 8-inch and 10-inch, respectively.)
- A32. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
- A33. 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, per each approving agency requirements.
- A34. 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: "Private/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."
- A35. The property owner/developer shall construct off-site water, sewer, and drainage main extensions as established in the approved studies to the satisfaction of the DOU. The proposed mains shall be located within the asphalt section of the public right-of-way.
- A36. 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 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 Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

- A37. Common area landscaping shall have a separate street tap for a metered irrigation service.
- A38. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
- A39. 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 the 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 916-808-7890 for a CSS fee estimate.
- A40. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements. (Note: The nearest 18-inch or larger combined sewer main is located South of the site in Dos Rios Street at manhole 207 map book page AA15.)
- A41. Prior to or concurrent with the submittal of the improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 5,300 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.30 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval.
- A42. 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.
- A43. 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.
- A44. 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.
- A45. 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.
- A46. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be 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.
- A47. A maintenance agreement may be required for both on-site treatment control measures and full trash capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

**Fire**

- A48. 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. California Fire Code Section 503.2.3

## Parks

- A49. 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 §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication.
- A50. 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 Infrastructure Finance, Brent Mueller, 916-808-5715, bmueller@cityofsacramento.org).

## Advisory Notes:

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

- ADV.A1. **General.** 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.
- ADV.A2. **Public Works.** House plans shall comply with City Code Chapter 17.508 Driveways.
- ADV.A3. **SacSewer.** 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 EchoWater Resource Recovery Facility (EchoWater Facility).
- ADV.A4. **Utilities.** Water meters shall be located at the point of service, which is back of curb for separated sidewalks or back of walk for connected sidewalks.
- ADV.A5. **Utilities.** As of January 1, 2018, all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.
- ADV.A6. **Utilities.** 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.

- ADV.A7. **Utilities.** On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024
- ADV.A8. **Parks.** 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 recordation of the final map. The Quimby fee due for this project is estimated at \$330,869. This is based on the creation of 207 multifamily units at an average land value of \$360,000 per acre for the Central City Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
  - b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$344,571. The Park Development Impact Fee due for this project is based on the Central City Incentive Zone Rate of \$2.18 per square foot for residential projects, with a minimum rate of \$1,624 for units under 750 square feet, a maximum of \$4,333 for units over 2,000 square feet. 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. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

### **Site Plan and Design Review**

#### **Planning**

- B1. The project approval allows for the construction of 16, three story residential buildings with a total of 207 residential units and associated site improvements as shown on the final approved plans. The proposed project shall be constructed per the final approved plans and/or exhibits and these conditions of approval.
- B2. Deviations to the following development standards are approved as follows:

- a. Parking lot shading pursuant to Sacramento City Code (SCC) section 17.612.040 for Parcel A.
- B3. The site layout, building orientation and placement shall be as shown on the final approved plans.
- B4. Building setbacks shall be provided as shown on the final approved plans.
- B5. Provide a minimum of 17 short-term and 66 long-term bicycle parking spaces for the project consistent with SCC section 17.608.040.N.1. Racks shall be designed to comply with the City's Bicycle Rack Design and Placement Manual.
- B6. Landscaping improvements including planters, trees, shrubs, and groundcover shall be constructed as indicated on the final approved plans.
- B7. Provide private patios/balconies and common open space per the approved site plan. Any changes to the private and common open space areas shall be reviewed by Planning staff to ensure the minimum requirement of 20,700 square feet of open space is maintained consistent with SCC section 17.600.135.
- B8. Any additional changes, additions, or modifications to the approved plans with respect to architectural design, layout, materials, setback, etc. shall require additional review and approval from Planning staff.
- B9. Building massing, plane breaks, setbacks, and building heights shall be as shown on the final approved plans.
- B10. The building elevations shall have a consistency of detail, material quality, and articulation as indicated on the final approved plans.
- B11. The building shall be painted with the color theme as shown on the final approved plans. Any significant changes in applied paint colors shall be reviewed and approved by Planning staff during building permit plan check.
- B12. Provide glazing and fenestration as shown on the final approved plans.
- B13. Exterior building materials shall consist of the following:
  - a. Cement plaster/stucco
  - b. Painted vertical siding
  - c. Painted horizontal siding

- d. Stone Veneer
  - e. Painted metal and wire mesh guardrails
  - f. Vinyl windows
  - g. Composite shingle roofing
- B14. Applicant shall provide decorative metal gates at building entries as indicated on the final approved plans.
- B15. Provide pedestrian walkways as shown on the approved site plan.
- B16. Provide light fixtures as shown on the final approved plans. Cutsheets of fixture specifications shall be provided during building permit plan check for review and approval by Planning staff.
- B17. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.
- B18. Provide light fixtures as shown on the final approved plans. Cutsheets of fixture specifications shall be provided during building permit plan check for review and approval by Planning staff.
- B19. Walls and Fences shall:
- a. Be consistent with heights and locations shown on approved plans.
  - b. Comply with development standards established in SCC Title 17.
- B20. All mechanical equipment shall be screened from view behind parapet wall, landscaping, or other screening mechanism approved by Planning staff.
- B21. Prior to final building occupancy of the first unit, the project shall be subject to an on-site inspection by Planning staff to ensure all conditions of approval are satisfied.
- B22. The agreements executed between the operator and tenants shall include a notification that parking is not included as a part of the lease. Furthermore, the agreement shall state that there is limited parking available in the neighborhood adjacent to the facility.
- B23. The operator shall comply with the maintenance, repair, and operational standards for multi-unit dwellings pursuant to SCC section 17.228.117.

- B24. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the building in a place clearly visible from the exterior.
- B25. Signage has not been reviewed as a part of this project approval. The applicant shall obtain a sign permit before the fabrication or installation of any signage for the development.
- B26. The approval is valid for an initial period of three years from the effective date of approval and is subject to SCC section 17.808.400.

**Environmental**

- B27. The applicant shall comply with each applicable mitigation measure adopted for the project, as identified in the environmental document prepared pursuant to the California Environmental Quality Act (CEQA) and/or Mitigation Monitoring Plan (in this case the River District Specific Plan EIR). If there is an error or omission in the Mitigation Monitoring Plan, the mitigation measure as set forth in the environmental document shall control.

**Public Works**

- B28. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 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 per City standards to the satisfaction of the Department of Public Works.
- B29. Meet all conditions of the existing River District PUD (Z23-071) unless the condition is superseded by a Site Plan and Design Review condition.
- B30. The applicant shall participate in the River District Finance Plan and pay all appropriate fees to the satisfaction of the Department of Finance.
- B31. 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.

- B32. 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.
- B33. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- B34. Dedicate and construct Does Rios St. to a 2-lane Major Collector Street half-street section with a 16-ft. pedestrian zone, 7-ft. parking section, 6-ft. bicycle lane and 11-ft. travel lane to City Standards to the satisfaction of the Department of Public Works.
- B35. Dedicate and construct Vine St. to a 2-lane Major Collector Street half-street section with a 16-ft. pedestrian zone, 7-ft. parking section, 6-ft. bicycle lane and 11-ft. travel lane to City Standards to the satisfaction of the Department of Public Works.
- B36. Dedicate and construct Street 7b to a 56-ft. mews street section per the approved street section shown on the Tentative Parcel Map for the project Z23-071.
- B37. The applicant shall install a City standard approved traffic turnaround at the end of the Street 7b mews to the satisfaction of the Department of Public Works.
- B38. The applicant is required to install permanent street signs to the satisfaction of the Department of Public Works.
- B39. 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.
- B40. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- B41. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
- B42. The applicant shall install a Rectangular Rapid Flashing Beacon (RRFB) and high visibility crosswalk crossing Dos Rios St. adjacent to the subject property consistent with City Pedestrian Crossing Guidelines to the satisfaction of the Department of Public Works.
- B43. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

- B44. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
- B45. The applicant shall participate in the River District Finance Plan and pay all appropriate fees to the satisfaction of the Department of Finance.
- B46. 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.

## **SMUD**

- B47. SMUD has existing overhead 21kV facilities along the north and east side of the property (north side of Vine and east side of Dos Rios St respectively) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- B48. SMUD has existing underground 21kV facilities along the north side of the property (north side of Vine) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- B49. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- B50. 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.
- B51. 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.
- B52. 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.
- B53. 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.).
- B54. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
- B55. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B56. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- B57. The Applicant shall dedicate any private drive and/or ingress and egress easement, and 5-foot adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
- B58. The Applicant shall dedicate a 5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
- B59. Transformer space on the property will be required. The size of the transformer space will be dependent on the service size and may require additional room for pad-mounted switch(es). The location and disposition of this space must meet all SMUD design criteria. Please contact SMUD Line Design for additional information

#### **Utilities**

- B60. Applicant shall participate in the River District Special Plan (RDSP) Financing Plan and pay all required fees. Improvement plans shall be consistent with the RDSP Infrastructure and Utilities Plan, that will provide for the ultimate development of the RDSP. (Note: The RDSP calls out the installation of a 48-inch drainage main in Dos Rios Street from Vine Street to Richards Boulevard, and the upsizing of the 6-in combined sanitary sewer mains in Vine Street and Dos Rios Street to an 8-inch and 10-inch, respectively.)

- B61. 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. (Note: City records indicate that there is an existing 2-in water service connection to this site. If this water service is not proposed to be re-used then it will be required to be abandoned.)
- B62. The property owner/developer shall construct off-site water, sewer, and drainage main extensions as established in the approved studies to the satisfaction of the DOU. The proposed mains shall be located within the asphalt section of the public right-of-way.
- B63. 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 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 Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
- B64. Common area landscaping shall have a separate street tap for a metered irrigation service.
- B65. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
- B66. 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 the 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 916-808-7890 for a CSS fee estimate.
- B67. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.

(Note: The nearest 18-inch or larger combined sewer main is located South of the site in Dos Rios Street at manhole 207 map book page AA15.)

- B68. Prior to or concurrent with the submittal of the improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 5,300 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.30 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval.
- B69. This project is in Drainage Basin 111 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
- B70. The onsite water, sewer and storm drain systems shall be private systems maintained by the owner or other approved entity.
- B71. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.
- B72. 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.
- B73. 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.
- B74. 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.

- B75. 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.
- B76. 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.
- B77. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be 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.
- B78. A maintenance agreement may be required for both on-site treatment control measures and full trash capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

### **Urban Forestry**

- B79. Trees shall be planted in City right-of-way planter areas, with irrigation provided, consistent with the approved project plans.

### **Police**

- B80. 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 80 or higher and a light loss factor of 0.95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.
- B81. Light poles, if applicable, shall be no higher than 16 feet.

- B82. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
- B83. 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.
- B84. 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.
- B85. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.
- B86. 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.
- B87. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- B88. 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, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.
- B89. 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 and surveillance cameras through the maturity of trees and shrubs.
- B90. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.
- B91. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
- B92. Manager with access to VASS storage shall be able to respond to any activation within two hours.
- B93. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.
- B94. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.

- B95. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.
- B96. VASS shall be capable of storing no less than 30 days' worth of activity.
- B97. VASS shall provide comprehensive coverage of:
- a. areas of ingress and egress
  - b. parking lot
  - c. coverage of all four (4) exterior sides of the property
  - d. adjacent public rights of way
  - e. main lobby entrances
  - f. hallways
  - g. elevators
- B98. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
- B99. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- B100. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.
- B101. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).
- B102. Property management shall be responsible for the daily removal of all litter from the site.
- B103. Applicant shall install a law enforcement "Knox Box" for police access to common areas on the premises, including, but not limited to the main lobby entrance of EACH building. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.
- B104. Applicant shall employ uniformed security to respond to on-site disturbances, 24/7. Security shall conduct no less than three (3) site inspections daily, remaining on the

premises for no less than 30 minutes for each inspection. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

- B105. During construction:
- a. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
  - b. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
  - c. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

### **Solid Waste**

- B106. Project must meet the requirements outlined in City Code Chapter 13.10, 13.24, and 17.616.
- B107. The project must have sufficient space to store receptacles for trash, recycling, and organics. Valet Living will collect all source-separated material for placement in enclosure receptacles.
- B108. Applicant must provide a statement of how garbage, recycling, and organics will be organized and collected after project is complete, per City Code Chapter 17.616.020. This statement must explain how the property manager will collect from the garbage, recycling and organics receptacles located around the site and place each material type in the appropriate bin in the trash enclosure.
- B109. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely.
- B110. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition>.

Please contact the Recycling and Solid Waste C&D team if you have any questions:  
Phone: (916) 808-0965 | Email: [C&D@cityofsacramento.org](mailto:C&D@cityofsacramento.org)

**SacSewer**

B111. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

**Advisory Notes:**

ADV.B1. **Utilities.** Water meters shall be located at the point of service, which is back of curb for separated sidewalks or back of walk for connected sidewalks.

ADV.B2. **Utilities.** As of January 1, 2018, all new multi-family residential construction is required to sub-meter each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

ADV.B3. **Utilities.** 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.

ADV.B4. **Utilities.** On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

ADV.B5. **Fire 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. California Fire Code Section 501.4

ADV.B6. **Fire.** 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.

ADV.B7. **Fire.** All turning radii for fire access shall be designed as 35' inside and 55' outside. California Fire Code Section 503.2.4

ADV.B8. **Fire.** 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. California Fire Code Section 503.2.3



ADV.B9. **Fire.** Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at [DOUdevelopmentreview@cityofsacramento.org](mailto:DOUdevelopmentreview@cityofsacramento.org) California Fire Code Section 507.4

ADV.B10. **Fire.** Locate and identify Fire Department Connections (FDCs) on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.

ADV.B11. **Fire.** Automatic gates 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.

ADV.B12. **Police.** City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

ADV.B13. **Sac Metro Air District.** All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to [find a list of the most common rules that apply at the construction phase of projects](#). Because this project is located in in the River District Special Planning District, it is subject to mitigation measures for construction-related air quality and climate impacts in the [Mitigation Monitoring Program in the Environmental Impact Report for the River District Specific Plan](#), which includes measures from Sac Metro Air District's [Basic Construction Emission Control Practices](#), measures to ensure construction equipment efficiency and further control equipment emissions, and possible mitigation fees.

### **Tree Permit**

C1. The Tree Permit for the removal of two (2) private protected trees (Tree #2217 - a 13-inch DSH California sycamore and Tree #2218 – a 33-inch DSH valley oak) with an aggregate DSH of 46 inches is approved with the following condition:

- a. The applicant shall retain all trees permitted for removal until after all fees associated with the application for a grading permit have been paid.

### **FINDINGS OF FACT**

#### **Environmental**

1. That the project is exempt from the CEQA pursuant to Public Resources Code (PRC) Section 21155.4 and CEQA Guidelines Section 15182(b) and finds as follows:

- a. On April 19, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (CEQA), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council approved an Environmental Impact Report (EIR) and adopted Findings of Fact and Statement of Overriding Considerations and approved the River District Specific Plan (RDSP).
  - b. The project is a residential development project within the meaning of PRC section 21155.4(a).
  - c. The project is located in a transit priority area within the meaning of PRC section 21155.4(a)(1).
  - d. The project is consistent with the RDSP as required by PRC section 21155.4(a)(2).
  - e. The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area as set forth in the Sacramento Area Organization of Governments (SACOG) Metropolitan Transit Plan/Sustainable Communities Strategy, which has been accepted by the California Air Resources Board as applicable achieving greenhouse gas emission reduction targets.
  - f. There have been no substantial changes proposed in the specific plan that would require major changes in the RDSP EIR, or changes in the circumstances under which the EIR was prepared or new information that has become available.
2. Upon approval of the project, the Planning Director shall file or cause to be filed a Notice of Exemption 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 PRC and the State EIR Guidelines adopted pursuant thereto.
  3. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which Staff based its decision, including the previously certified EIR, are located in and may be obtained from, the Community Development Department at 300 Richards Boulevard, Third Floor, Sacramento, California 95811. The Planning Director is the custodian of records for all matters before the Zoning Administrator and Design Director.

### **Tentative Map**

4. None of the conditions described in Sacramento City Code (SCC) section 17.828.090 and 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 as conditioned.
  - 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.
  - 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.
5. 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).
6. 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).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
8. The Zoning Administrator has considered the effect of the approval of this Tentative 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).

### **Site Plan and Design Review**

9. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan and the Employment Mixed Use (EMU) designation and the River District Specific Plan, in that the project redevelops an underutilized industrial site with a compatible, higher density residential use increasing the viability of existing mass transit, low emission transportation options, and promoting the use of pedestrian and bicycle facilities. The proposed development is also consistent with the River District

Specific Plan as it supports the plan's emphasis for transitioning the area to a vibrant, mixed-use community with a wide range of employment, entertainment and housing options for families and individuals. The project would transform the area into a more walkable and bike friendly community that's located within a transit priority area, and the project capitalizes on its location by placing transit supportive land uses within proximity to public transportation. There is no transit village plan applicable to this project.

10. The design, layout, and physical characteristics of the proposed development are consistent with applicable design guidelines and with applicable development standards. The proposed development meets density, FAR, height, setback, parking, and open space standards. However, the development includes a deviation to parking lot shading requirement. As discussed above, this deviation is consistent with the goals and policies of the Heavy Commercial zone (C-4-SPD) and the EMU General Plan designation. Additionally, the development proposal also meets the principles of the River District Design Guidelines in that all perimeter units have residential entrances and windows oriented to surrounding streets and personal vehicle parking located at the interior of the site.
11. 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.
12. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed new buildings present an attractive aesthetic through the use of building articulation, materials, and coloration. The development will also provide sidewalk infrastructure to connect with surrounding uses.
13. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.
14. 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 the project meets applicable development standards designed to consider public health, safety, convenience and welfare.

### **Tree Permit**


15. The Tree Permit for the removal of two (2) private protected trees is approved based on the following Findings of Fact:


- a. The removal of the trees is proposed because they conflict with building footprints and associated necessary grading and required infrastructure.
- b. The replacement waiver request is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

**200-Year Flood Protection**

16. 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, for the area intended to be protected by the system, 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, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer’s Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

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Respectfully Submitted:   
Zach Dahla  
Associate Planner

Recommendation Approved:   
Karlo Felix  
Senior Planner

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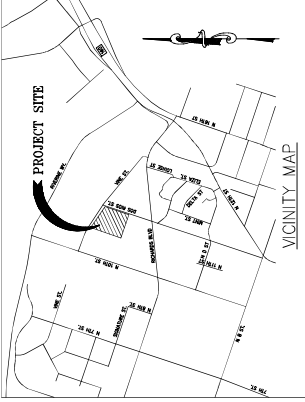
The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Director hearing. If an appeal is not filed, the actions of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

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**ATTACHMENT A**

**TENTATIVE PARCEL MAP  
FOR  
THE VILLAGE AT DOS RIOS**



**PROJECT INFORMATION**

RECORD OWNER: DOS RIOS VICE LLC, 1180 S BEVERLY BLK, LOS ANGELES, CA 90025

ASSESSOR'S PARCEL NUMBER: 001-0081-043

APPLICANT: GOLDBER GROUP, 1800 S MAIN ST, LOS ANGELES, CA 90025 SUITE 300, ATTN: ILAN GOLDBER

PLANNER/ENGINEER: JTS ENGINEERING CONSULTANTS, INC., 1868 S STREET, SACRAMENTO, CA 95811, PH: (916)441-6708, FAX: (916)441-6709, PASTOR.PASTOR@JTSENGINEERING.COM

EXISTING: 1

PROPOSED: 2

NUMBER OF PARCELS: 1

AREA: 4.17 AC (GROSS), 3.89 AC (NET)

LAND USE: VACANT

ZONING: C-4-SPD, HEAVY COMMERCIAL, SPECIAL PLANNING DISTRICT

REQUEST: TENTATIVE PARCEL MAP TO SPLIT ONE (1) EXISTING PARCEL INTO TWO (2) PARCELS.

**LEGAL DESCRIPTION**

BEGINNING AT A POINT ON THE CENTER LINE OF DOS RIOS STREET, FORMERLY BEING THE CENTER LINE OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED EXCUTED BY ENGLISH ESTATE COMPANY CORPORATION, US BREINER INVESTMENT COMPANY, DATED JUNE 10, 1993, FROM WHICH POINT OF BEGINNING A CONCRETE MONUMENT WITH COPPER CAPS BEING PLACED AT THE INTERSECTION OF THE CENTER LINE OF DOS RIOS STREET AND THE SOUTHERLY LINE OF VINE STREET, AS SAID INTERSECTION AND MONUMENT ARE SHOWN ON THE RECORD OF SURVEY OF SAID TRACT OF LAND, BEING BOOK 12, PAGE 22, OF MAPS, MAP NO. 87, AMERICAN RIVER, RECORDED APRIL 24, 1950, IN BOOK 1, OF MAPS, MAP NO. 87, MAY 6, 1942, IN BOOK 4, OF SURVEYS, MAP NO. 8, BEARS NORTH 19° 05' 26" EAST 428.99 FEET TO THE NORTHEASTLY CORNER OF SAID 4.289 ACRE TRACT OF LAND, ALONG THE NORTHERLY LINE OF SAID 4.289 ACRE TRACT OF LAND, BEING THE SOUTHERLY LINE OF VINE STREET, SOUTH 55° 54' 00" EAST, 416.80 FEET TO THE POINT OF BEGINNING.

