



# REPORT TO COUNCIL

## City of Sacramento

# 15

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

CONSENT  
March 14, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** River's End Mixed Use (P05-124)

**Location/Council District:** Southeast of West El Camino Avenue and Gateway Oaks Drive. APN: 225-1010-013, -014, -015, -017. Council District 1

**Recommendation:**

1) Review an Ordinance amending the Comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code) to allow the development of 14,000± square foot retail uses and 110 condominium units and clubhouse; 2) Pass for publication the Ordinance title as required by Sacramento City Charter 32c; 3) Review the associated Resolutions; and 4) Continue to March 21, 2006 for adoption.

**Contact:** David Hung, Associate Planner, 808-5530; Gregory Bitter, Senior Planner, 808-7816

**Presenters:** David Hung, Associate Planner

**Department:** Development Services Department

**Division:** Planning

**Organization No:** 4875

**Summary:**

The applicant is requesting entitlements to allow the development of 14,000± square feet of retail uses and 110 condominium units and a clubhouse in the Metropolitan Center PUD. The project proposes to rezone 6.03± acres from Shopping Center Planned Unit Development (SC-PUD) zone to 6.03± acres in the Multi-Family Planned Unit Development (R-2B-PUD) zone in order to accommodate the proposed development; the Rezone is required to provide consistency of the proposed land uses and the zoning designations.

Additionally, amendments to the General Plan and Community Plan land use maps are necessary to allow the project to move forward. A PUD Schematic Plan Amendment is



required to designate residential and retail uses in the Metropolitan Center PUD. Tentative Maps and Special Permits are also required to develop the proposed project.

**Committee/Commission Action:**

On February 23, 2006, the Planning Commission unanimously approved (eight ayes and zero noes) the River's End Mixed Use project and forwarded the recommendation to the City Council for approval on the General Plan Amendment, Community Plan Amendment, Rezone and PUD Schematic Plan Amendment. At the same meeting, the Planning Commission approved the Mitigated Negative Declaration, Mitigation Monitoring Plan, Tentative Maps and Special Permits for the project.

**Background Information:**

On October 10, 1989 the City Council approved a Tentative Map and Schematic Plan for the Metropolitan Center PUD, dividing the 15.7± Shopping Center PUD (SC PUD) zone into 10 lots and providing clarification of specific uses and location of proposed building types (P89-234). Adjacent to the proposed project site, the most recent development includes a special permit (P02-002) to develop 9,700 square feet of commercial retail and restaurant uses on 1.28± vacant acres in the Shopping Center Planned Unit Development (SC-PUD) zone. Of the original 111,000 square feet of commercial development allocated for Gateway Oaks Center, 60,051 square feet have been developed, which implies that a remainder of 50,949 square feet of commercial development will be allowed in the Gateway Oaks Center portion of the Metropolitan Center PUD.

The applicant is now requesting entitlements to allow the development of 14,000± square foot retail uses on 1.33± acres and 110 condominium units on 6.03± acres.

**Financial Considerations:**

This project has no fiscal considerations.

**Environmental Considerations:**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Biological Resources, Noise, Aesthetics, Light and Glare, Hazards and Cultural Resources. Pursuant to provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an initial study/draft mitigated negative declaration was circulated for a public review and comment period from January 26, 2006 to February 14, 2006.

**Policy Considerations:**

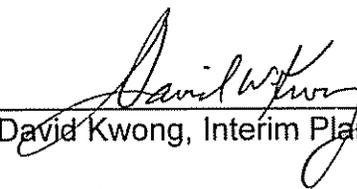
The project is consistent with the General Plan policy to provide adequate housing opportunities for all income households and to accommodate projected housing needs and the General Plan goal to promote economic vitality and diversification of the local economy. The proposal implements the goals and policies of the South Natomas Community Plan to provide housing of varied types, densities and prices, arranged to enhance neighborhood identity.

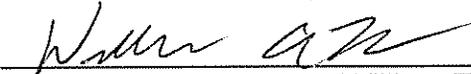
Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The subject proposal will provide medium high density residential and commercial developments that foster a walkable community and promote cycling and public transit.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to goals that achieve sustainability and enhance livability, promote increased housing opportunities for Sacramento residents and to expand economic development throughout the City.