**SERVICE PROVIDERS**

PARK DISTRICT: CITY OF SACRAMENTO

FIRE DISTRICT: CITY OF SACRAMENTO

SCHOOL DISTRICT: TWIN RIVERS UNIFIED

SEWER: CITY OF SACRAMENTO

STORM DRAIN: CITY OF SACRAMENTO

WATER: CITY OF SACRAMENTO

ELECTRICITY: SMD

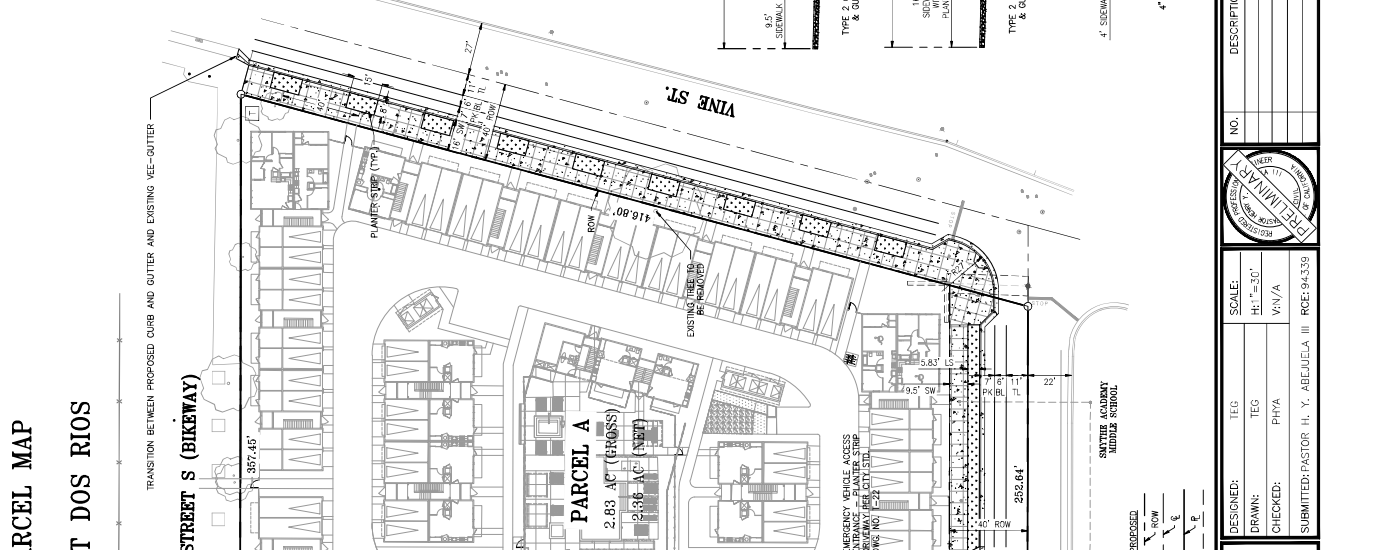
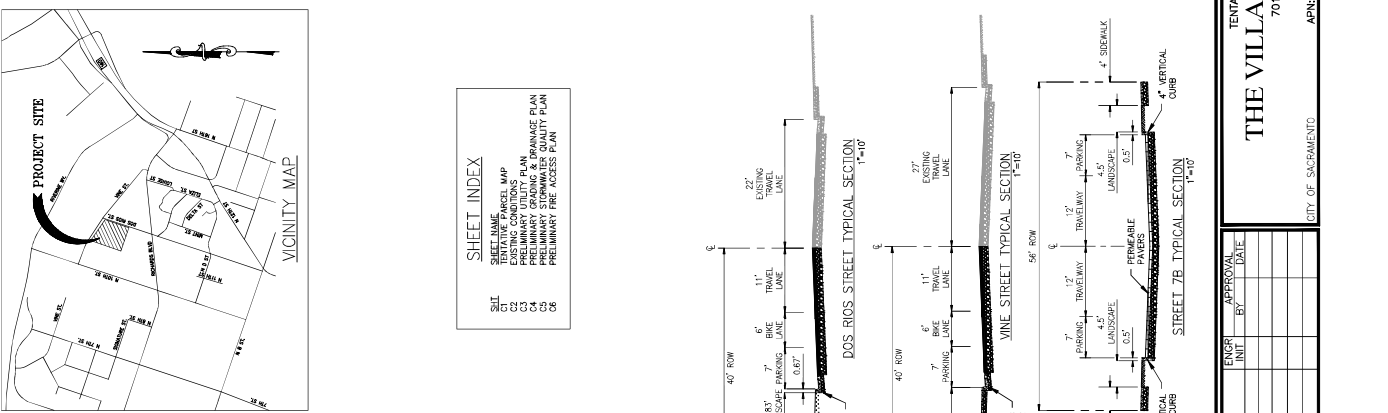
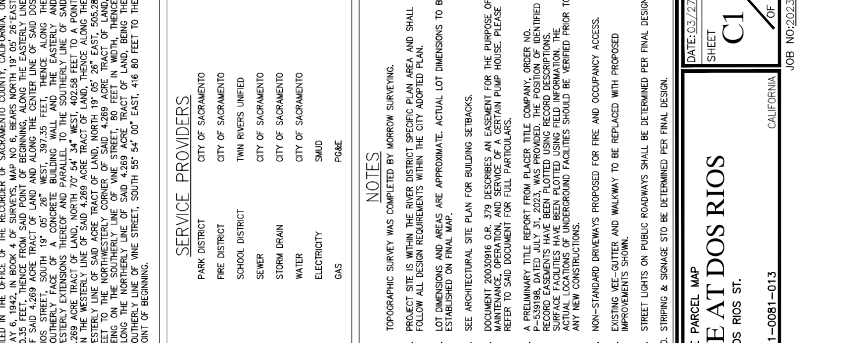
GAS: FORD

**NOTES**

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY MORROW SURVEYING.
2. PROJECT SITE IS WITHIN THE RIVER DISTRICT SPECIFIC PLANNING AREA AND SHALL FOLLOW ALL DESIGN REQUIREMENTS WITHIN THE CITY ADOPTED PLAN.
3. LOT DIMENSIONS AND AREAS ARE APPROXIMATE. ACTUAL LOT DIMENSIONS TO BE DETERMINED BY SURVEYING.
4. SEE ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.
5. DOCUMENT 20080918.038.379 RESERVES AN EASEMENT FOR THE PURPOSE OF PASSAGE OF PUBLIC UTILITIES AND TRAVEL OVER THE PROJECT SITE. PLEASE REFER TO SAID DOCUMENT FOR FULL PARTICULARS.
6. A PRELIMINARY TITLE REPORT FROM PLACER TITLE COMPANY, ORDER NO. P-553898, DATED JULY 31, 2023, WAS PROVIDED. THE POSITION OF THE SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ANY NEW CONSTRUCTION UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
7. NON-STANDARD DRIVEWAYS PROPOSED FOR FIRE AND OCCUPANCY ACCESS.
8. EXISTING UTILITY SHOWN AND WALKWAY TO BE REPLACED WITH PROPOSED DRIVEWAY.
9. STREET LIGHTS ON PUBLIC ROADWAYS SHALL BE DETERMINED PER FINAL DESIGN.
10. STRIPING & SIGNAGE STD TO BE DETERMINED PER FINAL DESIGN.

**SHEET INDEX**

SHEET	TITLE
C1	TENTATIVE PARCEL MAP
C2	ENGINEERING PLAN
C3	PRELIMINARY GRADING & DRAINAGE PLAN
C4	PRELIMINARY SITE LAYOUT PLAN
C5	PRELIMINARY FIRE ACCESS PLAN
C6	



**ABBREVIATIONS**

- █ SIDEWALK
- █ DRIVEWAY
- █ DRIVEWAY
- █ PARKING
- █ RIGHT-OF-WAY
- █ TRAVEL LANE
- █ RIGHT-OF-WAY
- █ CENTERLINE
- █ PROPERTY LINE
- █ EASEMENT

**LEGEND**

PROPOSED: ---

EXISTING: - - -

RIGHT-OF-WAY: - - -

CENTERLINE: - - -

PROPERTY LINE: - - -

EASEMENT: - - -

**DESIGNED BY: TEG**

**DRAWN BY: PHVA**

**CHECKED BY: PHVA**

**SCALE: H: 1" = 30'**

**SCALE: V: 1" = 4'**

**DATE: 03/27/24**

**CITY OF SACRAMENTO**

**APPROVAL**

NO.	DESCRIPTION	ENGR.	UNIT	BY	DATE

**THE VILLAGE AT DOS RIOS**

701 DOS RIOS ST.

SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

**JTS ENGINEERING CONSULTANTS, INC.**

1868 S STREET, SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

BENCHMARK ELEVATION: 26.447 (NAVB85)

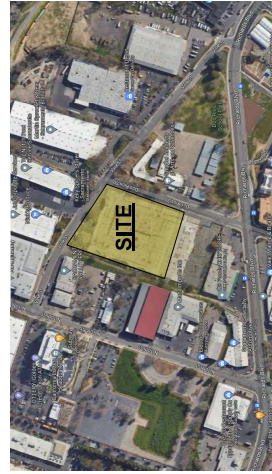
CITY OF SACRAMENTO BENCHMARK 297-ETC, E= 26.447 (NAVB85)

RANSET IN TRAFFIC SIGNAL BASE, SE CORNER ROUNDABOUT, & DOS RIOS ST

**ATTACHMENT B**



# THE VILLAGE AT DOS RIOS



**PROPERTY**  
701 Dos Rios Street  
Sacramento, CA  
Parcel #:  
001-0081-013-0000  
Zoning:  
C-4-SPD

**OWNER**  
Dos Rios Vine, LLC.  
Ilan Golchech  
1180 S. Beverly Drive, Suite 300  
Los Angeles, CA 90035  
310 923 2594

**ARCHITECT**  
JZMK Partners  
Bryan Stadler, AIA  
3080 Bristol Street, Suite 350  
Costa Mesa, CA 92626  
714 426 6900

## SHEET INDEX

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01	Architectural Site Plan
02	Floor Plans - Plan 1
03	Floor Plans - Plan 2
04	Floor Plans - Plan 3
05	Floor Plans - Plan 4
06	Building Plans - A, B, C - 1st Floor
07	Building Plans - A, B, C - 2nd Floor
08	Building Plans - A, B, C - 3rd Floor
09	Building Plans - A, B, C - Roof Plan
10	Building Plans - D, E - 1st Floor
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12	Building Plans - D, E - 3rd Floor
13	Building Plans - D, E - Roof Plan
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36	Street Scene - Vine Street
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39	Aerial View From Vine & Future Bikeway
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45	Trash Enclosure - Plan and Elevations
46	Colors and Materials

**PROJECT SUMMARY**

**SITE**  
 Gross Site Area  
 Net Site Area  
 Total Residential  
 Net Density

4.17 Acres  
 3.46 Acres  
 207 Units  
 59.83 DU/Acre

**BUILDING AREA**

Leasing Office  
 Fitness Room  
 Residential

1,375 SF  
 1,375 SF  
 118,160 SF

**RESIDENTIAL UNITS**

Plan #	Type	Area	Total
Plan 1/1B	Studio	495 SF	49,500 SF
Plan 2/2B	1 BR	599 SF	9,684 SF
Plan 3/3B	2 BR	710 SF	53,250 SF
Plan 4	2 BR	814 SF	13,024 SF
<b>TOTAL:</b>			<b>125,358 SF</b>

**PARKING**

In-Unit Garage  
 Accessible Stalls  
 Perpendicular Parking  
 Ext. Street (adjacent)  
 TOTAL PARKING

76 Spaces  
 4 Spaces  
 35 Spaces  
 27 Spaces  
 35 Spaces  
**177 SPACES**

**BICYCLE PARKING**

Required Long-Term  
 Provided Long-Term  
 Required Short-Term  
 Provided Short-Term

50 (Per City Comment Letter)  
 50 (Located In Building C)  
 13 (Per City Comment Letter)  
 13 (On-Site Bike Racks)

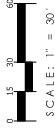
**OPEN SPACE**

Required Open Space  
 Provided Open Space  
 Private Open Space  
 Common Open Space  
**TOTAL OPEN SPACE:**

20,700 SF Total (100 SF Per Unit)  
 11,944 SF (Patios/Decks)  
 13,499 SF (Pool Rec Area)  
**25,443 SF**

**Patios/Decks**

Plan #	Deck SF	Total Area
Plan 1/1B	56 SF	5,600 SF
Plan 2/2B	78 SF	1,248 SF
Plan 3/3B	56 SF	4,200 SF
Plan 4	56 SF	896 SF
<b>TOTAL:</b>		<b>11,944 SF</b>



March 27, 2024

A01



**ARCHITECTURAL SITE PLAN**

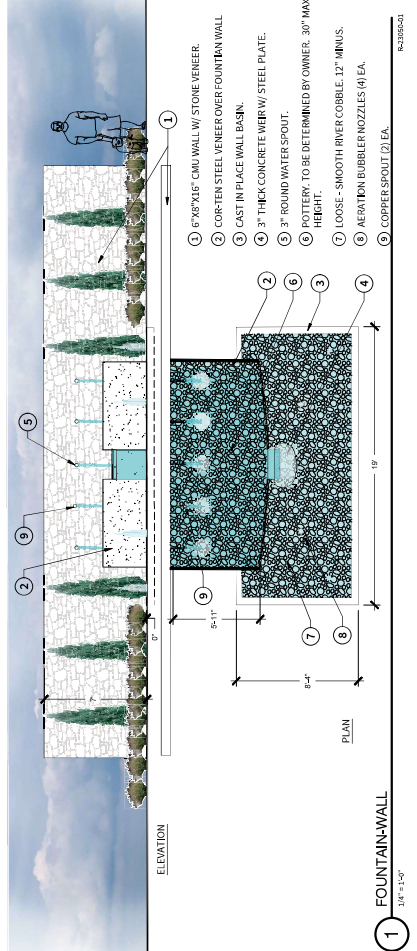
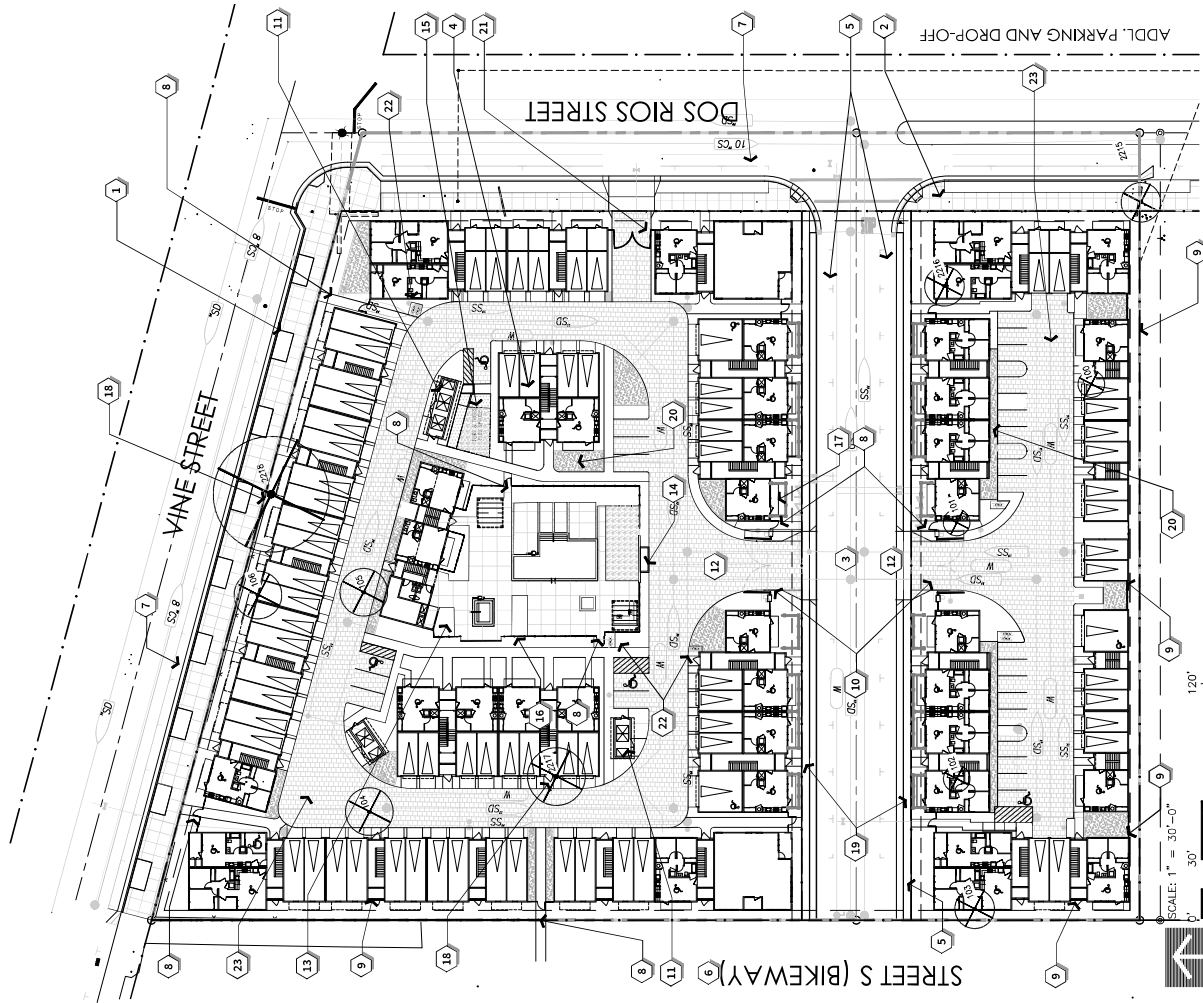
**The Village at Dos Rios**  
 SACRAMENTO, CALIFORNIA

**Dos Rios Vine, LLC**

HVAC/Mechanical systems to be located within stairwell, and approved from view (Typical)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	PROPOSED 16"Ø SIDEWALK AND TREE WELLS PER THE RIVER DISTRICT PLATE SECTION 9A.	
2	PROPOSED 8"Ø PARKWAY STRIP AND 9"Ø SIDEWALK TO MATCH 600 DOS RIOS PROJECT TO THE SOUTH	
3	PROPOSED RIVER DISTRICT 50' MODIFIED MEN'S STREET TO FIT WITH SIDEWALK AND PARKWAY STRIP. SEE CIVIL PLAN SHEET FOR MODIFIED SECTION.	
4	PROPOSED 3 STORY STACK FLAT PRODUCT	
5	PROPOSED MEN'S PARKING	
6	PROPOSED BIKEWAY	
7	PROPOSED PARALLEL ON STREET PARKING	
8	PROPOSED PEDESTRIAN ACCESS GATE	
9	PROPOSED 72" HGT. OPEN METAL FENCING BETWEEN BUILDING OPENINGS AND STAIRWELLS.	1/PL3
10	PROPOSED TENANT VEHICULAR ACCESS GATE WITH KEY FOB REMOTE ACCESS. NO VISITOR ENTRY	
11	PROPOSED TRASH ENCLOSURE	
12	PROPOSED PAVER MENUS AND DRIVE ISLES	
13	PROPOSED AMENITY AREA POOL WITH LOUNGERS AND CABANAS SPA WITH LOUNGERS AND TABLES. SHADE STRUCTURE OVER BAR/COUNTER BUILT IN BBQ'S DINING TABLES	
14	PROPOSED DECORATIVE FOUNTAIN WALL AT ENTRY	1/PL1
15	PROPOSED SMALL TURF AREA	
16	PROPOSED OPEN METAL 60" HGT. POOL FENCE WITH (B) ACCESS GATES	
17	PROPOSED SOLID WOOD PATIO SCREEN 48" HEIGHT.	2/PL3
18	EXISTING PROTECTED TREE (VALLEY OAK AND CA STYGABOLE), TO BE REMOVED. SEE ARBORIST REPORT.	
19	PROPOSED SIDEWALK ON BOTH SIDES OF MENUS	
20	PROPOSED SITE STORM WATER BIOTRITATION FEATURES	
21	PROPOSED EVA ACCESS LANE AND GATE (SLIDE)	
22	PROPOSED SHORT TERM SITE BICYCLE RACKS, PARCELA (8) SPACES AND PARCEL B (6) SPACES.	
23	PROPOSED PERMEABLE PAVEMENT ON SITE ALLEY	



1 FOUNTAIN-WALL  
19' x 10'

8/23/2024

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	CITY
--------	-------------------------	------	-----------	------

DECIDUOUS TREES

	ACER RUBRUM / BROWN HALL / BOWHALL RED MAPLE	#15	MEDIUM	22
	QUERCUS RUBRA / RED OAK	#15	MEDIUM	3
	QUERCUS ILEX / HOLLY OAK	#15	MEDIUM	6
	ZELKOVA SERRATA / 'HUSKAWING' / JAPANESE ZELKOVA	#15	MEDIUM	39

EVERGREEN TREES

	JUNIPERUS SCOPULORUM / 'SKYROCKET' / SKYROCKET JUNIPER	#5	LOW	57
	PODOCARPUS MACROPHYLLUS / 'MAKI' / MAKI YEW / PODOCARPUS	#5	MEDIUM	59
	TAXUS CANADENSIS / 'TRING GREEN' / TRING GREEN LACEBARK ELM	#15	MEDIUM	3
	TAXUS CANADENSIS / 'TRING GREEN' / TRING GREEN LACEBARK ELM	#15	MEDIUM	3

FLOWERING TREES

	KOELBUTEIRA PANICULATA / 'FASTIGIATA' / COLUMNAR GOLDENRAIN TREE	#15	MEDIUM	5
	RHAPIDOLEPIS X 'MONTIC' / MAJESTIC BEAUTY / INDIAN HAWTHORN	#15 TREE	MEDIUM	7

PALEO TREES

	PHOENIX DACTYLIFERA / 'MACHO' / DATE PALM	18 BTF	MEDIUM	4
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STREET TREES

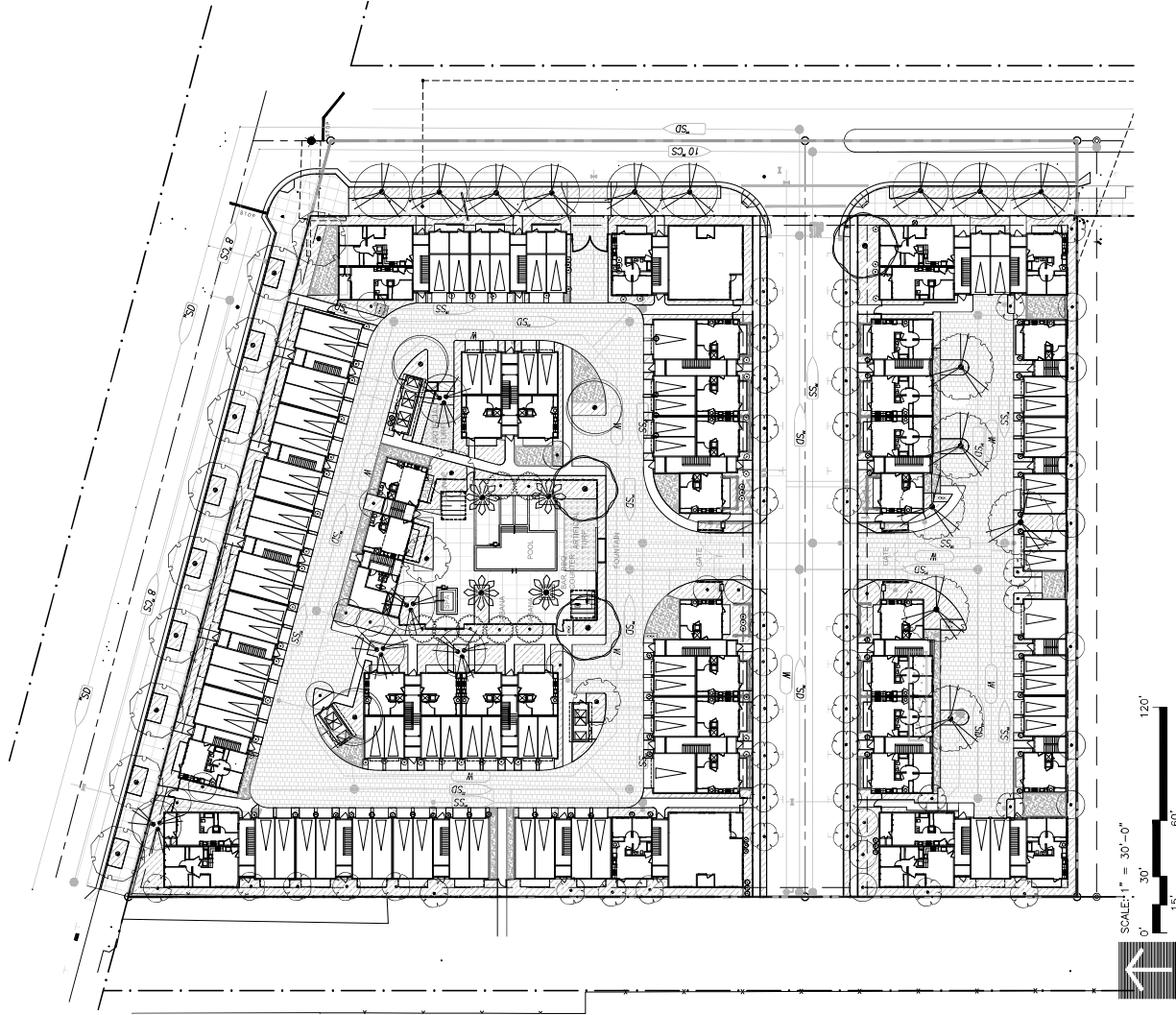
	MALUS VILLOSA / 'PROSPECTOR' / PROSPECTOR ELM	#15	LOW	10
	ZELKOVA SERRATA / 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA	#15	MEDIUM	9

CONCEPT PLANT SCHEDULE

	UNDERSTORY SHRUBS AND GROUND COVER DIEHLS BLOOM / 'FOUNTAIN LILY' / TITILE JOHN KEEPING BOTTLE BRUSH ELONWIND FORTUNE COLORADO / 'PHILIP CLAMP' WHITE GEESE ILEX KRUMMHAUSER / 'COMPACT' JAPANESE HOLLY LOMAGNOLA UNIFORMIS / 'BREEZE' / BREEZE MAT RUSH MAHONIA 'SOFT CARESS' / 'SOFT CARESS' MAHONIA PITTOCOBUNUS TOBIKA / 'WHEELER EDWARDS' / WHEELER'S DWARF PITTOCOBUNUS PODOCARPUS MACROPHYLLUS / 'SOSA' / MOOD RING YEW / PODOCARPUS TEUCHOMA LUCIDIFLORA / 'MIDNIGHT MOON' / MIDNIGHT MOON HAWTHORN TEUCHOMA LUCIDIFLORA / 'GERMANGER' / GERMANGER	23,343 SF	#5, LOW #4, LOW #5, MEDIUM #4, LOW #2, LOW #4, MEDIUM #15, LOW #4, MEDIUM #4, MEDIUM #4, MEDIUM #4, MEDIUM #4, MEDIUM
	BIGHELLATION AREAS MAGNOLIA GULDFRANZ / 'COMACT' / COMACT MAGNOLIA POLYSTECHUM MUNITZUM / 'WESTERN SWORD FERN' TUPELO SUDORIFOLIUM / 'DELTA BLUE' / DELTA BLUE GUMMAGE TUPELO SUDORIFOLIUM / 'DELTA BLUE' / DELTA BLUE GUMMAGE	486 SF	#4, MEDIUM #4, MEDIUM #4, MEDIUM #4, MEDIUM #4, MEDIUM

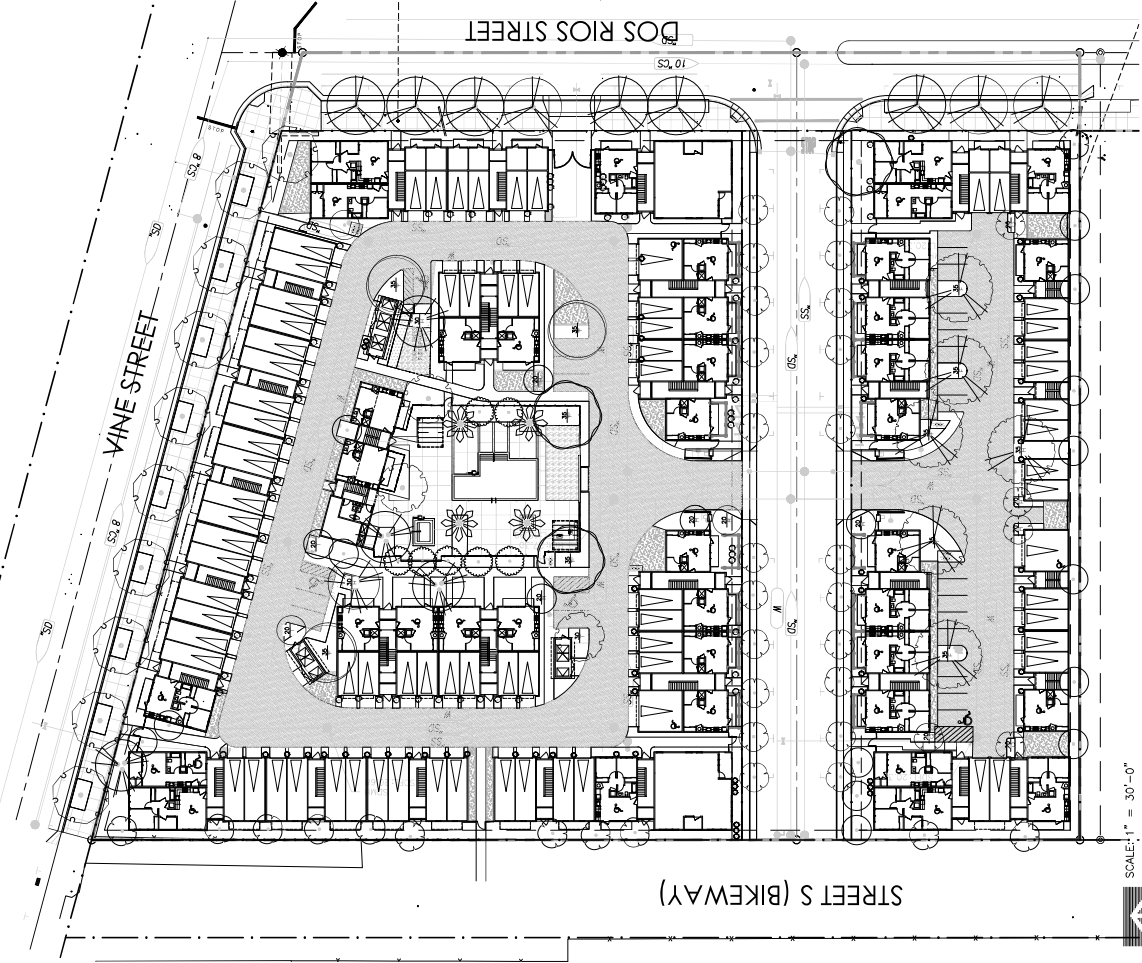
PRELIMINARY LANDSCAPE PLAN NOTES

1. ALL TREES SHALL BE PLANTED AS MINIMUM 15 GALLON SHRUBS AS MINIMUM #5 CONTAINER, AND GROUND COVER #1 CONTAINER.
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY, SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.
3. ALL TREES SHALL BE PLANTED AS MINIMUM 15 GALLON SHRUBS AS MINIMUM #5 CONTAINER, AND GROUND COVER #1 CONTAINER.
4. ALL GROUND MOUNTED UTILITY EQUIPMENT SHALL BE SCREENED USING PLANT MATERIAL.
5. ALL PLANTED AREAS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM PER CITY IRRIGLO REQUIREMENTS.
6. TREES SHOULD BE PLANTED AND SOIL VOLUME SHOULD BE AMENDED PER SOILS FERTILITY REPORT AS NOTED IN IMPROVEMENT PLANS. BACKFILL MATERIAL FOR ALL PLANT MATERIAL SHALL BE 75 PERCENT NATIVE SOIL AND 25 PERCENT AMENDED SOIL.
7. TREE WELLS SHOULD BE EXCAVATED TO A DEPTH OF EQUAL TO THE DEPTH OF THE CONTAINER BEFORE BEING BACKFILLED. ROOT BARRIERS, WHERE PROVIDED, SHOULD BE OF A MATERIAL SPECIFICALLY DESIGNED FOR CONTAINING TREE ROOTS.
8. IRRIGATION IN TREE WELLS SHALL BE ADAPTED FOR DEEP WATERING.
9. ALL UNDERSTORY MATERIAL SHALL BE PLANTED MIN. 40" FROM BASE OF TREE.

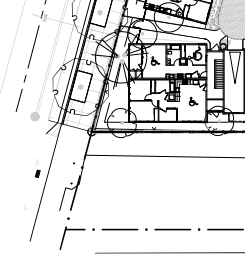
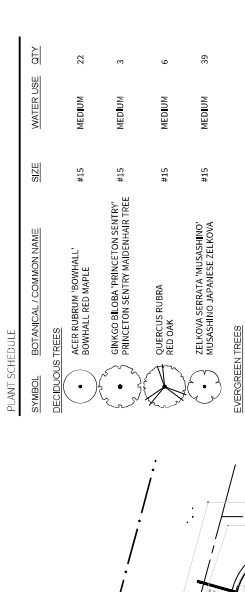


**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
○	DECIDUOUS TREES			
○	ACER RUBRUM 'BOWHALL'	#15	MEDIUM	22
○	BONWILL RED MAPLE	#15	MEDIUM	3
○	QUERCUS RUBRA	#15	MEDIUM	6
○	RED OAK	#15	MEDIUM	39
○	EVERGREEN TREES			
○	JUNIPERUS SCOPULORUM 'SPYROCKET'	#5	LOW	57
○	SKYROCKET JUMPER	#5	MEDIUM	59
○	PODOCARPUS MACCORNALLUS 'NAVE'	#15	MEDIUM	3
○	MAI YEW PODOCARPUS	#15	MEDIUM	3
○	QUERCUS ILEX	#15	MEDIUM	3
○	HOLLY OAK	#15	MEDIUM	3
○	ULMUS PARVIFOLIUS 'TRIE GREEN'	#15	MEDIUM	3
○	TRIE GREEN ULMUS PARVIFOLIUS	#15	MEDIUM	3
○	FLOWERING TREES			
○	KOBE BEECHERIA PANICULATA	#15	MEDIUM	5
○	YASTIGAWA	#15	MEDIUM	5
○	COLUMNAR GOLDEN HORN TREE	#15	MEDIUM	7
○	RHAPHIOLIPS X 'MONTIC'	#15	MEDIUM	7
○	MAJESTIC BEAUTY INDIAN Hawthorn	#15	MEDIUM	7
○	PALM TREES			
○	PHOENIX DACTYLIFERA 'MACHO'	18 BTF	MEDIUM	4
○	DATE PALM	18 BTF	MEDIUM	4
○	STREET TREES			
○	DAUDOSYALSONIINA 'PROSPECTOR'	#15	LOW	10
○	PROSPECTOR OIL	#15	LOW	10
○	ZELKOVA SERATA 'VILLAGE GREEN'	#15	MEDIUM	9
○	VILLAGE GREEN JAPANESE ZELKOVA	#15	MEDIUM	9



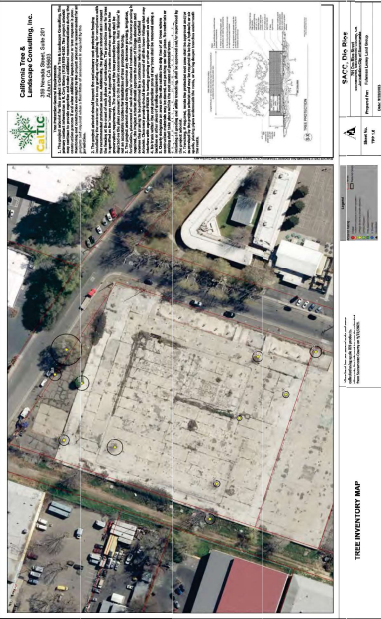
SCALE: 1" = 30'-0"  
 0' 30' 60' 120'



**SHADE STUDY CALCULATIONS**

PARCEL	LOT AREA (SQ. FT.)	SHADE PROVIDED	TOTAL SHADE PROVIDED
PARCEL 1 NORTH	1,025	1,025	1,025
Parcel 1a	481	481	481
Parcel 1b	544	544	544
Parcel 1c	1,025	1,025	1,025
Parcel 1d	481	481	481
Parcel 1e	544	544	544
Parcel 1f	1,025	1,025	1,025
Parcel 1g	481	481	481
Parcel 1h	544	544	544
Parcel 1i	1,025	1,025	1,025
Parcel 1j	481	481	481
Parcel 1k	544	544	544
Parcel 1l	1,025	1,025	1,025
Parcel 1m	481	481	481
Parcel 1n	544	544	544
Parcel 1o	1,025	1,025	1,025
Parcel 1p	481	481	481
Parcel 1q	544	544	544
Parcel 1r	1,025	1,025	1,025
Parcel 1s	481	481	481
Parcel 1t	544	544	544
Parcel 1u	1,025	1,025	1,025
Parcel 1v	481	481	481
Parcel 1w	544	544	544
Parcel 1x	1,025	1,025	1,025
Parcel 1y	481	481	481
Parcel 1z	544	544	544
TOTAL	13,850	13,850	13,850

PARCEL	LOT AREA (SQ. FT.)	SHADE PROVIDED	TOTAL SHADE PROVIDED
Parcel 1a	481	481	481
Parcel 1b	544	544	544
Parcel 1c	1,025	1,025	1,025
Parcel 1d	481	481	481
Parcel 1e	544	544	544
Parcel 1f	1,025	1,025	1,025
Parcel 1g	481	481	481
Parcel 1h	544	544	544
Parcel 1i	1,025	1,025	1,025
Parcel 1j	481	481	481
Parcel 1k	544	544	544
Parcel 1l	1,025	1,025	1,025
Parcel 1m	481	481	481
Parcel 1n	544	544	544
Parcel 1o	1,025	1,025	1,025
Parcel 1p	481	481	481
Parcel 1q	544	544	544
Parcel 1r	1,025	1,025	1,025
Parcel 1s	481	481	481
Parcel 1t	544	544	544
Parcel 1u	1,025	1,025	1,025
Parcel 1v	481	481	481
Parcel 1w	544	544	544
Parcel 1x	1,025	1,025	1,025
Parcel 1y	481	481	481
Parcel 1z	544	544	544
TOTAL	13,850	13,850	13,850



**701 DOS RIOS TREE INVENTORY SUMMARY**

Tag No	Protected By Code	Offsite	Species Common Name	DBH (in)	Multi Stem (No)	Canopy Radius (ft)	Arborist Rating	Proposed for removal
2215	No	No	Cottonwood	2.2,2.2,3	11		2-Higher structure or health problems	YES
2216	No	No	Trees of heaven	4.5,5.5,5.6	10		2-Higher structure or health problems	YES
100	No	No	Trees of heaven	4.5	6		2-Higher structure or health problems	YES
101	No	No	Trees of heaven	3.4	5		2-Higher structure or health problems	YES
102	No	No	Elm	2.2,3	6		2-Higher structure or health problems	YES
103	No	Unknown	Chinese Pistach	5.6	10		2-Higher structure or health problems	YES
2217	Yes	No	California Sycamore	8.9	15		2-Higher structure or health problems	YES
104	No	No	Elm	2.2,3	10		2-Higher structure or health problems	YES
105	No	No	Blue Elderberry	1.2,2.2,3.3	14		2-Higher structure or health problems	YES
106	No	No	Interior Live Oak	3.4	12		2-Higher structure or health problems	YES
2218	Yes	No	Valley Oak	33	30		2-Higher structure or health problems	YES

**CITY OF SACRAMENTO TREE ORDINANCE MITIGATION CALCULATION**

PROTECTED TREE REMOVED	TOTAL INCHES
PROTECTED TREES PROPOSED FOR REMOVAL	50
TREES IN POOR HEALTH	50
TOTAL REPLACEMENT INCHES REQUIRED	0
TOTAL REPLACEMENT TREES PROPOSED (24" BOX STREET TREES) - PROSPECTOR ELM AND VILLAGE GREEN ZELKOVA	18
TOTAL REPLACEMENT INCHES PROPOSED	36

\* (1"=15GAL, 2"=24" BOX, 3"=36" BOX)



EXISTING TREE LOCATION, ARBORIST TAG #, AND CANOPY DIAMETER

**California Tree & Land Group, Inc.**  
 2025 Franklin Street, Suite 200  
 Sacramento, CA 95811  
 Phone: (916) 441-1111  
 Fax: (916) 441-1112  
 Email: info@caltree.com

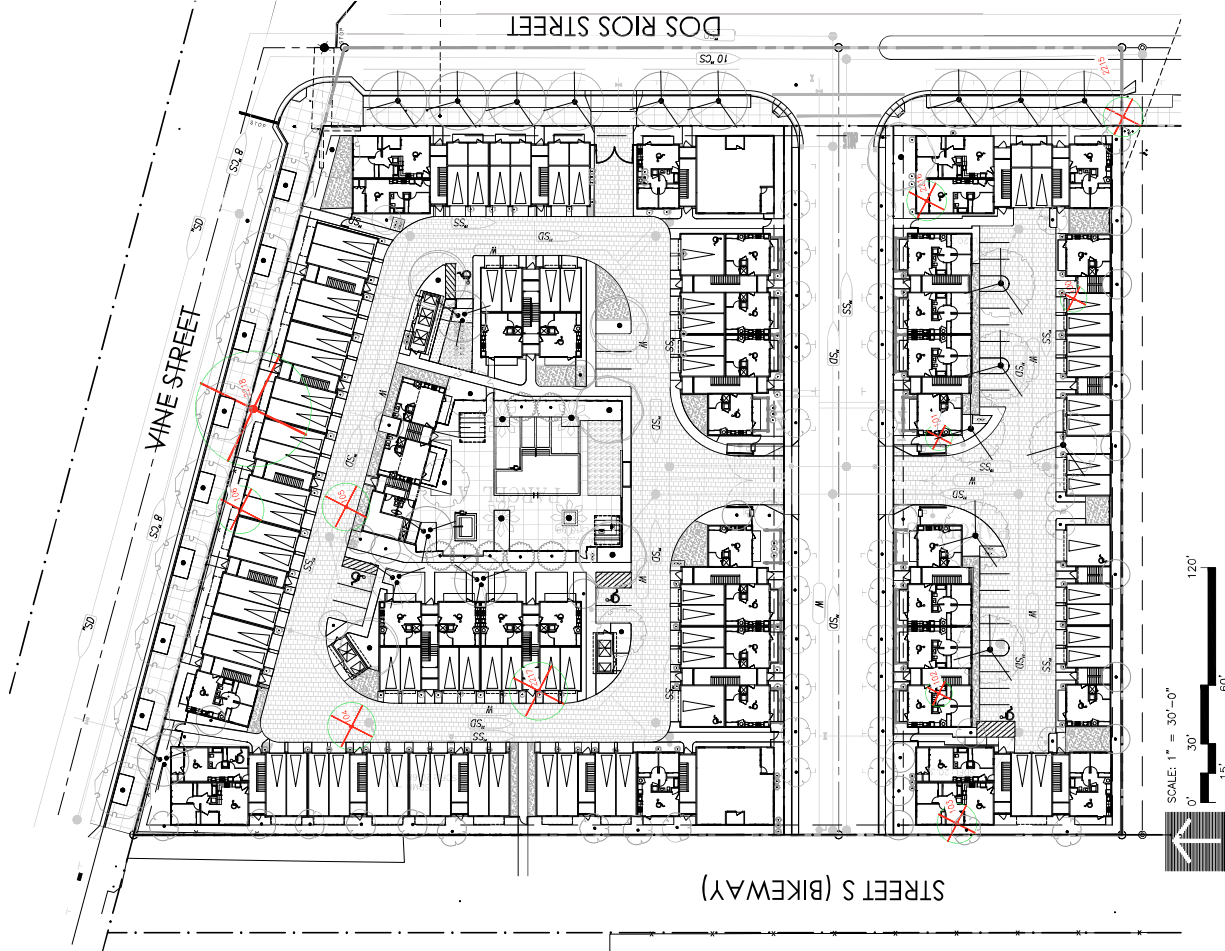
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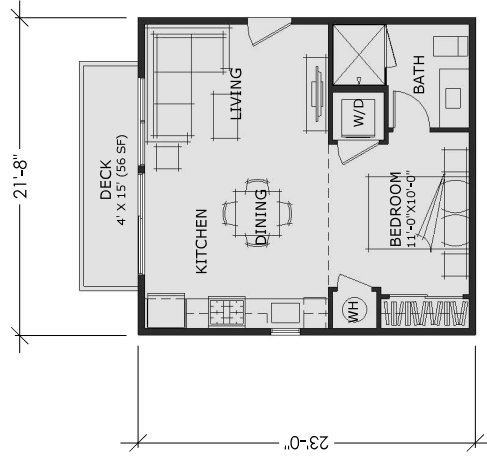
**701 DOS RIOS TREE INVENTORY MAP**

Map showing tree locations and canopy diameters. Includes a legend for tree types and a scale bar.

**TREE PROTECTION NOTES**

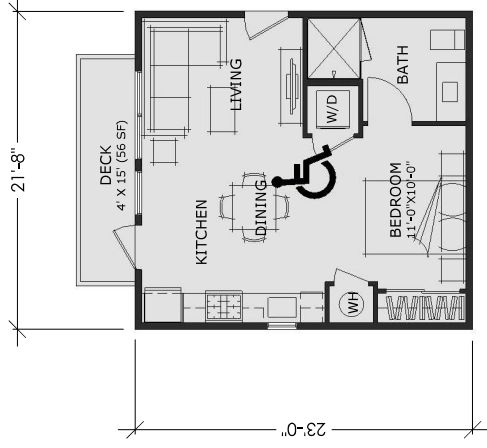
- A. ALL CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE RETAINED THROUGHOUT CONSTRUCTION TO PROTECT THE ROOTS AND SOIL FROM THE IMPACTS OF CONSTRUCTION ACTIVITIES. EXISTING DRIVEWAYS SHALL BE USED AS THE SOLE ACCESS TO THE SITE.
- B. RIGHT-OF-WAY PLANTERS AND CITY TREES SHALL BE SEPARATED FROM THE CONSTRUCTION SITE WITH A 5M-FOOT HIGH CHAIN LINK FENCE THAT SHALL REMAIN THROUGHOUT THE DURATION OF THE PROJECT.
- C. ANY REGULATED WORK WITHIN THE TREE PROTECTION ZONE OF A CITY TREE SHALL BE SEPARATELY PERMITTED PRIOR TO THE START OF CONSTRUCTION AND SUPERVISED BY A QUALIFIED ARBORIST. SUBMIT A TREE PERMIT APPLICATION AND A TREE PROTECTION PLAN CREATED BY A QUALIFIED ARBORIST TO URBANFORESTRY@CITYOF.SACRAMENTO.CA AND REFER TO THE PLANNING PROJECT NUMBER OR OFF-SITE PROJECT NUMBER.
- D. ALL EXCAVATION, GRADING OR TRENCHING WITHIN THE DRIPLINE OF A CITY TREE SHALL EMPLOY ONE OF THE FOLLOWING METHODS: HYDRO-EXCAVATION, PNEUMATIC EXCAVATION OR HAND DIGGER AND SHALL BE SUPERVISED BY A QUALIFIED ARBORIST.
- E. THERE SHALL BE NO GRADE CHANGES WITHIN THE DRIPLINE OF CITY TREES. ALL GRADE CHANGES SHALL BE ACCOMMODATED ONSITE.
- F. THERE SHALL BE NO SOIL COMPACTION WITHIN THE DRIPLINE OF CITY TREES.
- G. THERE SHALL BE NO NON-NATIVE SOIL, NON-ORGANIC MATTER OR STRUCTURAL SOIL ADDED TO THE RIGHT OF WAY PLANTER.
- H. ALL TREES SHALL BE WATERED REGULARLY ACCORDING TO THE RECOMMENDATION OF THE PROJECT ARBORIST.
- I. THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO THE CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.