**Emerging Small Business Development (ESBD):**

No goods or services are being purchased under this report.

Respectfully Submitted by:   
David Kwong, Interim Planning Manager

Approved by:   
William Thomas  
Director of Development Services

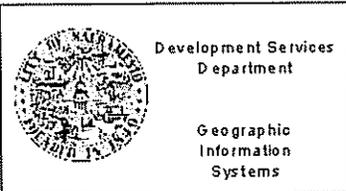
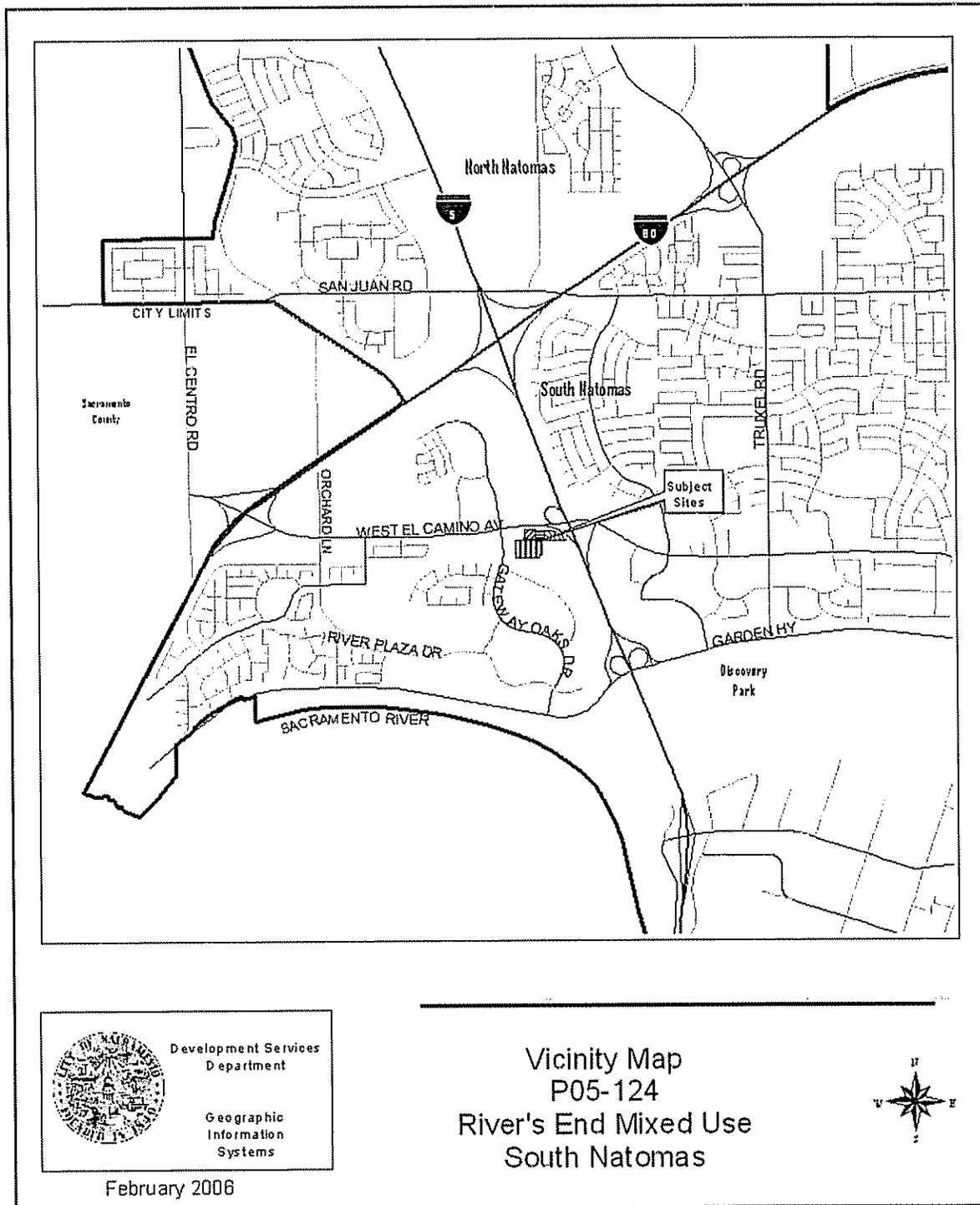
Recommendation Approved:

  
Ray Kerridge  
City Manager

Table of Contents:

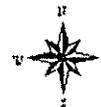
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Attachment A – Vicinity Map



February 2006

Vicinity Map  
P05-124  
River's End Mixed Use  
South Natomas



**ORDINANCE NO. 2006-XXXX**

Adopted by the Sacramento City Council

Date

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, BY REZONING 6.03± ACRES OF SHOPPING CENTER PUD (SC-PUD) ZONE TO 6.03± ACRES MULTI-FAMILY PUD (R-2B-PUD) ZONE, FOR THE PROPERTY LOCATED SOUTHEAST OF WEST EL CAMINO AVENUE AND GATEWAY OAKS DRIVE (APN: 225-1010-013, -014, -015, -017) (P05-124)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1

The property generally described, known and referred to as River's End Mixed Use (APN: 225-1010-013, -014, -015, -017) which is shown on Exhibit A, consists of 6.03± acres currently in the Shopping Center PUD (SC-PUD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property, totaling 6.03± acres, is hereby removed from the said zone and placed in 6.03± acres of Multi-Family PUD (R-1A-PUD) zone.

SECTION 2

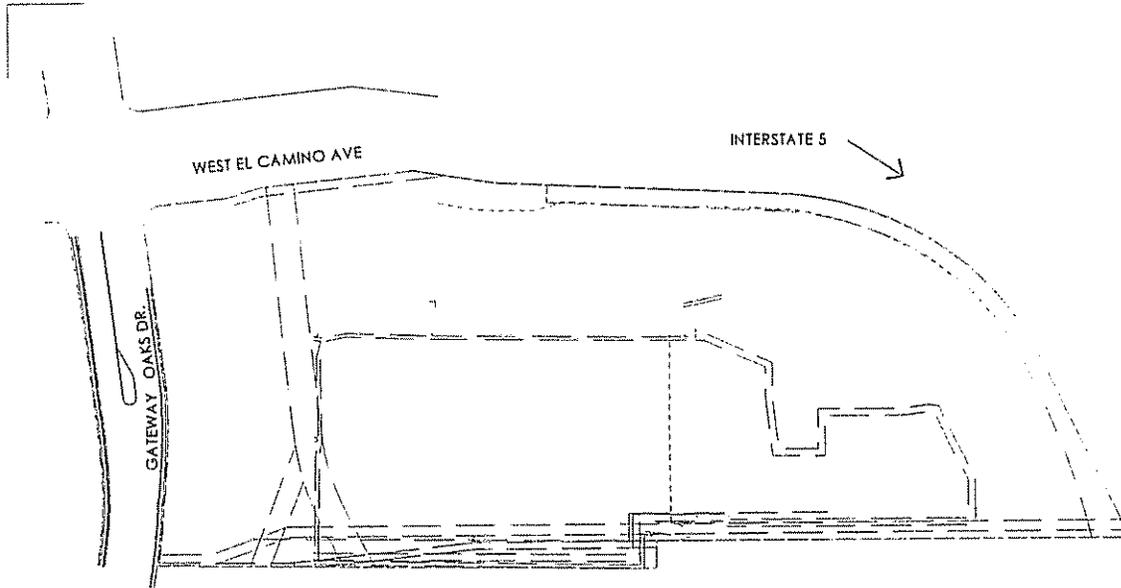
Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code.