PLAN 1

495 SF  
STUDIO, 1 BATH



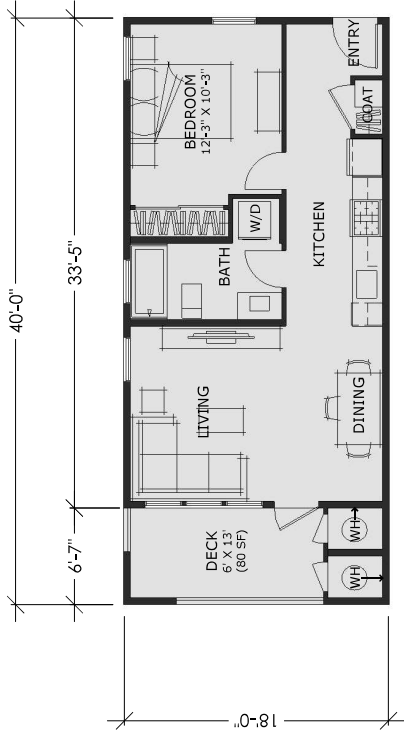
PLAN 1B (GROUND FLOOR/ACCESSIBLE)

495 SF  
STUDIO, 1 BATH



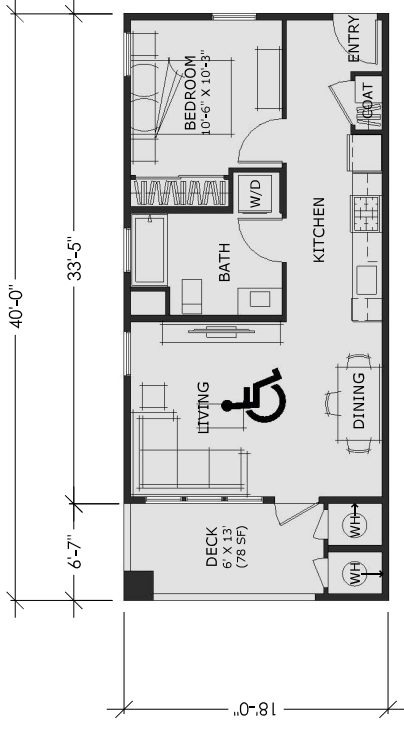
January 10, 2024

A02



PLAN 2

599 SF  
1 BEDROOM, 1 BATH



PLAN 2B (GROUND FLOOR/ACCESSIBLE)

603 SF  
1 BEDROOM, 1 BATH



January 10, 2024

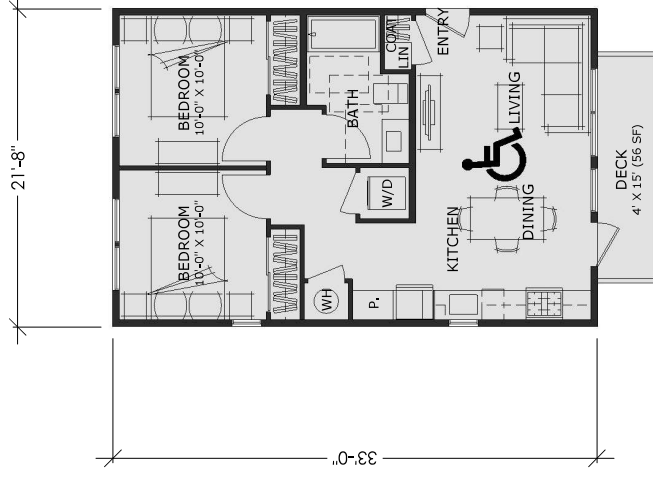
A03





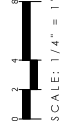
PLAN 3

710 SF  
2 BEDROOM, 1 BATH



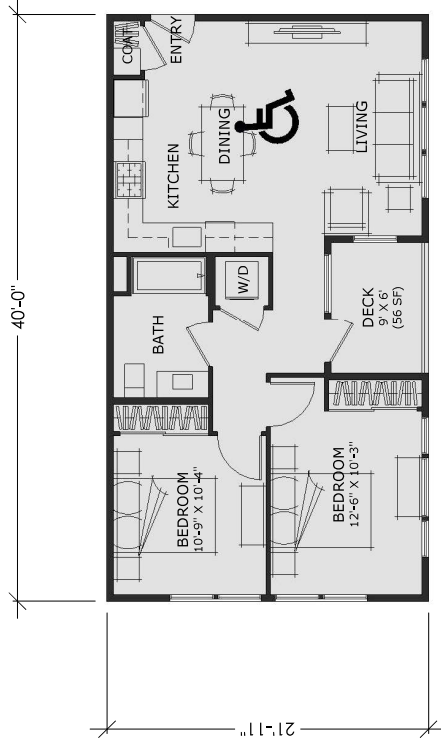
PLAN 3B (GROUND FLOOR/ACCESSIBLE)

710 SF  
2 BEDROOM, 1 BATH



January 10, 2024

A04



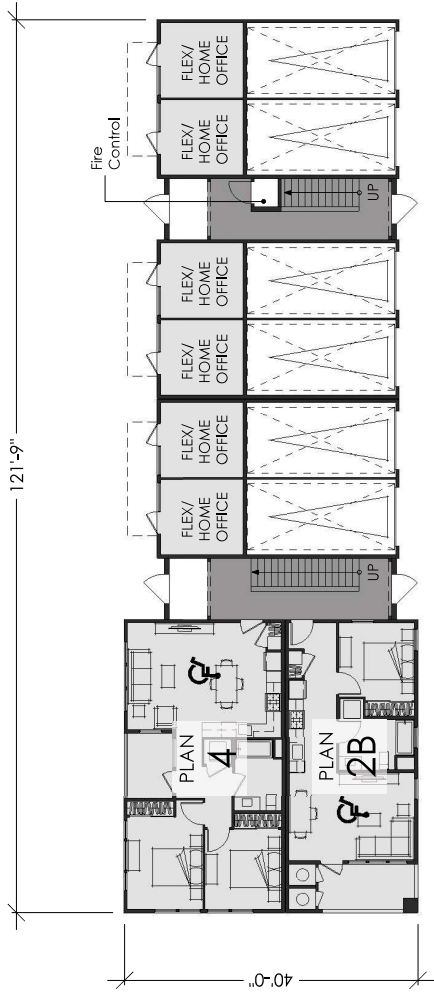
PLAN 4

814 SF  
2 BEDROOM, 1 BATH



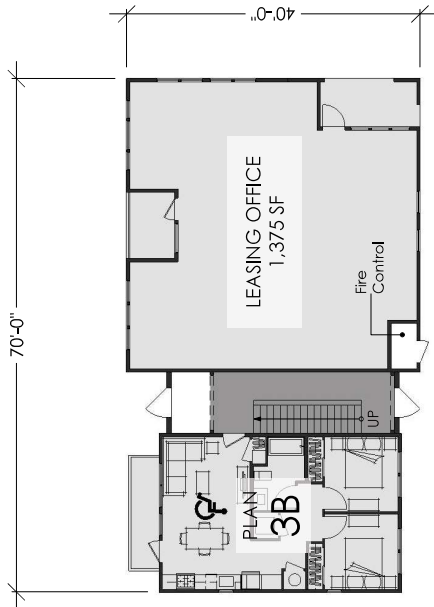
January 10, 2024

A05



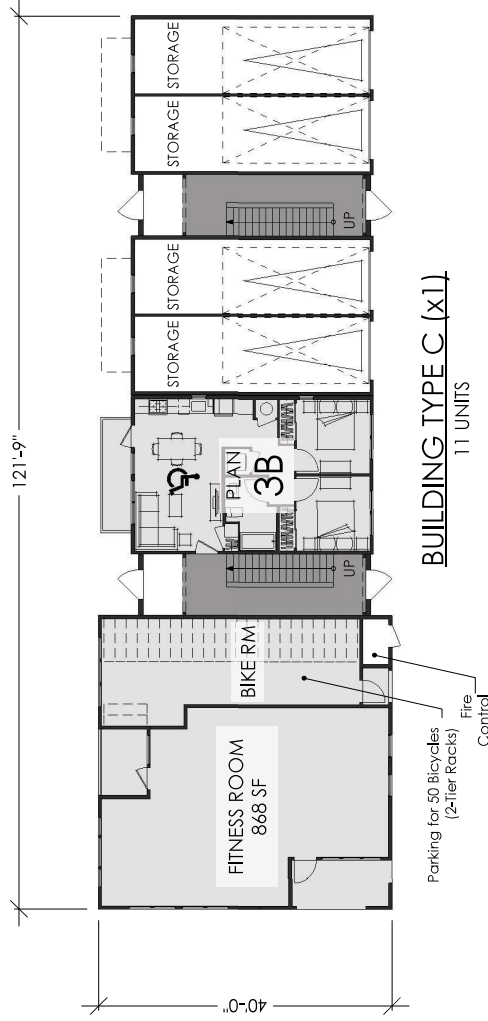
**BUILDING TYPE A (x1)**  
7 UNITS

FIRST FLOOR



**BUILDING TYPE B (x1)**  
12 UNITS

FIRST FLOOR



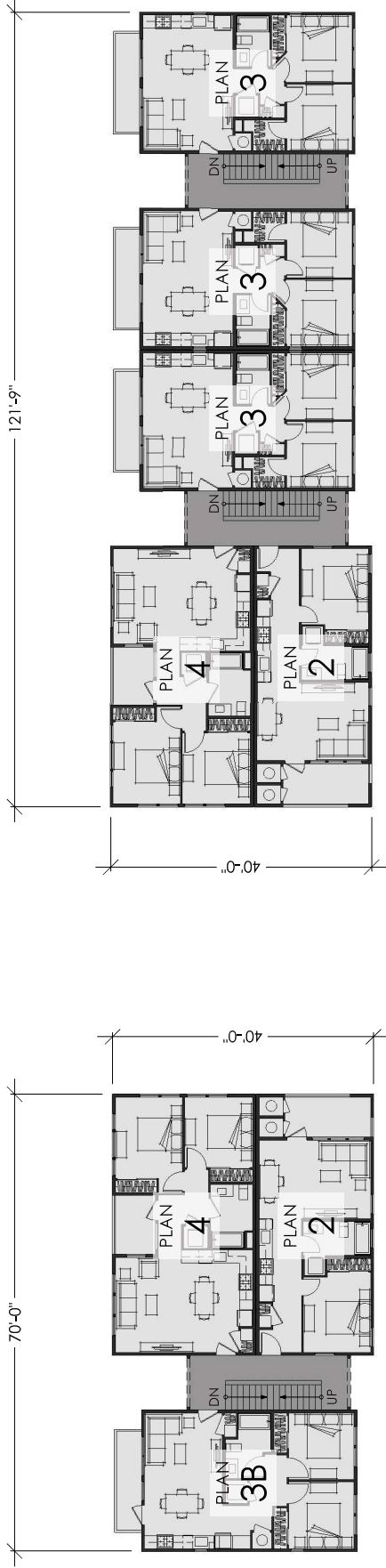
**BUILDING TYPE C (x1)**  
11 UNITS

FIRST FLOOR



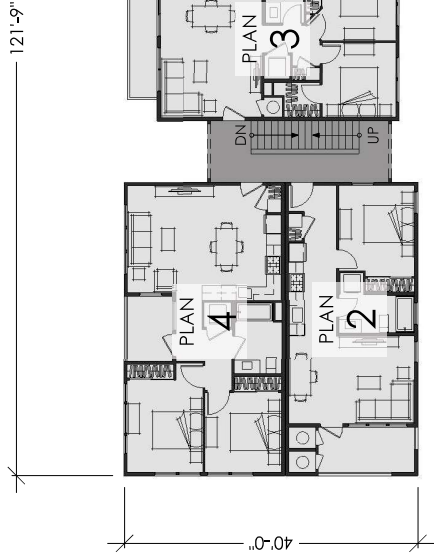
January 10, 2024

A06



**BUILDING TYPE A (x1)**  
7 UNITS

SECOND FLOOR



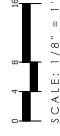
**BUILDING TYPE B (x1)**  
12 UNITS

SECOND FLOOR



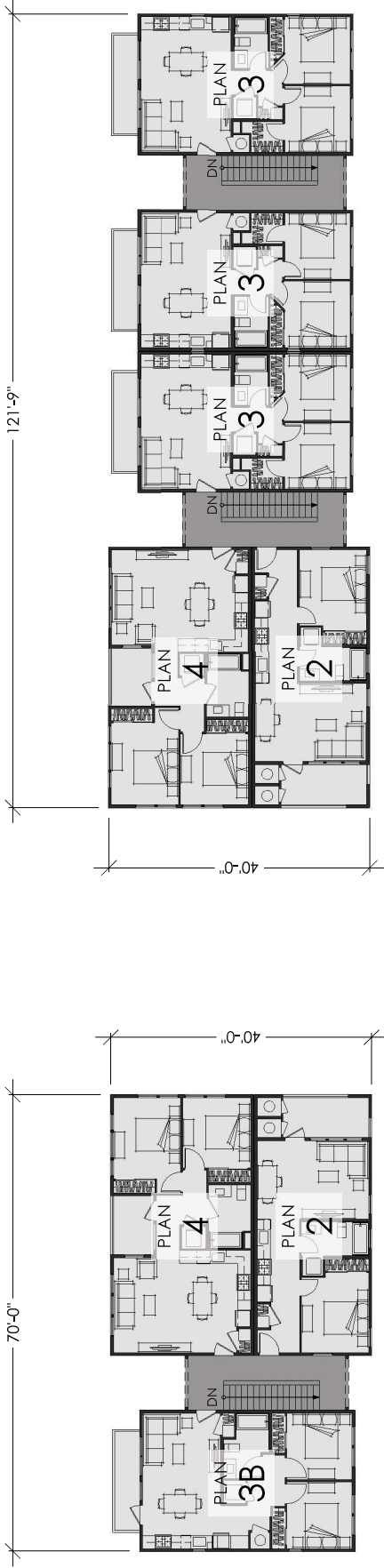
**BUILDING TYPE C (x1)**  
11 UNITS

SECOND FLOOR



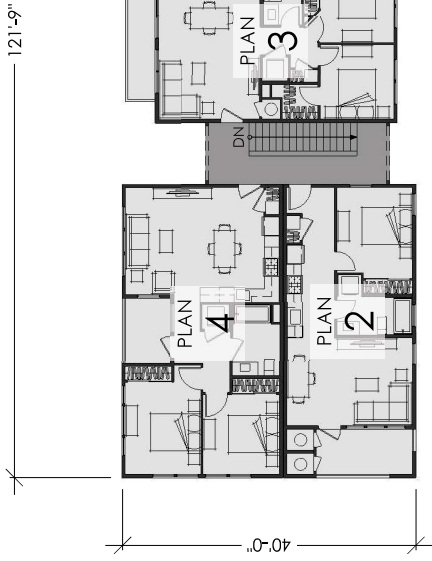
January 10, 2024

A07



**BUILDING TYPE A (x1)**  
7 UNITS

THIRD FLOOR



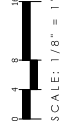
**BUILDING TYPE B (x1)**  
12 UNITS

THIRD FLOOR



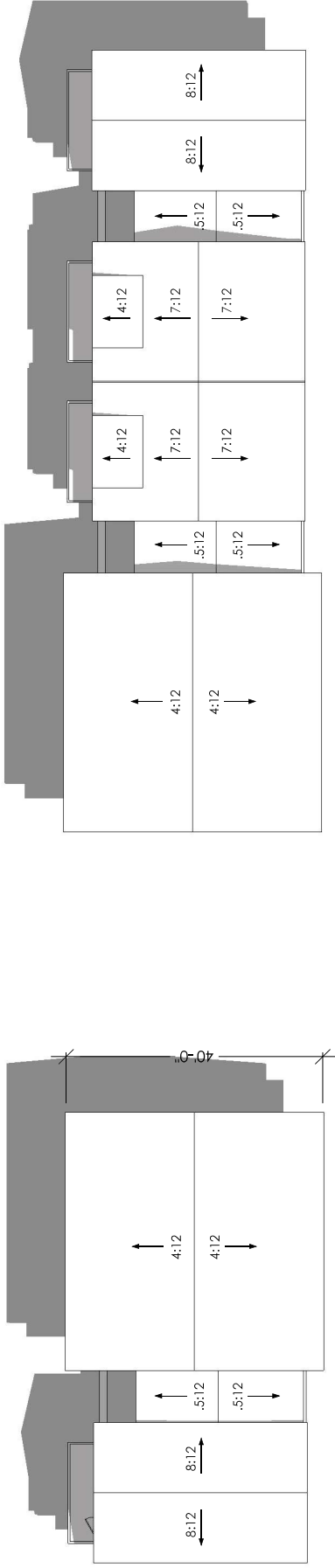
**BUILDING TYPE C (x1)**  
11 UNITS

THIRD FLOOR



January 10, 2024

A08

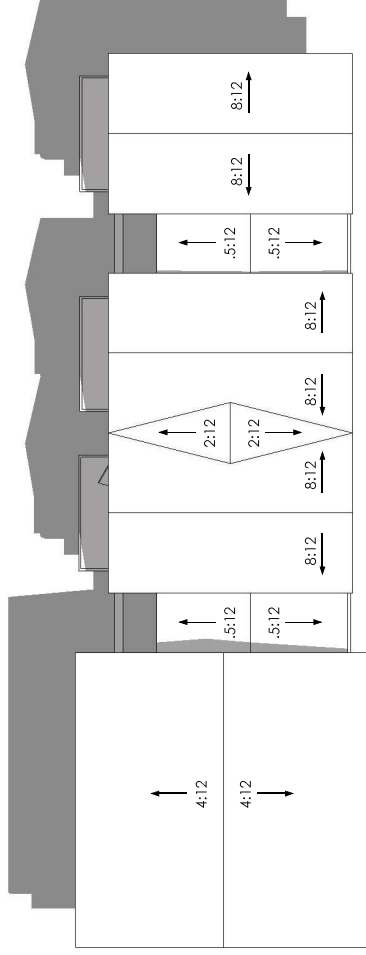


**BUILDING TYPE A (x1)**  
7 UNITS

ROOF PLAN

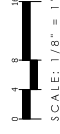
**BUILDING TYPE B (x1)**  
12 UNITS

ROOF PLAN



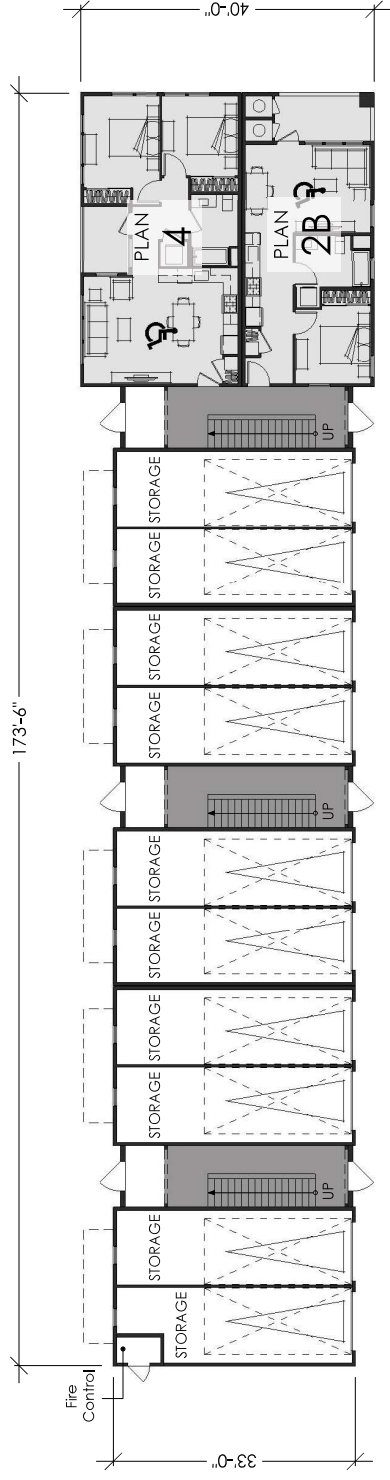
**BUILDING TYPE C (x1)**  
11 UNITS

ROOF PLAN



January 10, 2024

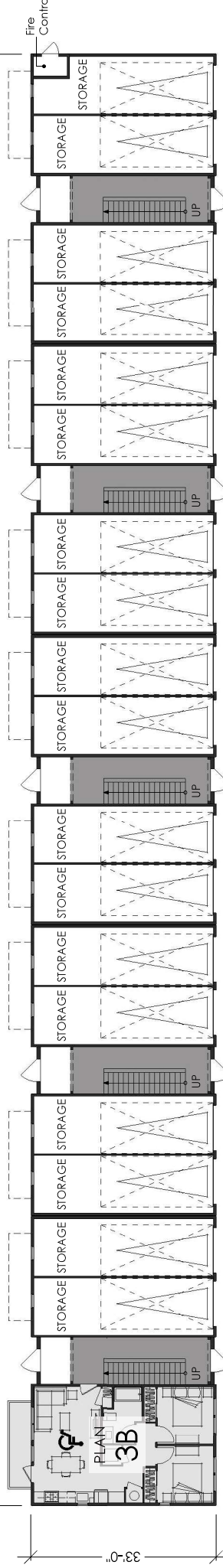
A09



**BUILDING TYPE D (x1)**  
16 UNITS

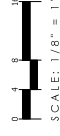
FIRST FLOOR

258'-8"



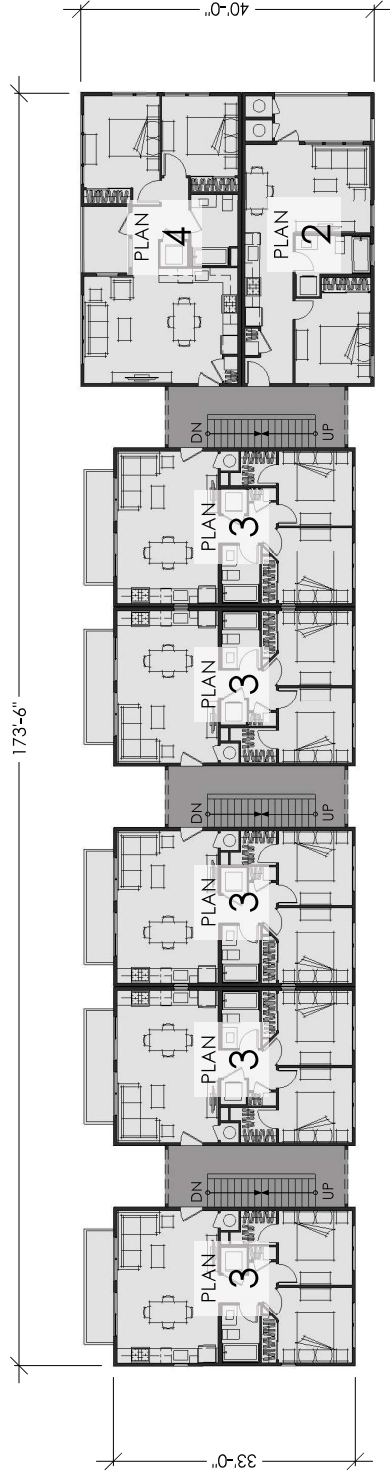
**BUILDING TYPE E (x1)**  
21 UNITS

FIRST FLOOR



January 10, 2024

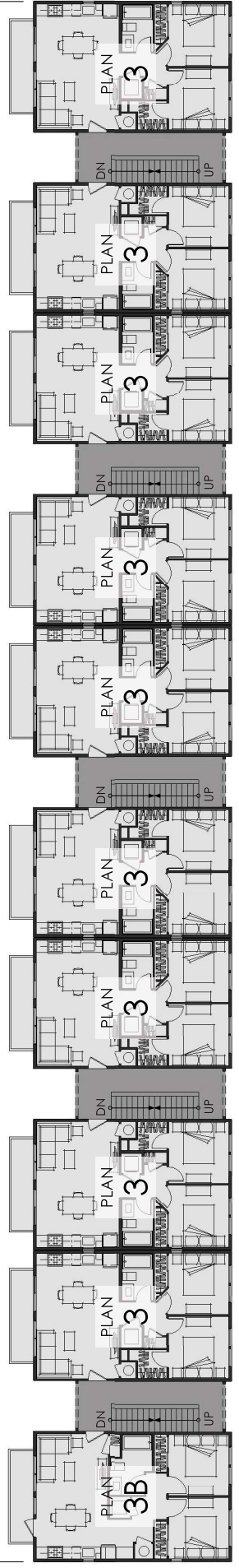
A10



**BUILDING TYPE D (x1)**  
16 UNITS

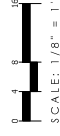
SECOND FLOOR

258'-8"