SECTION 3

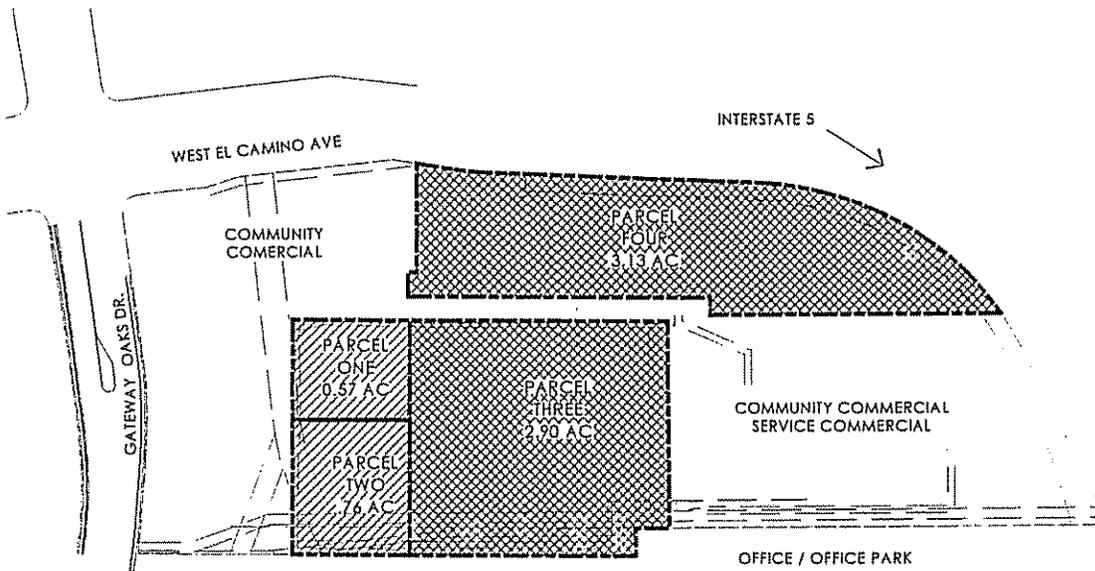
The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

**Table of Contents:**

Exhibit A: Rezone – 1 page



**EXISTING ZONING (PUD DESIGNATION)**  
SC - SHOPPING CENTER



**PROPOSED ZONING (PUD DESIGNATION)**

PARCEL ONE AND TWO:	SC - SHOPPING CENTER		1.33 AC
PARCEL THREE AND FOUR:	MULTI-FAMILY R-2B / RESIDENTIAL		6.03 AC

**ZONING EXHIBIT**

**RIVER'S END**  
SACRAMENTO, CALIFORNIA

**REVISED**  
**P05-124**  
Rev'd 1/9/06

SCHEME B  
13.23.05



**RESOLUTION NO. 2006-XXXX**

Adopted by the Sacramento City Council

Date

**RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP FOR 7.36± ACRES OF REGIONAL COMMERCIAL & OFFICES TO 1.33± ACRES OF COMMUNITY NEIGHBORHOOD COMMERCIAL & OFFICES AND 6.03± ACRES OF MEDIUM DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED SOUTHEAST OF WEST EL CAMINO AVENUE AND GATEWAY OAKS DRIVE (APN: 225-1010-013, -014, -015, -017) (P05-124)**

**BACKGROUND**

The City Council conducted a public hearing on \_\_\_\_\_ concerning the General Plan land use map, and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed land use amendment is consistent with the conversion of this site to community neighborhood commercial and offices and medium density residential to implement the General Plan policy that adequate housing opportunities be provided for all income households and that projected housing needs are accommodated and the General Plan goal to promote economic vitality and diversification of the local economy;
- B. The proposed plan amendment is compatible with the surrounding uses; and
- C. The proposal is consistent with the goals of the General Plan to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources and to promote mixed use development of neighborhood/community commercial districts through new construction and revitalization.