**BUILDING TYPE E (x1)**  
21 UNITS

SECOND FLOOR



January 10, 2024

A11

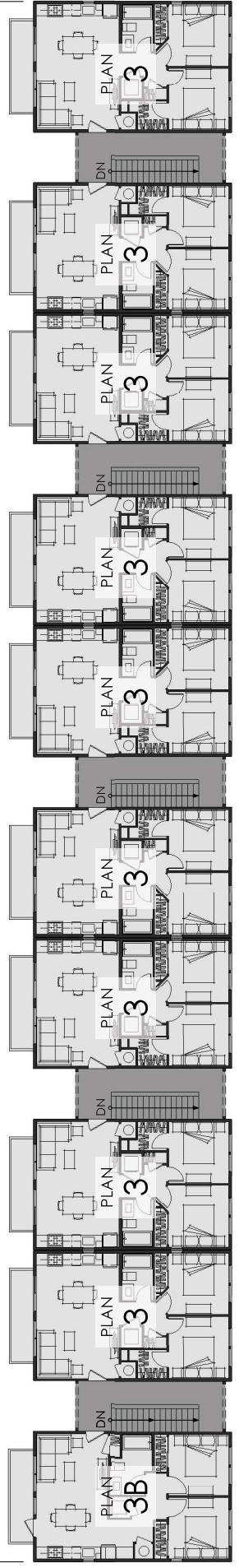




**BUILDING TYPE D (x1)**  
16 UNITS

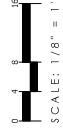
THIRD FLOOR

258'-8"