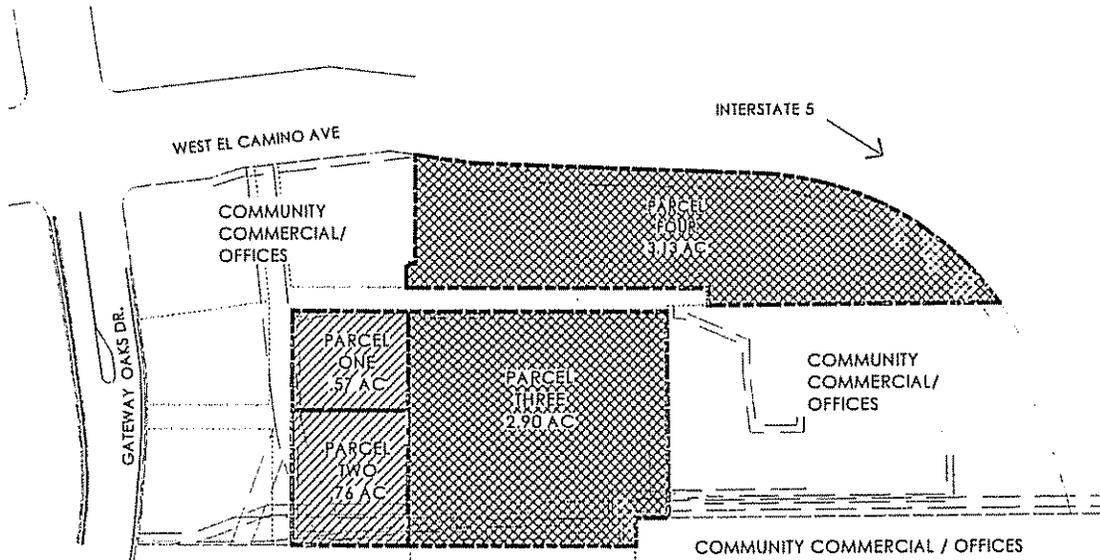
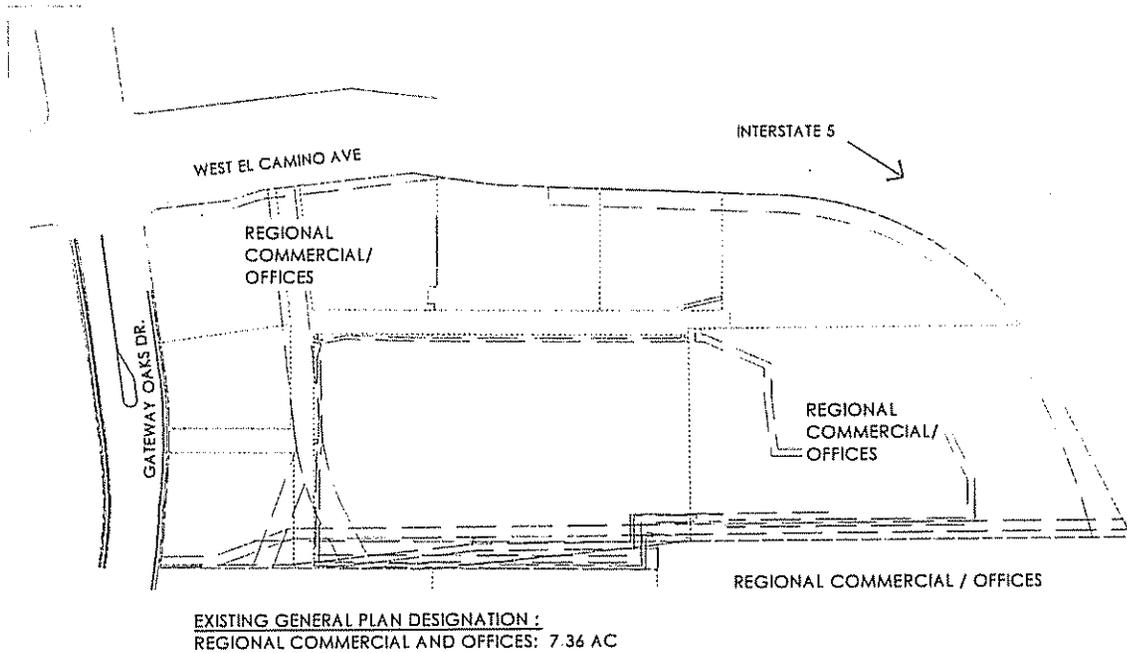
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The property (APN: 225-1010-013, -014, -015, -017), as described on the attached Exhibit A, within the City of Sacramento, is hereby designated on the General Plan land use map as Community Neighborhood Commercial & Offices and Medium Density Residential.