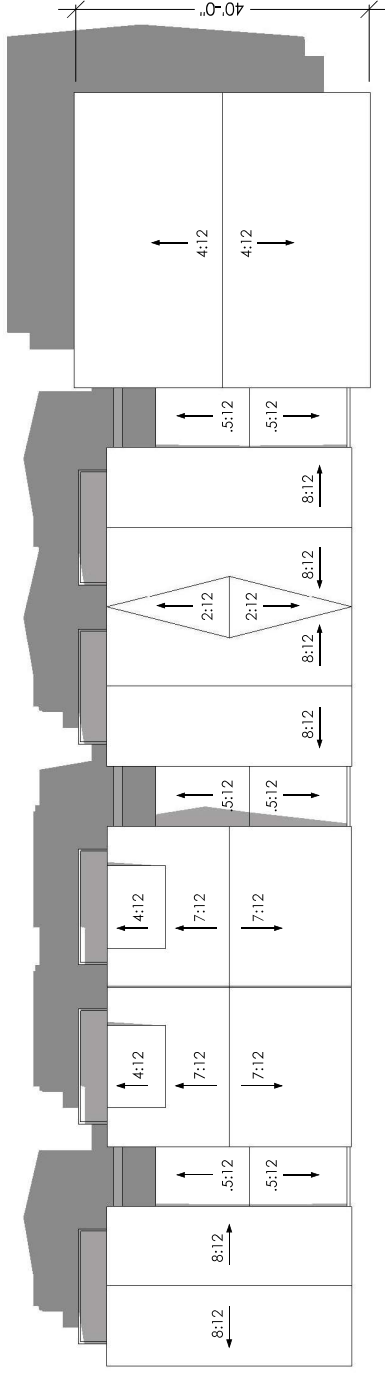
**BUILDING TYPE E (x1)**  
21 UNITS

THIRD FLOOR



January 10, 2024

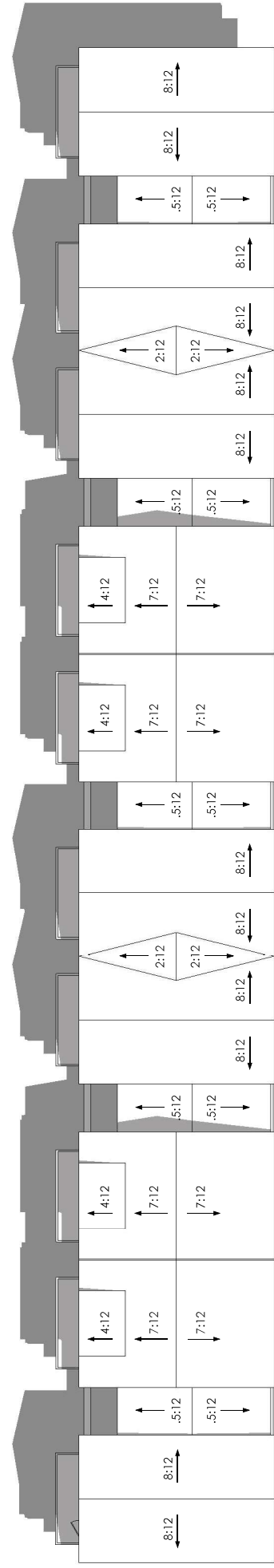
A12



**BUILDING TYPE D (x1)**

16 UNITS

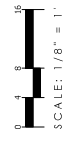
ROOF PLAN



**BUILDING TYPE E (x1)**

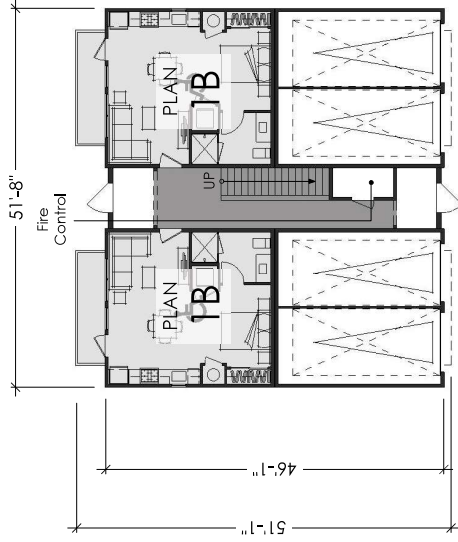
21 UNITS

ROOF PLAN



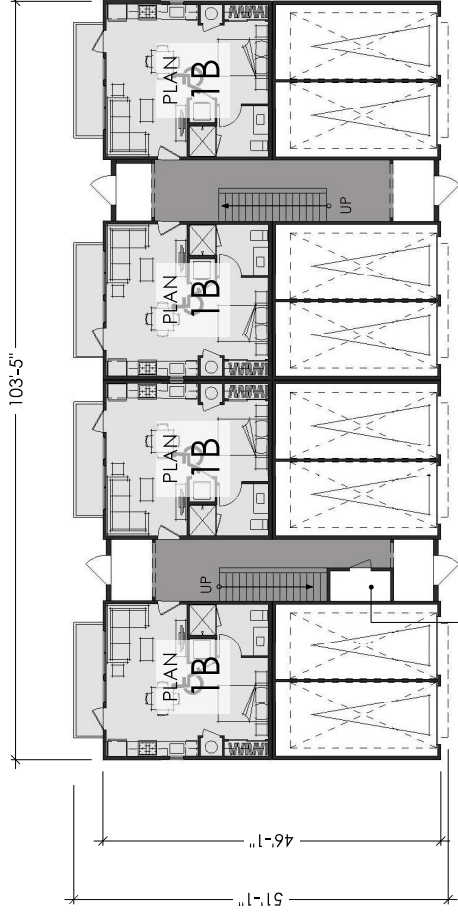
January 10, 2024

A13



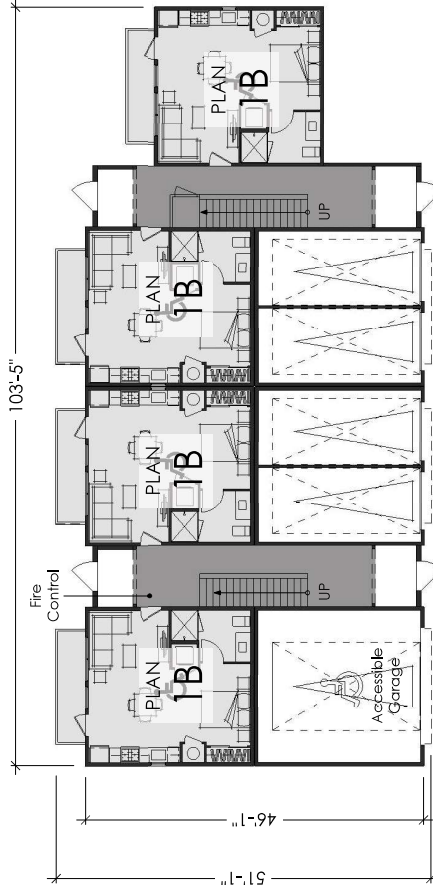
**BUILDING TYPE F (x1)**  
10 UNITS

FIRST FLOOR



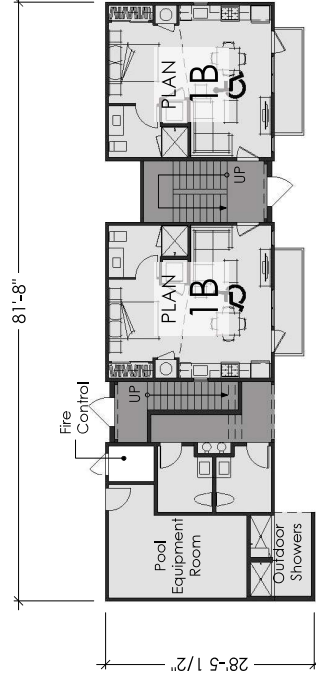
**BUILDING TYPE G (x1)**  
20 UNITS

FIRST FLOOR



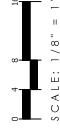
**BUILDING TYPE H (x2)**  
18 UNITS

FIRST FLOOR



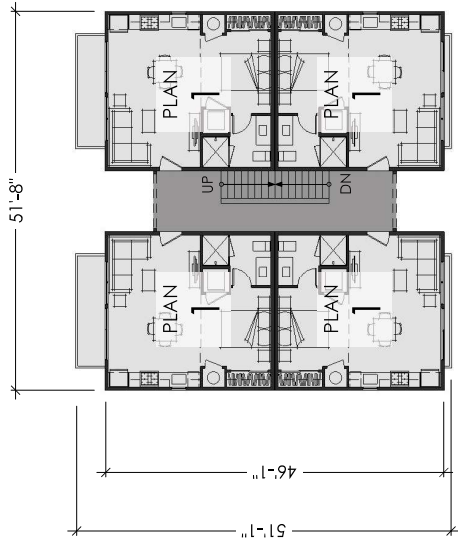
**BUILDING TYPE I (x1)**  
8 UNITS

FIRST FLOOR



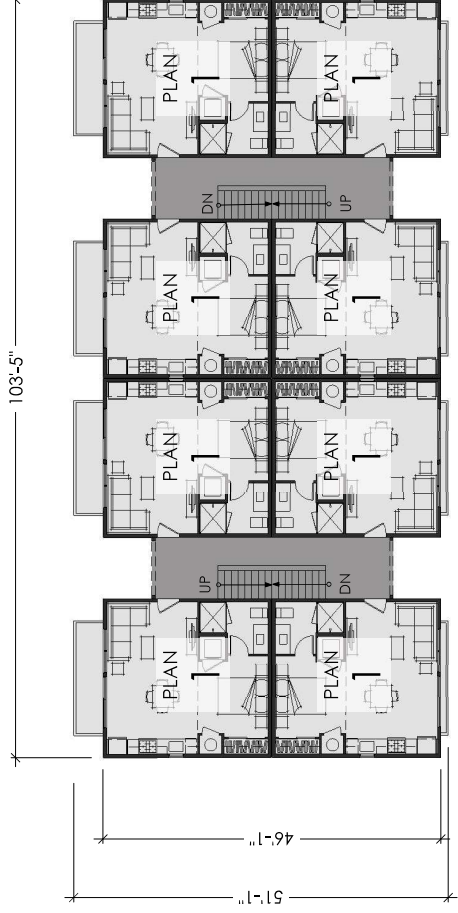
January 10, 2024

A14



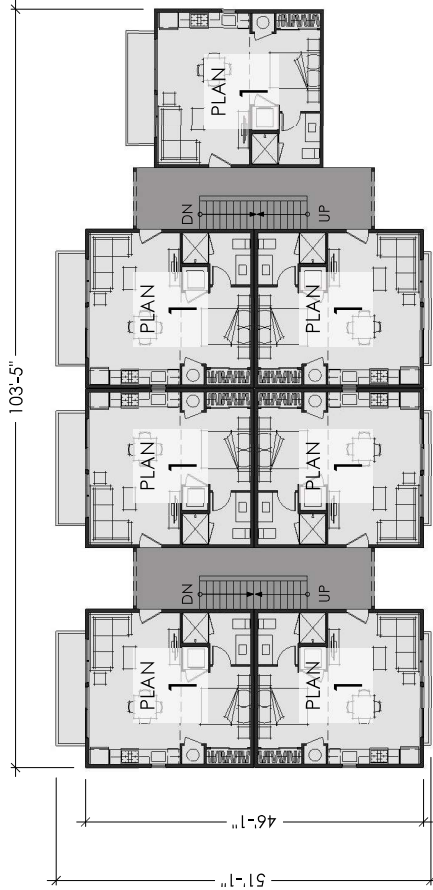
**BUILDING TYPE F (x1)**  
10 UNITS

SECOND FLOOR



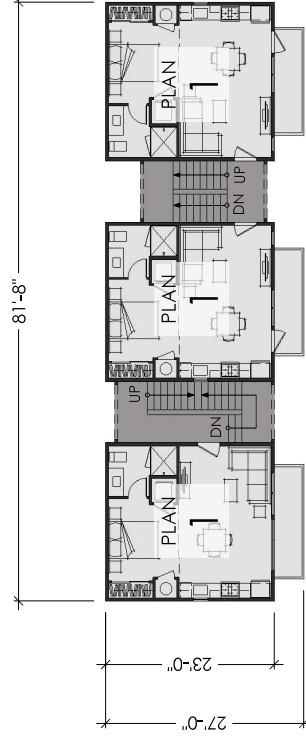
**BUILDING TYPE G (x1)**  
20 UNITS

SECOND FLOOR



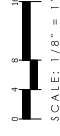
**BUILDING TYPE H (x2)**  
15 UNITS

SECOND FLOOR



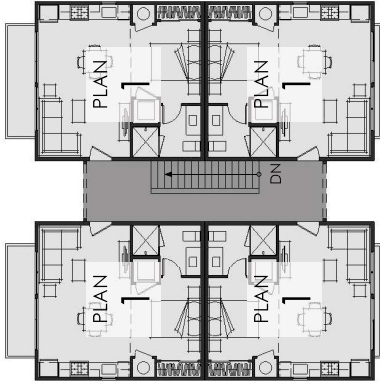
**BUILDING TYPE I (x1)**  
8 UNITS

SECOND FLOOR



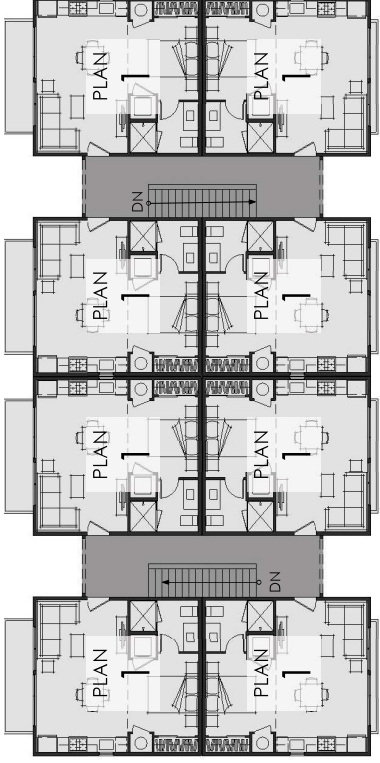
January 10, 2024

A15



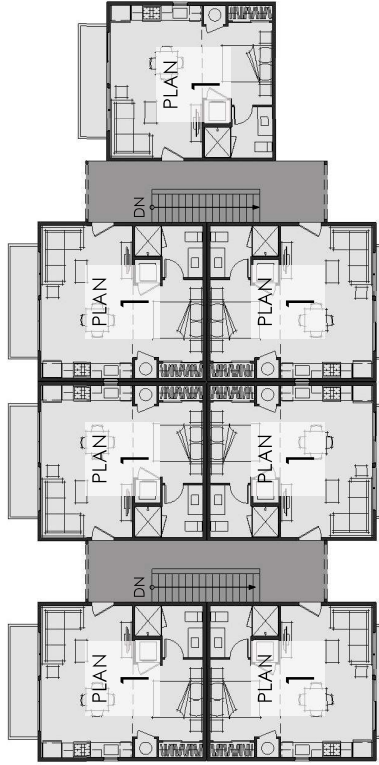
**BUILDING TYPE F (x1)**  
10 UNITS

THIRD FLOOR



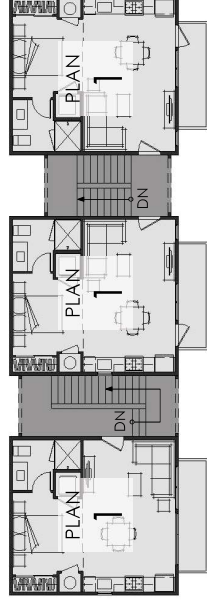
**BUILDING TYPE G (x1)**  
20 UNITS

THIRD FLOOR



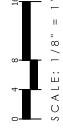
**BUILDING TYPE H (x2)**  
15 UNITS

THIRD FLOOR



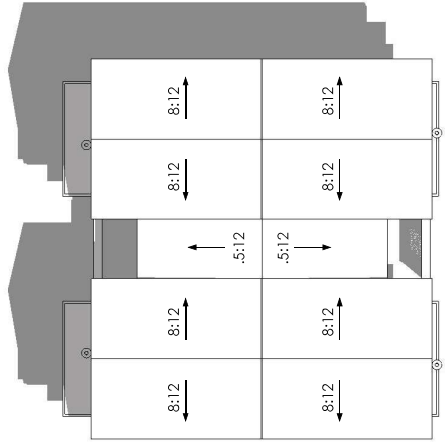
**BUILDING TYPE I (x1)**  
8 UNITS

THIRD FLOOR



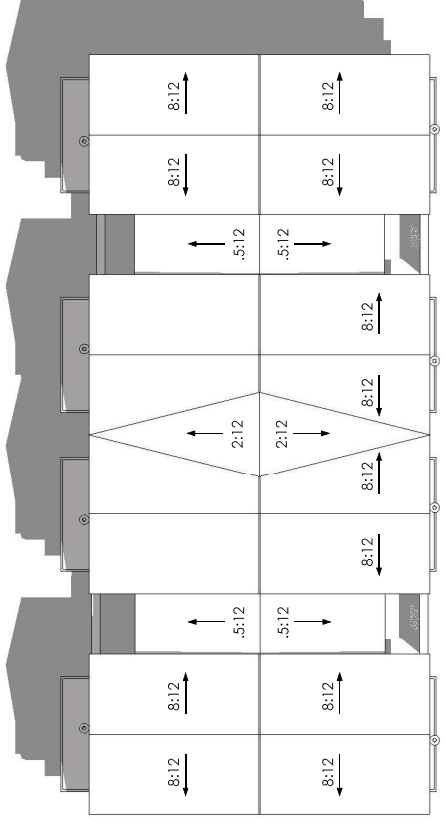
January 10, 2024

A16



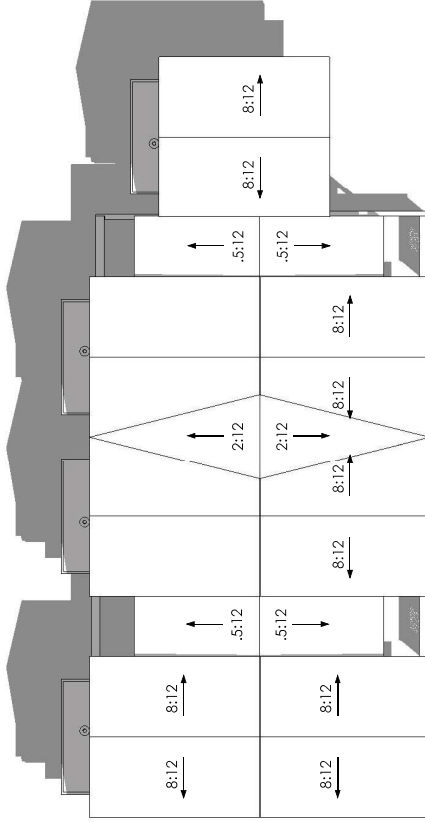
**BUILDING TYPE F (x1)**  
10 UNITS

ROOF PLAN



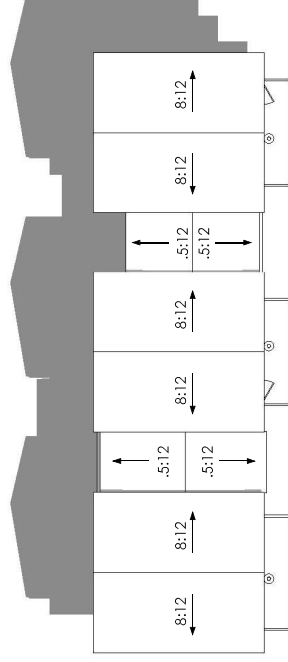
**BUILDING TYPE G (x1)**  
20 UNITS

ROOF PLAN



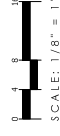
**BUILDING TYPE H (x2)**  
15 UNITS

ROOF PLAN



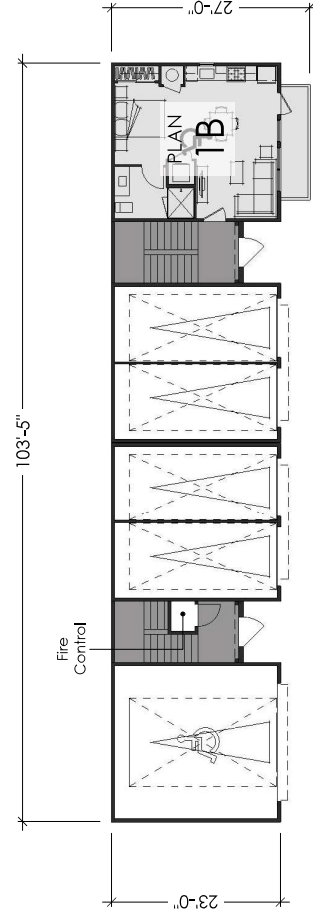
**BUILDING TYPE I (x1)**  
8 UNITS

ROOF PLAN



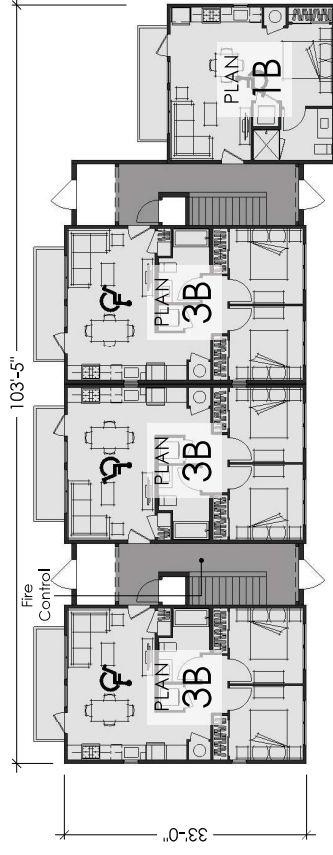
January 10, 2024

A17



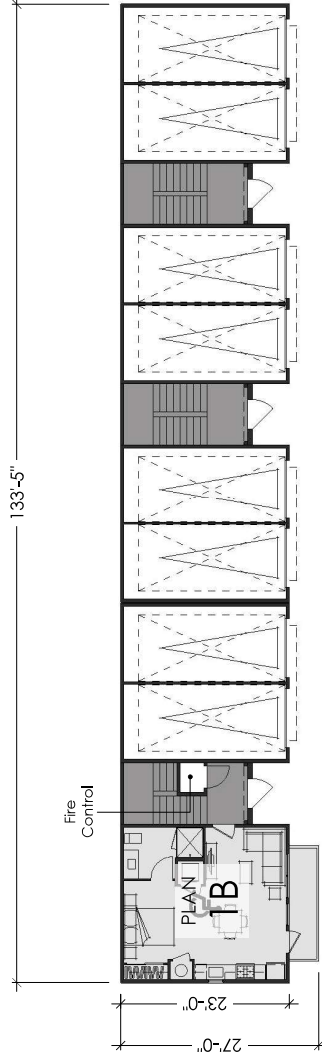
**BUILDING TYPE J (x1)**  
9 UNITS

FIRST FLOOR



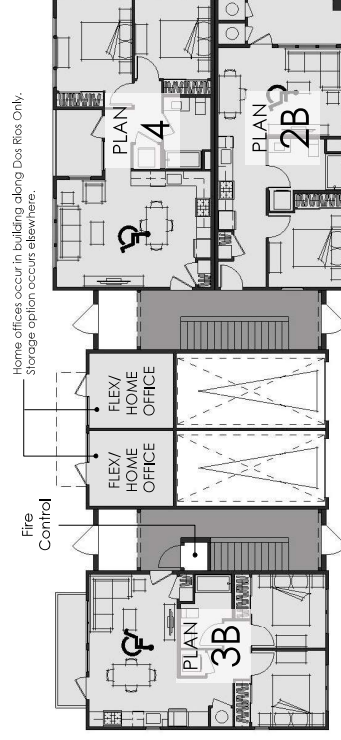
**BUILDING TYPE K (x2)**  
12 UNITS

FIRST FLOOR



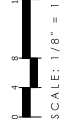
**BUILDING TYPE L (x1)**  
11 UNITS

FIRST FLOOR



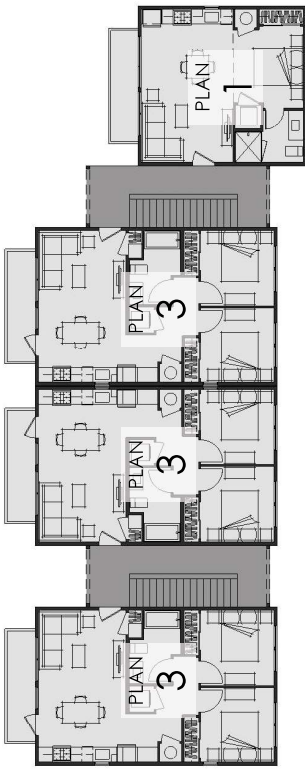
**BUILDING TYPE M (x2)**  
11 UNITS

FIRST FLOOR



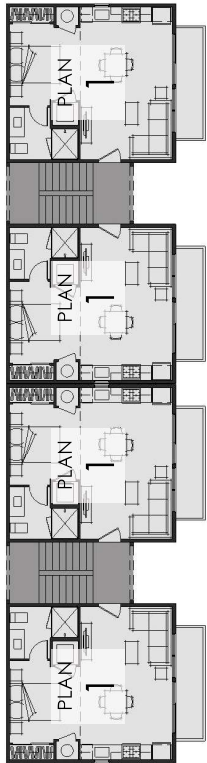
January 10, 2024

A18



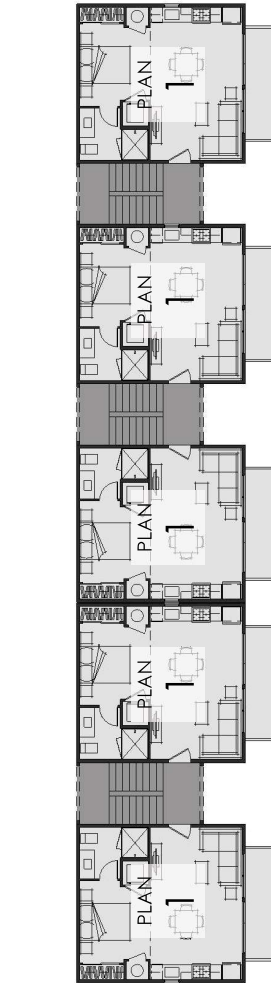
BUILDING TYPE K (x2)  
9 UNITS

SECOND FLOOR



BUILDING TYPE J (x1)  
9 UNITS

SECOND FLOOR



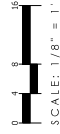
BUILDING TYPE L (x1)  
11 UNITS

SECOND FLOOR



BUILDING TYPE M (x2)  
11 UNITS

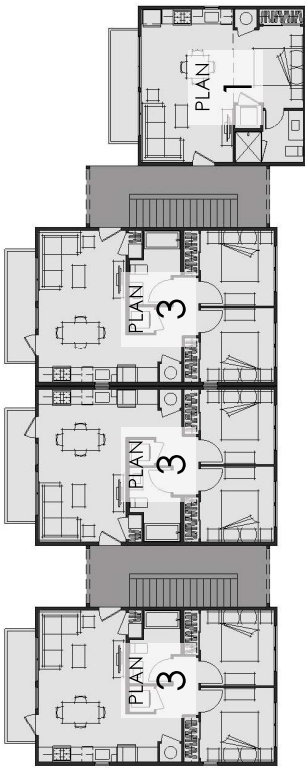
SECOND FLOOR



January 10, 2024

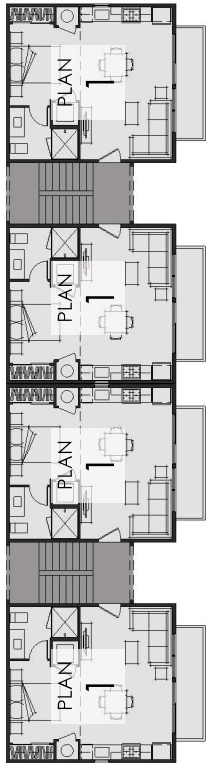
A19





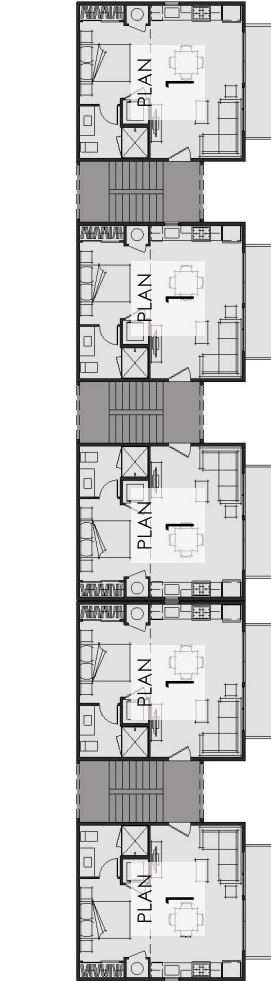
BUILDING TYPE K (x2)  
9 UNITS

THIRD FLOOR



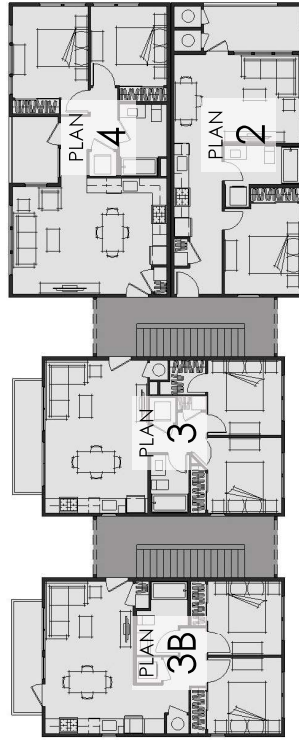
BUILDING TYPE J (x1)  
9 UNITS

THIRD FLOOR



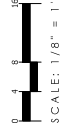
BUILDING TYPE L (x1)  
11 UNITS

THIRD FLOOR



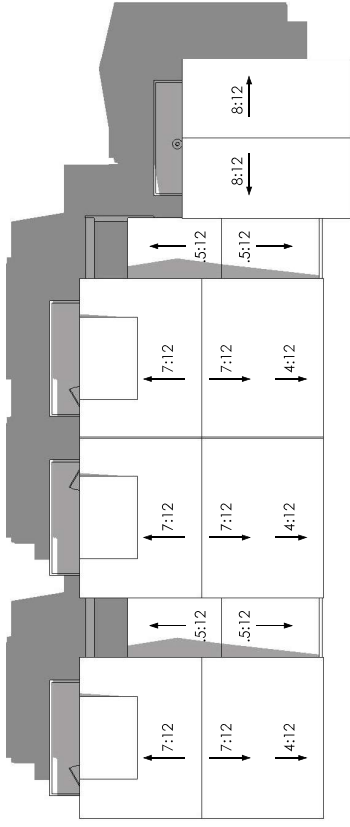
BUILDING TYPE M (x2)  
11 UNITS

THIRD FLOOR



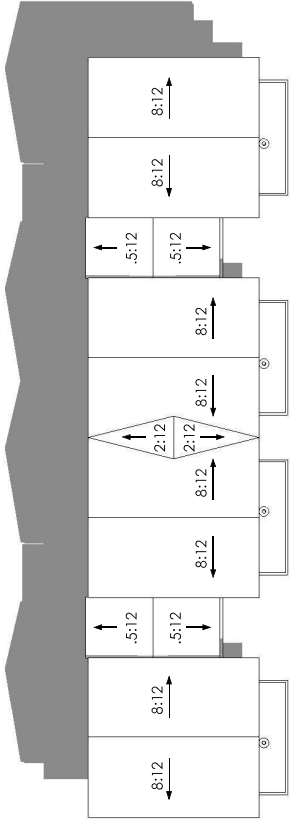
January 10, 2024

A20



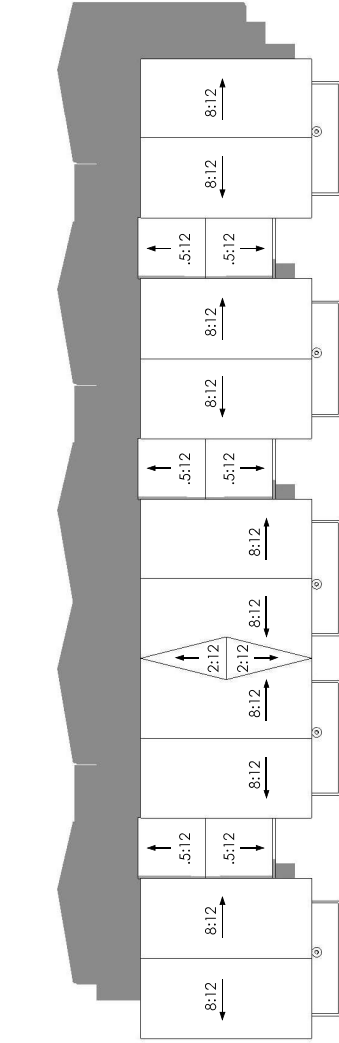
**BUILDING TYPE K (x2)**  
9 UNITS

ROOF



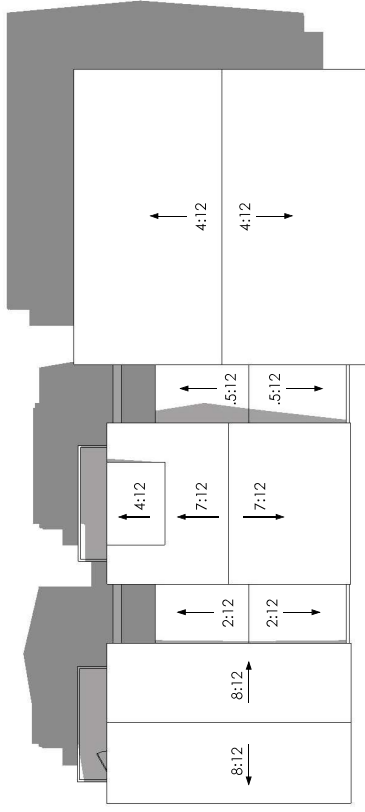
**BUILDING TYPE J (x1)**  
9 UNITS

ROOF



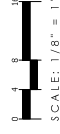
**BUILDING TYPE L (x1)**  
11 UNITS

ROOF



**BUILDING TYPE M (x2)**  
11 UNITS

ROOF



A21

January 10, 2024



EAST ELEVATION (DOS RIOS ST.)



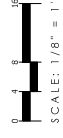
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



January 10, 2024

A22



EAST ELEVATION (DOS RIOS ST.)



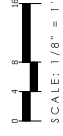
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



January 10, 2024

A23



WEST ELEVATION (STREET S)



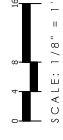
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



January 10, 2024

A24

ELEVATIONS: BUILDING TYPE C



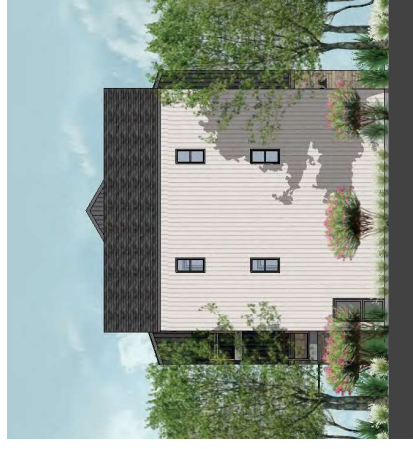
WEST ELEVATION (STREET S)



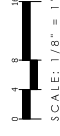
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



January 10, 2024

A25



NORTH ELEVATION (VINE STREET)



SOUTH ELEVATION

ELEVATIONS: BUILDING TYPE E



EAST ELEVATION



WEST ELEVATION



SCALE: 1/8" = 1'-0"

A27

January 10, 2024





WEST ELEVATION (COURTYARD)



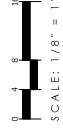
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



January 10, 2024

A28



EAST ELEVATION (COURTYARD)



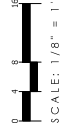
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

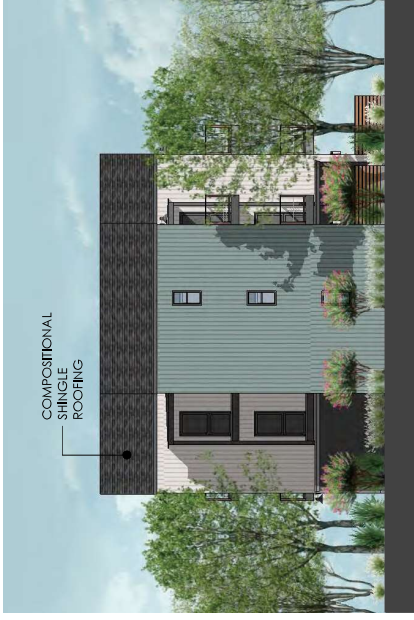


January 10, 2024

A29



SOUTH ELEVATION



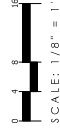
WEST (OR EAST) ELEVATION



NORTH ELEVATION



EAST (OR WEST) ELEVATION



January 10, 2024

A30

ELEVATIONS: BUILDING TYPE H



NORTH ELEVATION



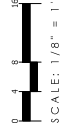
EAST ELEVATION



SOUTH ELEVATION (POOL COURT)



WEST ELEVATION



January 10, 2024

A31



SOUTH ELEVATION



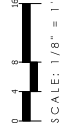
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



January 10, 2024

A32



NORTH ELEVATION



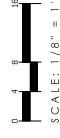
EAST (OR WEST) ELEVATION



SOUTH ELEVATION



WEST (OR EAST) ELEVATION



January 10, 2024

A33



SOUTH ELEVATION



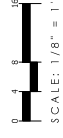
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



January 10, 2024

A34



WEST (OR EAST) ELEVATION



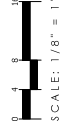
NORTH ELEVATION



EAST (OR WEST) ELEVATION



SOUTH ELEVATION



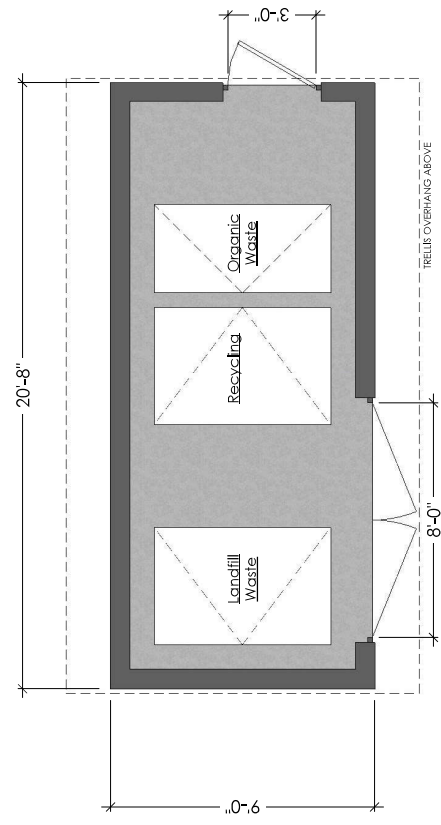
January 10, 2024

A35





FRONT ELEVATION 1



FLOOR PLAN



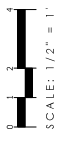
REAR ELEVATION 4



RIGHT ELEVATION 3



LEFT ELEVATION 2



January 10, 2024

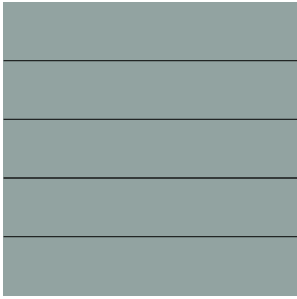
A45

**JZMK**  
PARTNERS

TRASH ENCLOSURE - PLAN AND ELEVATIONS, TYP

**The Village at Dos Rios**  
SACRAMENTO, CALIFORNIA

**Dos Rios Vine, LLC**



**Painted Vertical Siding**  
Vista Paint  
0702 - Peg's Promise



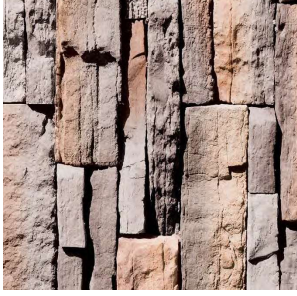
**Painted Vertical Siding**  
Vista Paint  
0278 - Barbary Sand



**Painted Vertical Siding**  
Vista Paint  
0582 - Paved Path



**Painted Vertical Siding**  
Vista Paint  
0528 - Greybeard



**Stone Veneer**  
Coronado Stone  
Weathered Edge



**Garage Doors**  
Vista Paint  
0570 - Grey Locks



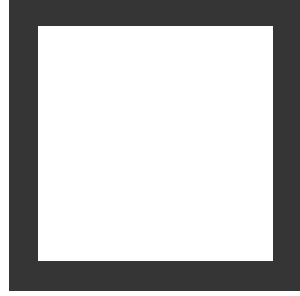
**Stucco, Fine Sand Finish**  
0441 - Slate Stone



**Stucco, Fine Sand Finish**  
0582 - Paved Path



**Composite Shingle Roofing**  
GAF  
Timberline, Pewter Gray



**Vinyl Windows**  
Black

**LEGEND**

- ..... FOUND MONUMENT
- ..... DIMENSION POINT - NOTHING FOUND OR SET
- ..... DRAIN MANHOLE
- ..... SEWER CLEAN OUT
- ..... FIRE HYDRANT
- ..... FIRE DEPARTMENT CONNECTION
- ..... WATER VALVE
- ..... WATER BOX OR METER
- ..... WATER VALVE ASSEMBLY
- ..... WATER MANHOLE
- ..... ELECTRIC BOX OR VAULT
- ..... PULL BOX
- ..... TRANSFORMER
- ..... UTILITY POLE
- ..... LIGHT
- ..... TRAFFIC SIGNAL
- ..... ELECTRIC MANHOLE
- ..... TELEPHONE BOX
- ..... TELEPHONE MANHOLE
- ..... TELEVISION BOX
- ..... TELEVISION MANHOLE
- ..... GAS VALVE
- ..... GAS METER
- ..... SIGN
- ..... HANDICAP PARKING OR RAMP

**ABBREVIATIONS**

- AC ASPHALTIC CONCRETE
- BK BOOK
- CL CENTERLINE
- CN CONCRETE
- DI DRAIN INLET
- FC FACE OF CURB
- FL FLOWLINE
- O.R. OFFICIAL RECORDS
- PG PAGE
- P.O.B. POINT OF BEGINNING
- PL PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- TBC TOP BACK OF CURB
- TE TRASH ENCLOSURE
- TYP TYPICAL

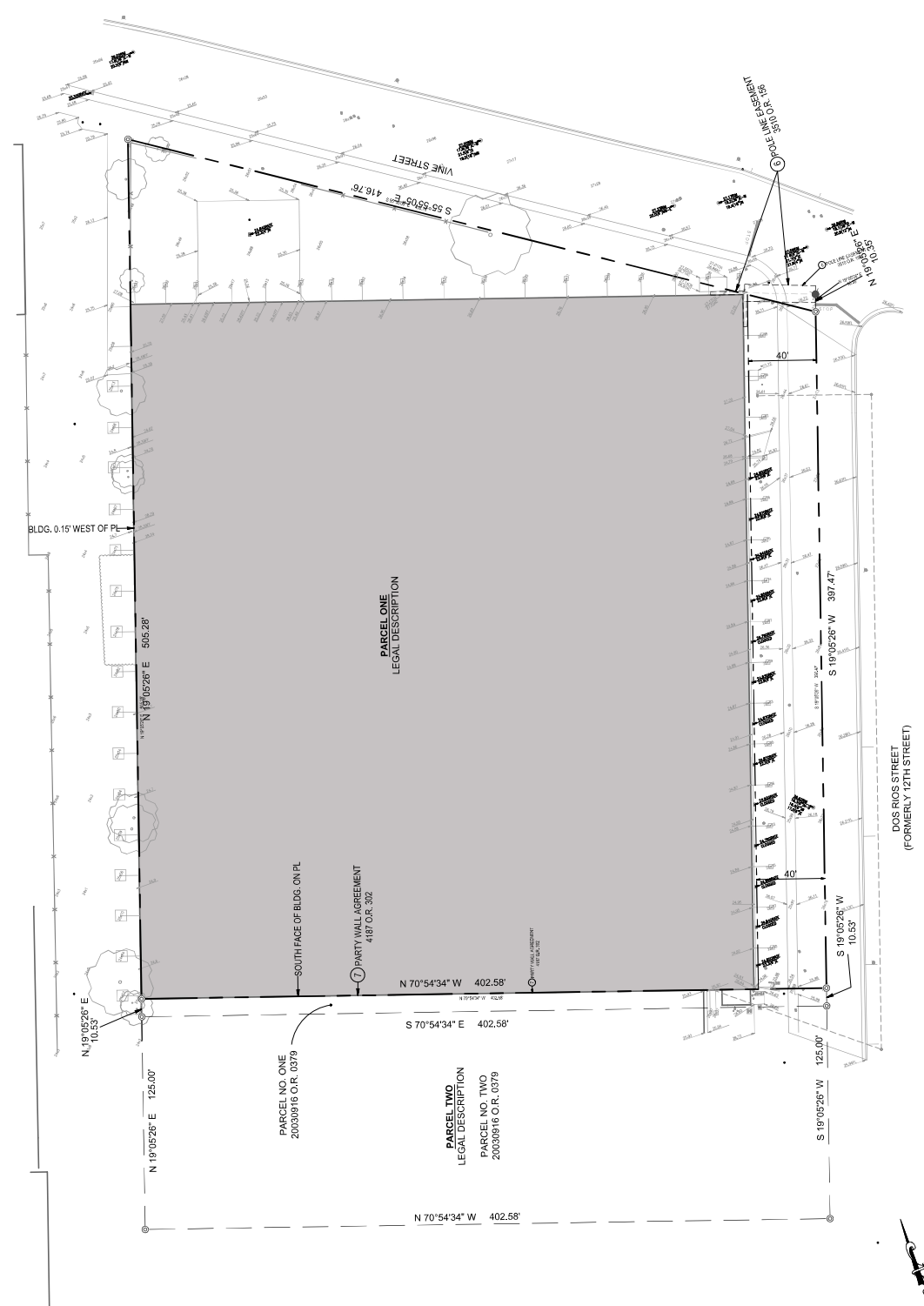
( )..... RECORD PER LEGAL DESCRIPTION

**LINETYPES**

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- EASEMENT

**NOTES**

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY MORROW SURVEYING.



BENCHMARK ELEVATION: 26.447 (NAVB85)  
 CITY OF SACRAMENTO BENCHMARK  
 287-ETC, E= 26.447 (NAVB85)  
 RANSET IN TRAFFIC SIGNAL BASE, SE  
 CORNER ROUNDUP BLDG. & 505 RIOS ST

**JTS ENGINEERING**  
**CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED: TEG  
 DRAWN: TEG  
 CHECKED: PHVA  
 SUBMITTED: PASTOR H. Y. ABUEJEA III RCE: 944339



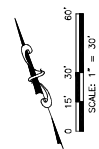
NO.	DESCRIPTION	REVISION	DATE

EXISTING CONDITIONS  
**THE VILLAGE AT DOS RIOS**  
 701 DOS RIOS ST.  
 APN: 001-0081-013  
 CITY OF SACRAMENTO

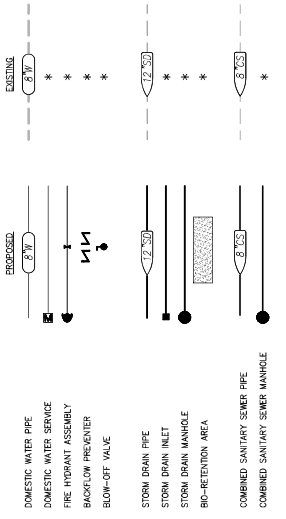
DATE: 03/27/24  
 SHEET  
**C2**  
 OF 6

JOB NO: 2023-096

CALIFORNIA



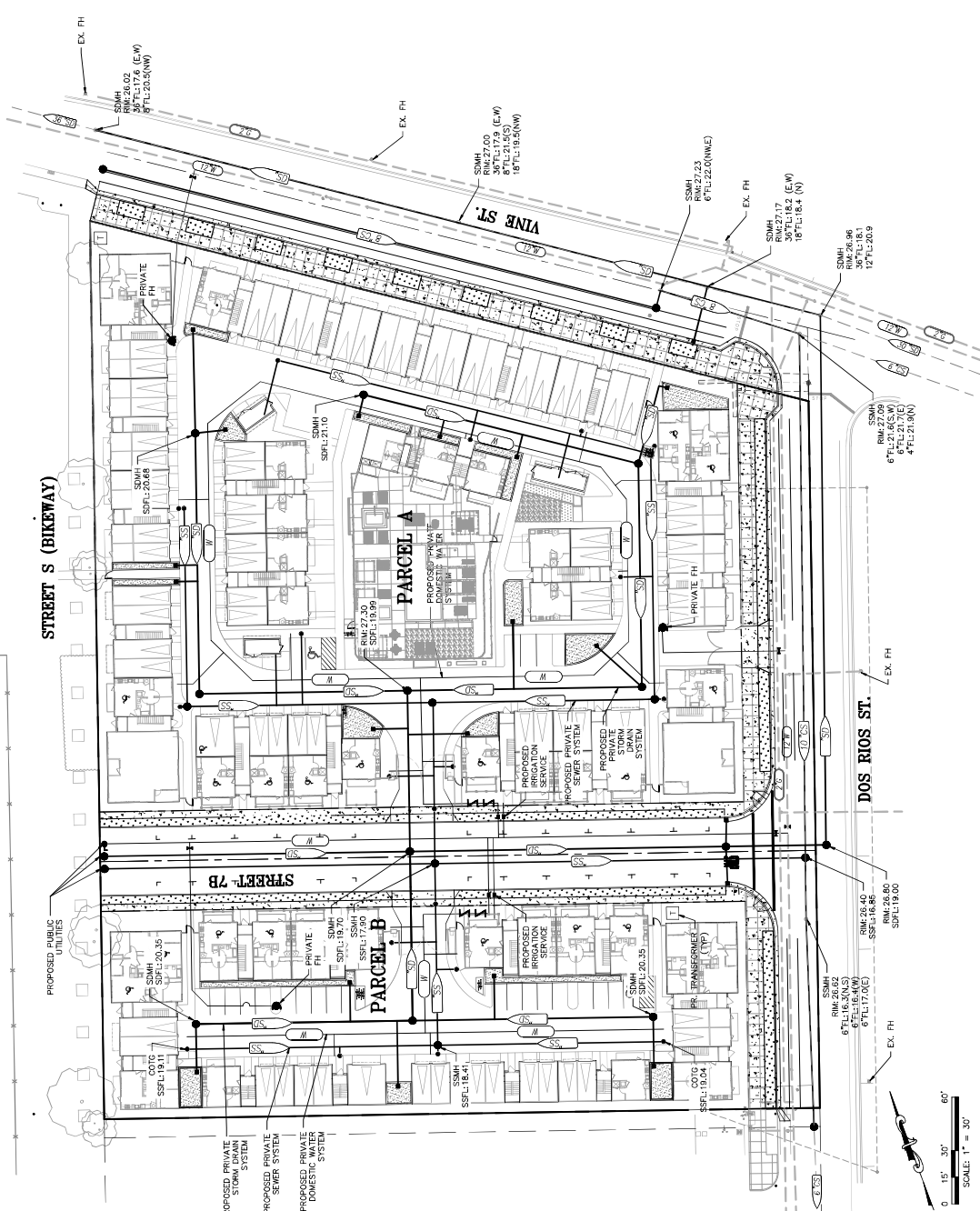
**LEGEND**



\* SEE EXISTING CONDITIONS

**NOTES**

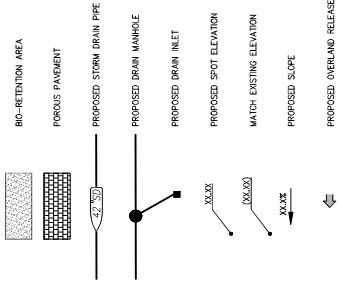
- EXISTING UNDERGROUND UTILITY LINES DRAFTED BY JTS ENGINEERING BASED ON FIELD SURVEY COMPLETED BY MARRON SURVEYING AND UTILITY MAPS. ALL UTILITIES SHOWN ARE SUBJECT TO BE ABANDONED IF NOT USED FOR THE PROPOSED PROJECT SITE.
- NEW WATER SERVICES (OTHER THAN FIRE) SHALL BE METERED.
- PROPOSED SANITARY SEWER MAINS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- PROPOSED SANITARY SEWER MAINS ARE SLOPED AT 0.5% UNLESS NOTED OTHERWISE.
- PROPOSED PRIVATE SANITARY SEWER MAINS ARE SLOPED AT 1% UNLESS NOTED OTHERWISE.
- PROPOSED STORM DRAIN PIPES ARE SLOPED AT 0.5% UNLESS OTHERWISE NOTED.
- PROPOSED SIZES OF STORM DRAIN AND SANITARY SEWER MAINS SHALL BE DETERMINED FOR PROJECT UTILITY RIGHTS.



<p><b>JTS ENGINEERING CONSULTANTS, INC.</b>          1808 J STREET          SACRAMENTO, CALIFORNIA 95811 (916) 441-6708</p>		<p>DESIGNED: _____          DRAWN: _____          CHECKED: _____</p>		<p>SCALE: _____          H: 1" = 30'          V: 1" = 4'</p>		<p>APPROVAL DATE: _____          BY: _____</p>	
<p>PROJECT: THE VILLAGE AT DOS RIOS          701 DOS RIOS ST.          CITY OF SACRAMENTO          APN: 001-0081-013</p>		<p>DATE: 03/27/24          SHEET: C3          OF 6</p>		<p>NO. _____ DESCRIPTION _____</p>		<p>ENCN. UNIT BY DATE</p>	

BENCHMARK ELEVATION: 26.447 (NAVB85)  
 CITY OF SACRAMENTO BENCHMARK  
 297-ETC, E = 26.447 (NAVB85)  
 RANSET IN TRAFFIC SIGNAL BASE, SE  
 CORNER ROUNDABOUT, & 505 RIOS ST

**LEGEND**

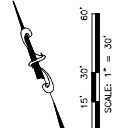
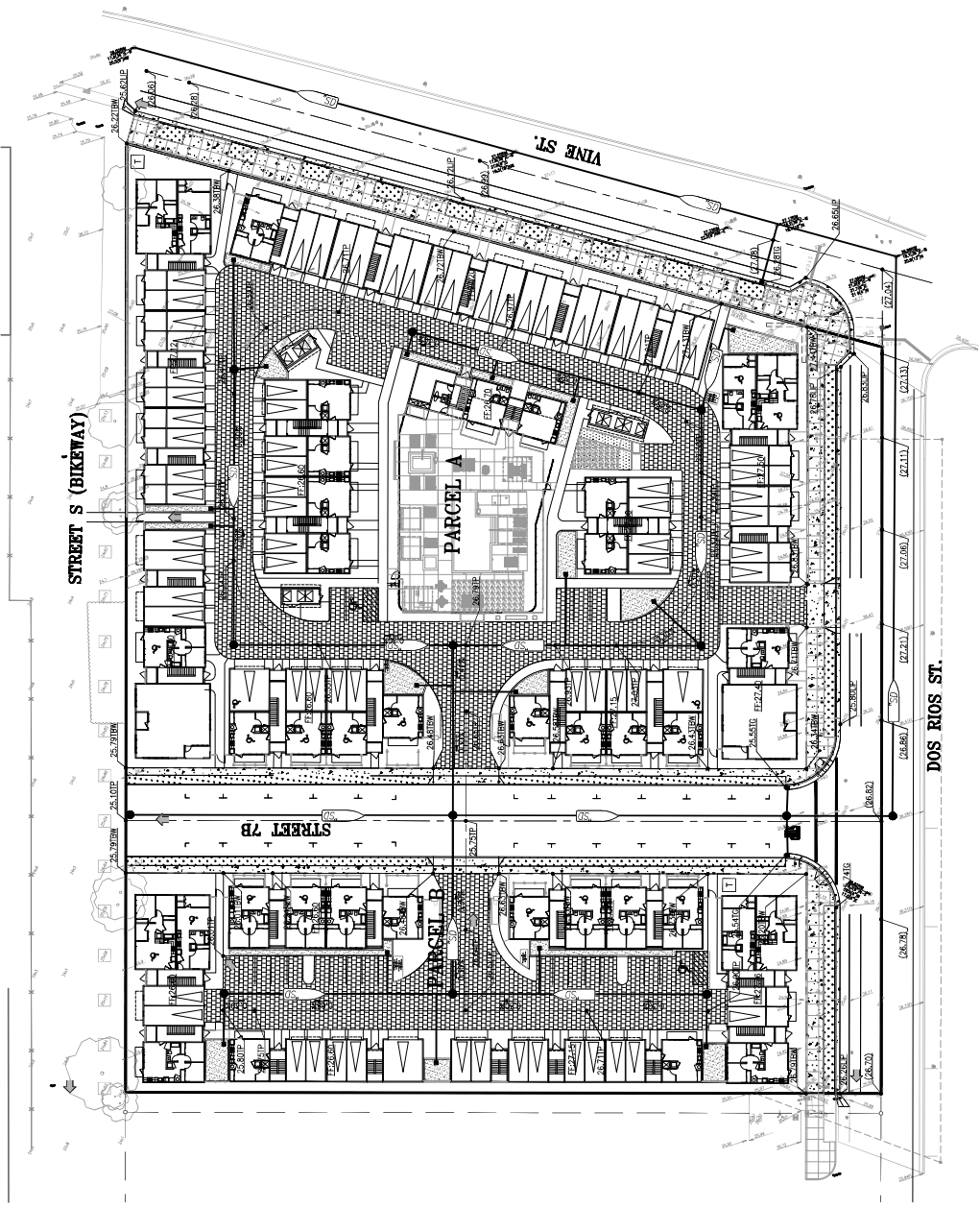


**ABBREVIATIONS**

- BW BOTTOM OF CROSS WALL
- FF FINISHED FLOOR
- FG FINISHED GRADE
- CFL CENTER FLOW LINE
- STP STORM TRENCH
- IBW TOP BACK OF WALL

**NOTES**

1. ALL ELEVATIONS SHOWN ARE APPROXIMATE. ACTUAL ELEVATIONS TO BE SHOWN ON CONSTRUCTION DRAWINGS.
2. STRUCTURAL CALCULATIONS AND ADDITIONAL DETAILS WILL BE INCLUDED IN PROPOSED BUILDINGS.
3. PROPOSED BUILDINGS SHALL BE WATERPROOFED WHERE WITHIN MINIMUM OF 1.5'-FT ABOVE PARKING FLOOR LINE OVERLAND RELEASE SURFACE ELEVATION, OR 4'-IN ABOVE INTERNAL PROPERTY LINE GRADE BREAKS. ELEVATIONS SHOWN ARE APPROXIMATE FINISHED GRADE ELEVATIONS. ACTUAL FINISHED ELEVATIONS TO BE SHOWN ON CONSTRUCTION DRAWINGS.



BENCHMARK ELEVATION: 26.447 (NA1985)  
 CITY OF SACRAMENTO BENCHMARK  
 297-ETC, E= 26.447 (NA1985)  
 RANSET IN TRAFFIC SIGNAL BASE, SE  
 CORNER ROUNDUP BLVD. & DOS RIOS ST

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED: TEG  
 DRAWN: TEG  
 CHECKED: PHVA  
 SCALE: H: 1" = 30"  
 V: N/A  
 SUBMITTED: PASTOR H. Y. ABLEJUELA III RCE: 94339



NO.	DESCRIPTION	ENGR. UNIT	APPROVAL DATE

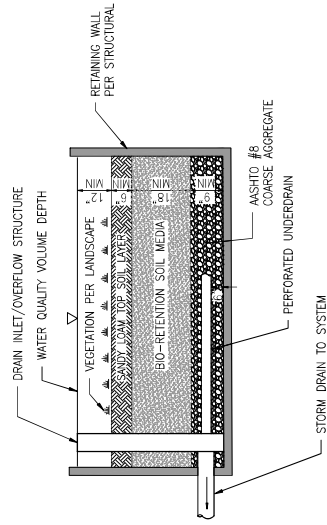
DATE: 03/27/24  
 SHEET C4 / OF 6  
 PRELIMINARY GRADING & DRAINAGE PLAN  
**THE VILLAGE AT DOS RIOS**  
 701 DOS RIOS ST.  
 CITY OF SACRAMENTO  
 APN: 001-0081-013  
 JOB NO: 2023-056

**LEGEND**

- DRAINAGE MANAGEMENT AREA (DMA)
- ▨ BIO-RETENTION AREA
- ▤ POROUS PAVEMENT

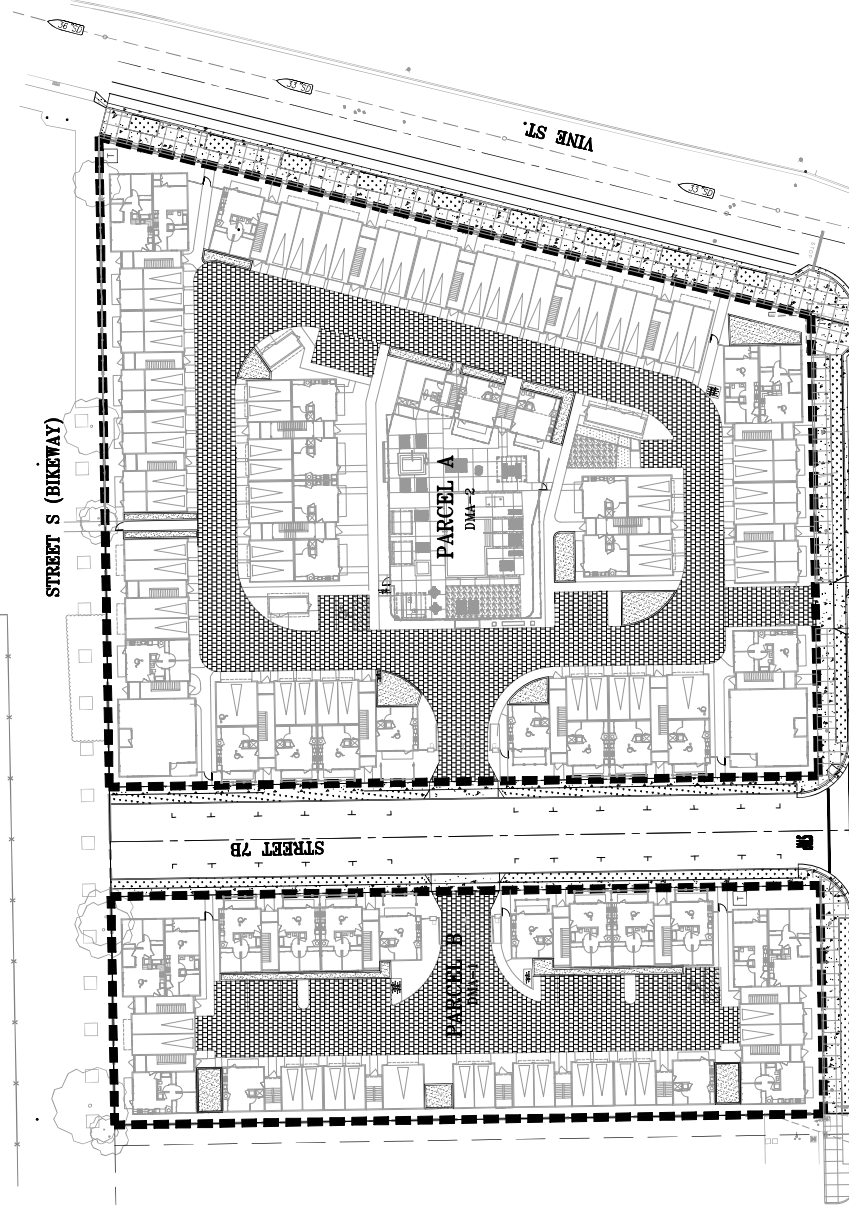
**NOTES**

1. POROUS PAVEMENT AREA PERCENTAGE SHALL BE DETERMINED TO MEET 2000 LB LOADING REQUIREMENTS.
2. BIO-RETENTION PLANTER AREAS SHALL BE DESIGNED TO MEET 2000 LB LOADING REQUIREMENTS AND BE DESIGNED TO DISCHARGE INTO PUBLIC STORM DRAIN SYSTEM.

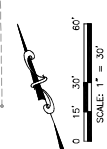


TYPICAL BIO-RETENTION PLANTER DETAIL

DRAINAGE MANAGEMENT AREA SUMMARY				NOTES	
DRAINAGE MANAGEMENT AREA (DMA)	TOTAL AREA (SQ. FT.)	AREA OF BIO-RETENTION PLANTER (SQ. FT.)	% OF IMPERVIOUS PAVEMENT	LID POINTS	WGTED LID POINTS
DMA-1	42,361	1140	90	11214	32.4
DMA-2	102,936	2188	90	21262	63.5
TOTAL	145,297	-	-	-	95.8



DOS RIOS ST.



BENCHMARK ELEVATION: 26.447 (NAVD83)  
 CITY OF SACRAMENTO BENCHMARK  
 287-ETC, E= 26.447 (NAVD83)  
 POINT IN TRAFFIC SIGNAL BASE, SE  
 CORNER ROUNDABOUT, 701 DOS RIOS ST

DATE: 03/27/24  
 SHEET  
**C5**  
 OF 6

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**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

PRELIMINARY STORMWATER QUALITY PLAN  
**THE VILLAGE AT DOS RIOS**  
 701 DOS RIOS ST.  
 APR: 001-0081-013  
 CITY OF SACRAMENTO

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NO.	DESCRIPTION	APPROVAL DATE

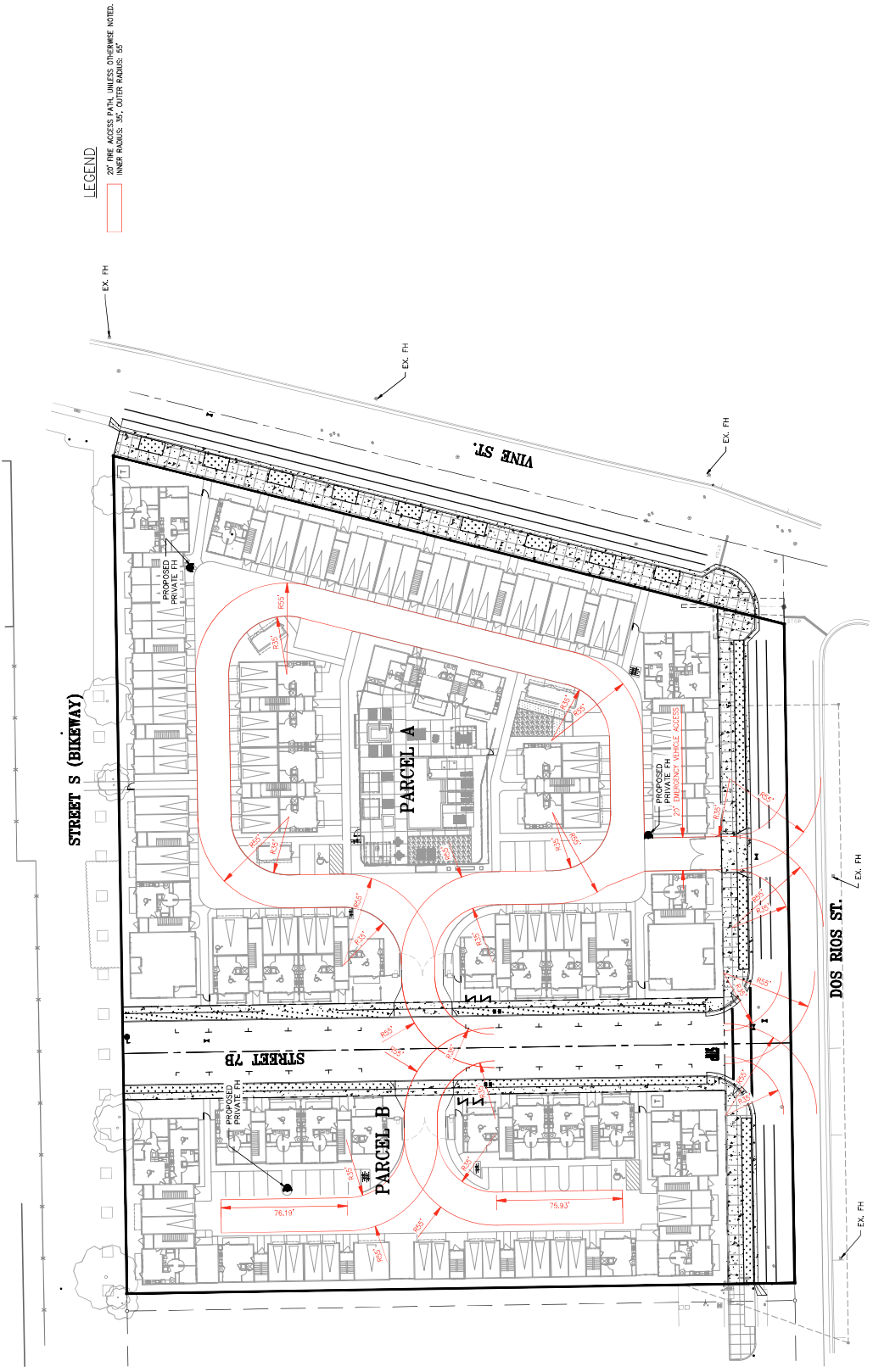
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DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H: 1" = 30'
CHECKED:	PHVA	V: N/A
SUBMITTED: PASTOR H. Y. ABUJUELA III RCE: 94339		

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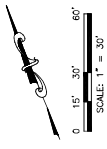
DESIGNED: TEG  
 DRAWN: TEG  
 CHECKED: PHVA

APPROVAL DATE



**LEGEND**  
 20' PRV. ACCESS PATH, UNLESS OTHERWISE NOTED.  
 INNER RADIUS: 35', OUTER RADIUS: 55'

<b>JTS ENGINEERING CONSULTANTS, INC.</b> 1808 J STREET SACRAMENTO, CALIFORNIA 95811 (916) 441-6708		DESIGNED: TEG DRAWN: TEG CHECKED: PHVA SUBMITTED: PASTOR H. Y. ABUEJEA III RCE: 94339		SCALE: H: 1" = 30' V: N/A		NO. DESCRIPTION APPROVAL DATE BY		DATE: 03/27/24 SHEET: C1 OF 1	
<b>THE VILLAGE AT DOS RIOS</b> 701 DOS RIOS ST. CITY OF SACRAMENTO APN: 001-0081-013		BENCHMARK ELEVATION: 26.447 (NAVB85) CITY OF SACRAMENTO BENCHMARK 287-ETC, E= 26.447 (NAVB85) RANSET IN TRAFFIC SIGNAL BASE, SE CORNER ROUNDABOUT, & DOS RIOS ST		JOB NO: 2023-098		TURNING TEMPLATE EXHIBIT		CALIFORNIA	



**ATTACHMENT C**





# California Tree and Landscape Consulting, Inc.

359 Nevada Street, #201, Auburn, CA 95614

(530) 745-4086

September 22, 2023

Steve Fuhrman  
 Fuhrman Leamy Land Group  
 (916) 783-5263  
 Via Email: [stevef@fllandgroup.com](mailto:stevef@fllandgroup.com)

## PRE-DEVELOPMENT ARBORIST REPORT

**RE: 701 Dos Rios Street, APN #001-0081-013, City of Sacramento jurisdiction**

### Executive Summary:

Steve Fuhrman of Fuhrman Leamy Land Group, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or overhanging the site for purposes of evaluating the impacts to the trees from the proposed development plans 'Preliminary Site Plan' dated 8/22/2023. The property is within the jurisdiction of the City of Sacramento. See Supporting Information Appendix A –Tree Location Map.

Edwin Stirtz, ISA Certified Arborist #WE-0510A, was on site September 1, 2023. A total of 11 trees were evaluated, 1 of which may be located offsite<sup>1</sup> on the neighboring parcel, 1000 Vine Street. There are 2 trees on the property considered 'Private-Protected' by the City of Sacramento Tree Preservation code chapter 12.56. All 11 trees evaluated are proposed for removal. All vegetation that could be a tree was identified and no other protected trees are on or overhanging the site.

**Table 1 – Tree Inventory Summary**

Tree Species	Trees Inventoried	Trees located on the Parcel <sup>1</sup>	Protected by Sacramento City Tree Preservation Code	Proposed for Removal
Blue elderberry, <i>Sambucus nigra subsp. caerulea</i>	1	1	0	1
California sycamore, <i>Platanus racemosa</i>	1	1	1 (Private Protected)	1
Chinese pistache, <i>Pistacia chinensis</i>	1	1 (May be offsite)	0	1
Cottonwood, <i>Populus sp.</i>	1	1	0	1
Elm, <i>Ulmus sp.</i>	2	2	0	2
Interior live oak, <i>Quercus wislizeni</i>	1	1	0	1
Tree-of-heaven, <i>Ailanthus altissima</i>	3	3	0	3
Valley oak, <i>Quercus lobata</i>	1	1	1 (Private Protected)	1
<b>Total</b>	<b>11</b>	<b>11</b> (1 may be offsite)	<b>2 (Private Protected)</b>	<b>TBD</b>

**See Appendices for specific information on each tree and preservation requirements and/or restrictions**

<sup>1</sup> CalTLC is not a licensed land surveyor. Tree ownership was not determined. Conclusions within this report are based on existing fences or other landmarks which may not represent the actual property boundary.

## METHODS

**Appendix 2** in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our findings.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture’s best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

**Tree Location:** The GPS location of each tree was collected using the ESRI’s ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI’s ArcMap, to produce the tree location map.

**Tree Measurements:** DBH (diameter breast high) is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted. A Swedish caliper was used to measure the DBH for trees less than 23” in diameter and a steel diameter tape for trees greater than 23”. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

### Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
City Tag #	The number listed on the City of Sacramento tree inventory in the ARC GIS system found online at: <a href="http://saccity.maps.arcgis.com">saccity.maps.arcgis.com</a>
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted in the next column “measured at”
DSH	“Diameter at standard height” is the same as DBH except as follows (according to the City of Sacramento requirements): (1) For a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point; and (2) For a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk plus one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Arborist Rating Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

#### Arborist Ratings

No problem(s)	Excellent	<b>5</b>
No apparent problem(s)	Good	<b>4</b>
Minor problem(s)	Fair	<b>3</b>
Major problem(s)	Fair to Poor	<b>2</b>
Extreme problem(s)	Poor	<b>1</b>
Dead	Dead	<b>0</b>

**Rating #0:** This indicates a tree that has no significant sign of life.

**Rating #1:** The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

**Rating #2:** The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

**Rating #3:** The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

**Rating #4:** The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

**Rating #5:** No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

**Notes:** Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

**Development Restrictions/Actions** Recommended actions to increase health and longevity.

**Development Impacts** Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

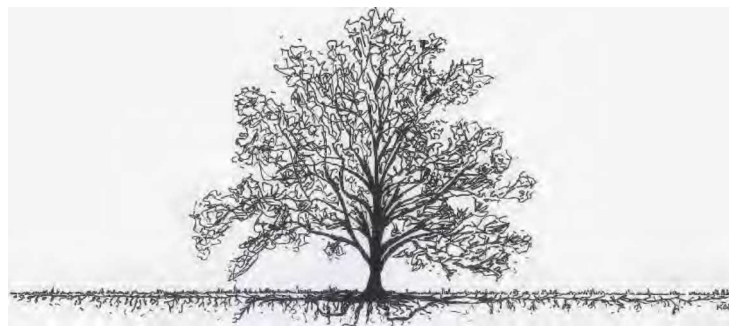
Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

### Discussion

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the County ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. Tree Protection measures should be incorporated into the site plans in order to protect the trees.

### Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects

on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

### Arborist Classifications

There are different types of Arborists:

**Tree Removal and/or Pruning Companies:** These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

**Arborists:** Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

**ISA Certified Arborist:** An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: [isa-arbor.org](http://isa-arbor.org).

**Consulting Arborist:** An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: [asca-consultants.org](http://asca-consultants.org)

### RECOMMENDATIONS: Summary of Tree Protection Measures for Site Planning

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Information Data.

- **The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist.** Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Report Prepared by:

Project Arborist:



Caroline Nicholas  
Arborist Assistant



Edwin E. Stirtz  
Consulting Arborist  
ISA Certified Arborist #WE-0510A, TRAQ

- Appendix 1 – Tree Location Map/Development Site Plan
- Appendix 2 – Tree Data and Tree Specific Recommendations
- Appendix 3 – General Development Guidelines
- Appendix 4 – Site Photographs

### Bibliography

- International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture.
- L.R., C. (2003). *Reducing Infrastructure Damage by Tree Roots*. Porterville: International Society of Arboriculture.
- Matheny, J. C. (1994). *Evaluation of Hazard Trees in Urban Areas, Second Edition*. Champaign: International Society of Arboriculture.
- Menzer, K. (2008). *Consulting Arborist Report*.
- Smiley. (2008). *Managing Trees During Construction, Best Management Practices*. Champaign: International Society of Arboriculture.
- Stamen, R. (1997). *California Arboriculture Law*. Riverside: Law Offices of Randall S. Stamen.
- Tree Care Industry Association. (2017). *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning)*. Londonderry: Tree Care Industry Association.
- Urban, J. (2008). *Up by the Roots*. Champaign: International Society of Arboriculture.

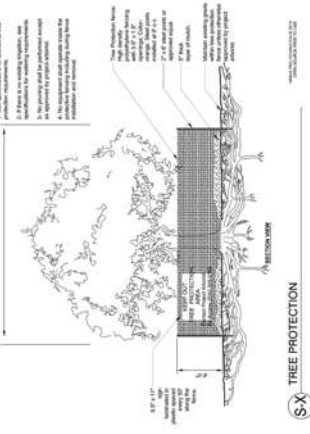


**California Tree & Landscape Consulting, Inc.**  
 359 Nevada Street, Suite 201  
 Auburn, CA 95603

**Tree Protection General Requirements**

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is: K. Cary Kelley (916) 939-9162. The project arborist shall monitor the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.

2. The project arborist should inspect the excavation and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2, unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be not an acceptable location for installation of the protection fence. No 'drip-line' is required for trees with a canopy radius of 10 feet or less. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may be in contact with the trunk. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.  
 3. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.  
 4. All grading and utility trenching, shall be approved and/or supervised by the project arborist.  
 5. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.



**Legend**

**Arborist Rating**

- Red circle: Good
- Yellow circle: Fair
- Green circle: Poor
- Blue circle: 4-Star Problems
- Light Blue circle: 3-Star Problems
- Dark Blue circle: 2-Star Problems
- Lightest Blue circle: 1-Star Problems
- Black circle: Unassessed

**Tree**

- Red square: Pruned
- Black square: Unassessed

**Other**

- Red line: Property Line
- Blue line: Utility Line
- Green line: Health Problem
- Yellow line: 4-Star Problems
- Light Blue line: 3-Star Problems
- Dark Blue line: 2-Star Problems
- Lightest Blue line: 1-Star Problems
- Black line: Unassessed

>Tree locat bins are approximate and were collected using apple IOS products.  
 >Property line informat bin was downloaded from Sacramento County on 9/22/2023.

**TREE INVENTORY MAP**

**SACC, Dio Rios**  
 701 Dos Rios Street  
 Sacramento, Sacramento County, CA  
 95834-0001, CA, USA

Prepared For: Fuhrman Leamy Land Group

Date: 9/22/2023

Sheet No.  
 TPP 1.0

**APPENDIX 2 – TREE DATA**

Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Development Status	Notes
100	No	No	Tree-of-heaven	<i>Ailanthus altissima</i>	7	4,5	54	6	2-Major Structure or health problems	Proposed removal	Sprout growing through concrete slab
101	No	No	Tree-of-heaven	<i>Ailanthus altissima</i>	5.5	3,4	54	5	2-Major Structure or health problems	Proposed removal	Sprout going through concrete slab
102	No	No	Elm	<i>Ulmus sp.</i>	5	2,2,3	54	6	2-Major Structure or health problems	Proposed removal	Sprout growing through concrete slab
103	No	Unknown	Chinese pistache	<i>Pistacia chinensis</i>	8.5	5,6	54	10	2-Major Structure or health problems	Proposed removal	Growing at West property fence, possibly offsite, berries, obscuring view
104	No	No	Elm	<i>Ulmus sp.</i>	5	2,2,3	54	10	2-Major Structure or health problems	Proposed removal	Sprouts growing at the top edge of the raised foundation
105	No	No	Blue elderberry	<i>Sambucus nigra subsp. caerulea</i>	8	1,2,2,2,3,3	54	14	2-Major Structure or health problems	Proposed removal	Growing at the edge of the elevated foundation, ~25 stems ranging from .25 inch to 3 inch.
106	No	No	Interior Live Oak	<i>Quercus wislizeni</i>	5.5	3,4	54	12	2-Major Structure or health problems	Proposed removal	Growing at front property fence along Vine street
2215	No	No	Cottonwood	<i>Populus sp.</i>	7	2,2,2,2,3	54	11	2-Major Structure or health problems	Proposed removal	Old stump sprout, multiple stems, very dense
2216	No	No	Tree-of-heaven	<i>Ailanthus altissima</i>	18	4,5,5,5,6	54	10	2-Major Structure or health problems	Proposed removal	Old stump sprout, forks at grade weak attachments



Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Development Status	Notes
2217	Yes	No	California Sycamore	<i>Platanus racemosa</i>	13	8,9	54	15	2-Major Structure or health problems	Proposed removal	Trees growing through the concrete slab. No tag due to homeless camp beneath tree.
2218	Yes	No	Valley Oak	<i>Quercus lobata</i>	33		54	30	2-Major Structure or health problems	Proposed removal	Growing up through the asphalt parking at the Vine Street frontage with asphalt at the root collar. Poles from the chain-link fence embedded in the lower trunk and root collar.

## APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

### Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

### Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6’.

In areas of intense impact, a 6’ chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3’ of the construction area, place 2” by 4” boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

**Elevate Foliage:** Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.<sup>2</sup>

**Expose and Cut Roots:** Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

**Protect Roots in Deeper Trenches:** The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

**Protect Roots in Small Trenches:** After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of “preserved” roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼” to ½” of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

**Monitoring Tree Health During and After Construction:** The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the

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<sup>2</sup> International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

**APPENDIX 4 – SITE PHOTOGRAPHS** by Edwin E. Stirtz, September 1, 2023



Photo #1



Photo #2, Shows Tree #100



Photo #3, Looking west from Dos Rios to south parking lot.



Photo #4, Looking north



Photo #5, Shows Tree #100



Photo #6, Shows Tree #101



Photo #7, Shows Tree #102



Photo #8, Shows Tree #103



Photo #9, Shows Tre #2217



Photo #10, Shows Tree #104

**ATTACHMENT D**





October 24, 2023

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95814  
  
916.321.9000  
sacog.org

Ron Bess, Associate Planner  
City of Sacramento  
300 Richards Blvd  
Sacramento, CA 95811

Re: MTP/SCS Consistency for the Village at Dos Rios Project

Dear Mr. Bess:

You requested SACOG’s confirmation that the proposed the Village at Dos Rios Project is consistent with the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and is located within a Transit Priority Area (TPA), pursuant to PRC § 21155.4. SACOG provides a consistency determination at the request of the lead agency. However, it is the responsibility of the lead agency to make the final determination on a project’s consistency with the MTP/SCS. This letter concurs with the City’s determination that the Village at Dos Rios is consistent with the MTP/SCS and is located within a TPA. SACOG reviewed the project description and SCS consistency analysis compared to the MTP/SCS assumptions for the project area in order to make our determination.

The Village at Dos Rios project is a residential development consisting of 195 multifamily units in the River District Specific Plan of the City of Sacramento. The project is located within a Transit Priority Area, pursuant to PRC § 21155.4. Transit Priority Areas are areas of the region within one-half mile of a major transit stop existing or planned (if the planned stop is scheduled to be completed within the planning horizon included in a Regional Transportation Plan adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations). The Project site is less than a half mile from the Sacramento Regional Transit’s (Sac RT) Blue Line along North 12<sup>th</sup> St, which satisfies the definition of a transit priority area.

The Village at Dos Rios is an infill project within the Center/Corridor Community designation of the MTP/SCS for the City of Sacramento. Within the Center/Corridor Community, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses (MTP/SCS Appendix D). The project’s land uses fall within this range of general uses, densities, and building intensities. With respect to consistency with the MTP/SCS policies, the applicable policies are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies. The MTP/SCS housing forecast for the Center/Corridor Communities was based not only on the City’s land use plans and policies, but also on the following: an assessment of past building activity, current project entitlement activity, and consideration of changing demographic and housing market demand. Infill development and redevelopment is a strategy essential to the

- Auburn*
- Citrus Heights*
- Colfax*
- Davis*
- El Dorado County*
- Elk Grove*
- Folsom*
- Galt*
- Isleton*
- Lincoln*
- Live Oak*
- Loomis*
- Marysville*
- Placer County*
- Placerville*
- Rancho Cordova*
- Rocklin*
- Roseville*
- Sacramento*
- Sacramento County*
- Sutter County*
- West Sacramento*
- Wheatland*
- Winters*
- Woodland*
- Yolo County*
- Yuba City*
- Yuba County*

success of the Blueprint Preferred Scenario and the MTP/SCS. The Blueprint Preferred Scenario and the 2020 MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on infill and redevelopment projects such as this one. The proposed project is consistent with MTP/SCS growth forecast assumptions.

Thank you for inviting SACOG's input as to the consistency of Village at Dos Rios with the MTP/SCS. Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project. If you have further questions or need further assistance, please don't hesitate to contact me at (916) 340-6246.

If you have additional questions, please feel free to contact me.

Sincerely,



Clint Holtzen  
Planning Manager

# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

*As of October 27, 2020<sup>i</sup>*

**Background:** Pursuant to SB 375 and SB 743, streamlined CEQA review and analysis is available to certain land use projects that are consistent with the Sustainable Communities Strategy (SCS). The SCS was adopted by the Sacramento Area Council of Governments (SACOG) Board as part of the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) on November 18, 2019. The California Air Resources Board (CARB) provided an Acceptance of GHG Quantification Determination for the SACOG SCS in October 2020.

**Purpose:** The purpose of this worksheet is to provide lead agencies with guidance to determine whether a project is consistent with the general land use designation, density, intensity, and applicable policies of the 2020 MTP/SCS adopted by SACOG.

**The lead agency has responsibility to make the final determination on these matters and to determine the applicable and appropriate CEQA streamlining, if any.**

**Directions:** This worksheet should be completed by the lead agency, relying on the project description of the proposed project and [Appendix C and D of the MTP/SCS](#). Regardless of whether this optional worksheet is used to assist in determining consistency with the MTP/SCS, a project can only be consistent with the MTP/SCS if it is consistent with the general land use designation, density, building intensity, and applicable policies specified for the project area in the adopted MTP/SCS. This worksheet only applies to the 2020 MTP/SCS (adopted November 18, 2019); subsequent MTP/SCS adoptions may require updates to this form.

Lead agencies are welcome to contact SACOG for assistance in completing this worksheet. For assistance, contact Dov Kadin at [dkadin@sacog.org](mailto:dkadin@sacog.org).

<b>Project Title</b>	The Village at Dos Rios Project (Z23-071)	
<b>Proposed Project is Located In (city/county name)</b>		
<b>Applicable Community Type Proposed Project is Located in</b>  The MTP/SCS land use forecast is illustrated using Community Types. In order to determine the general use designation, density and intensity of the Project area within the MTP/SCS, the Project must be located within a Community Type designated in the MTP/SCS. Use the map on page 4 of <a href="#">Appendix C of the MTP/SCS</a> to identify the Community Type for the Project.	<input type="checkbox"/>	Center and Corridor Community
	<input checked="" type="checkbox"/>	Established Community
	<input type="checkbox"/>	Developing Community (list the specific name of the Developing Community as identified in <a href="#">Appendix C of the MTP/SCS</a> beginning on page 5):
	<input type="checkbox"/>	Rural Residential Community

# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

## Required Consistency with the SCS: General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies (PRC § 21155(a) and PRC § 21159.28(a))

**General Use Designation, Density and Building Intensity.** The foundation of the land use designations for the MTP/SCS is adopted and proposed local general plans, community plans, specific plans and other local policies and regulations. A project is consistent with the MTP/SCS if its uses are identified in the applicable MTP/SCS Community Type *and* its uses meet the general density and building intensity assumptions for the Community Type. The proposed project does not have to include all allowed uses in the MTP/SCS.

**Applicable MTP/SCS Policies.** For the purposes of determining SCS consistency, the policies of the MTP/SCS are embedded in the metrics and growth forecast assumptions of the MTP/SCS. Projects consistent with the growth forecast assumptions of the MTP/SCS, as determined by the criteria below, are consistent with the MTP/SCS and its policies.

Determine consistency of the Project using **one** of the four methods below:

Consistency Option	Criteria
<b>Option A</b> <input checked="" type="checkbox"/>	The Project is located in a <b>Center and Corridor Community or an Established Community</b> and the Project uses are consistent with the allowed uses of the applicable adopted local land use plan as it existed in 2019 and are at least 80 percent of the maximum allowed density or intensity of the allowed uses of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS. <sup>ii</sup>
<b>Option B</b> <input type="checkbox"/>	The Project is located in a <b>Center and Corridor Community or an Established Community</b> and the Project uses have been reviewed in the context of, and are found to be consistent with, the general land use, density, and intensity information provided for this Community Type in <a href="#">Appendix D of the MTP/SCS</a> (beginning on page 30). Therefore, the Project is consistent with the MTP/SCS.
<b>Option C</b> <input type="checkbox"/>	The Project is located in a <b>Rural Residential Community</b> and the Project residential density does not exceed the maximum density of one unit per acre as specified in the MTP/SCS, and employment development in the Project is at least 80 percent of the maximum allowed density or intensity of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS.
<b>Option D</b> <input type="checkbox"/>	<p>The Project is located in a <b>Developing Community</b> and the Project's average net density meets or exceed the average net density described for this specific Developing Community (as referenced by name of applicable specific plan, master plan, or special plan in <a href="#">Appendix D of the MTP/SCS</a>) and employment development in the Project is consistent with the general employment land uses described for this specific Developing Community.<sup>iii</sup> In addition, development from the project when added to other entitled projects will not exceed the MTP/SCS build out assumptions for the area within this Community Type, which are:</p> <p>New Housing Units: <span style="background-color: #e1f5fe; display: inline-block; width: 100px; height: 15px;"></span></p> <p>New Employees: <span style="background-color: #e1f5fe; display: inline-block; width: 100px; height: 15px;"></span></p>

# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

Conclusion	
<p>The proposed project is consistent with the General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies for the following reasons</p> <p><i>(summarize findings on use designation, density and intensity for the Project evaluation completed above):</i></p>	<p>The Village at Dos Rios Project (Z23-071) proposes to construct a residential development that consists of 16 buildings totaling 121,846 square-feet, and 195 multi-unit dwellings on a 4.17-acre site in the River District Special Planning District. The general plan has a non applicable range for minimum and maximum densities for the ECLR General Plan designation.</p> <p>The Project is located at 701 Dos Rio Street in the City of Sacramento. The Project is located within the River District Specific Plan area of the City of Sacramento and has been determined to be within a transit priority area. The project location qualifies as a transit priority area.</p> <p>The Project site is less than 1/2" mile from the Sacramento Regional Transit's (Sac RT) Blue Line (light rail transit or LRT), with a line for light rail along North 12th Street. Additionally, Sac RT also has several bus stops along Richards Boulevard within a few blocks blocks of the project site.</p>

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<sup>i</sup> This document may be updated as users provide feedback on its utility.

<sup>ii</sup> The MTP/SCS general land use, density and intensity in Center and Corridor Communities and Established Communities is based on 80 percent of the maximum allowed density or intensity of the land use designations in applicable local land use plans as they existed in 2016, unless otherwise noted in [Appendix C and D](#).

<sup>iii</sup> The MTP/SCS land use forecast in Developing Communities was modeled according to adopted and proposed specific plans, master plans, and special plans as they existed in 2016, and is based on the housing and employment totals and the average net density of these plans, as outlined in [Appendix C and D](#).