**Table of Contents:**

Exhibit A: General Plan Amendment – 1 page

Exhibit A: General Plan Amendment



PROPOSED GENERAL PLAN DESIGNATION :

PARCEL ONE AND TWO:	COMMUNITY NEIGHBORHOOD COMMERCIAL AND OFFICES:		1.33 AC
PARCEL THREE AND FOUR:	MEDIUM DENSITY RESIDENTIAL 16-29 DU / ACRE:		6.03 AC

GENERAL PLAN EXHIBIT

RIVER'S END  
SACRAMENTO, CALIFORNIA

REVISED  
P05-124  
Rec'd 1/9/06

SCHEME #  
17.11.05



**RESOLUTION NO. 2006-XXXX**

Adopted by the Sacramento City Council

Date

**RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN LAND USE MAP FOR 4.61± ACRES OF COMMUNITY COMMERCIAL AND 1.42± ACRES OF SERVICE COMMERCIAL TO 6.03± ACRES OF MEDIUM HIGH RESIDENTIAL (11-21 DU/AC) FOR THE PROPERTY LOCATED SOUTHEAST OF WEST EL CAMINO AVENUE AND GATEWAY OAKS DRIVE (APN: 225-1010-013, -014, -015, -017) (P05-124)**

**BACKGROUND**

The City Council conducted a public hearing on \_\_\_\_\_ concerning the South Natomas land use map, and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed land use amendment is consistent with the conversion of this site to medium high residential (11-21 du/ac) to implement the goals and policies of the South Natomas Community Plan to provide housing of varied types, densities and prices, arranged to enhance neighborhood identity;
- B. The proposed plan amendment is compatible with the surrounding uses; and
- C. The proposal is consistent with the policies of the General Plan to provide adequate housing opportunities for all income households and to accommodate projected housing needs.

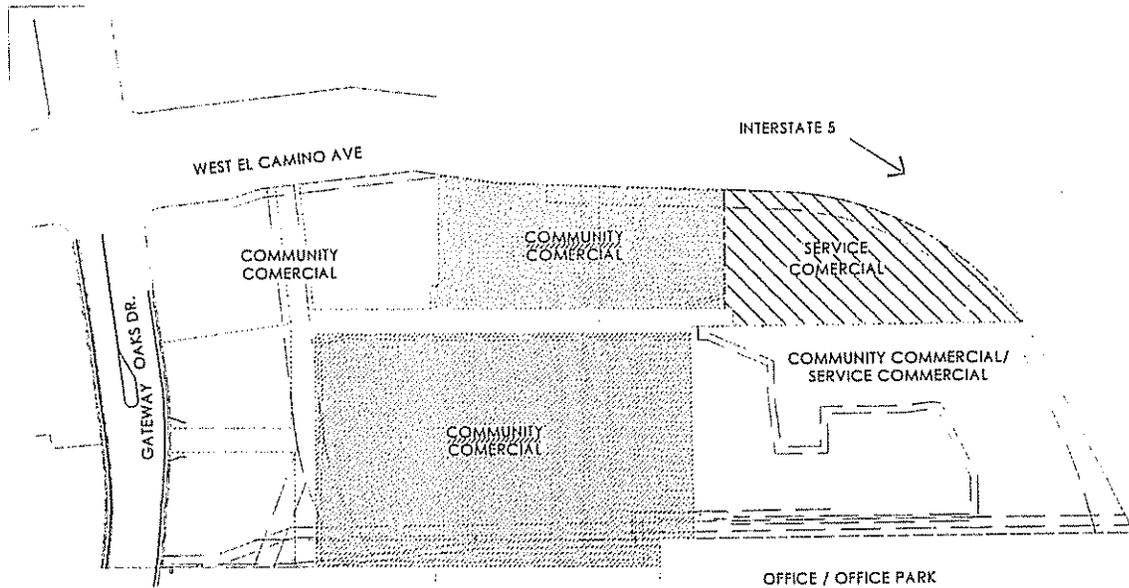
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The property (APN: 225-1010-013, -014, -015, -017), as described on the attached Exhibit A, within the City of Sacramento, is hereby designated on the South Natomas Community Plan land use map as Medium High Residential (11-21 du/ac).

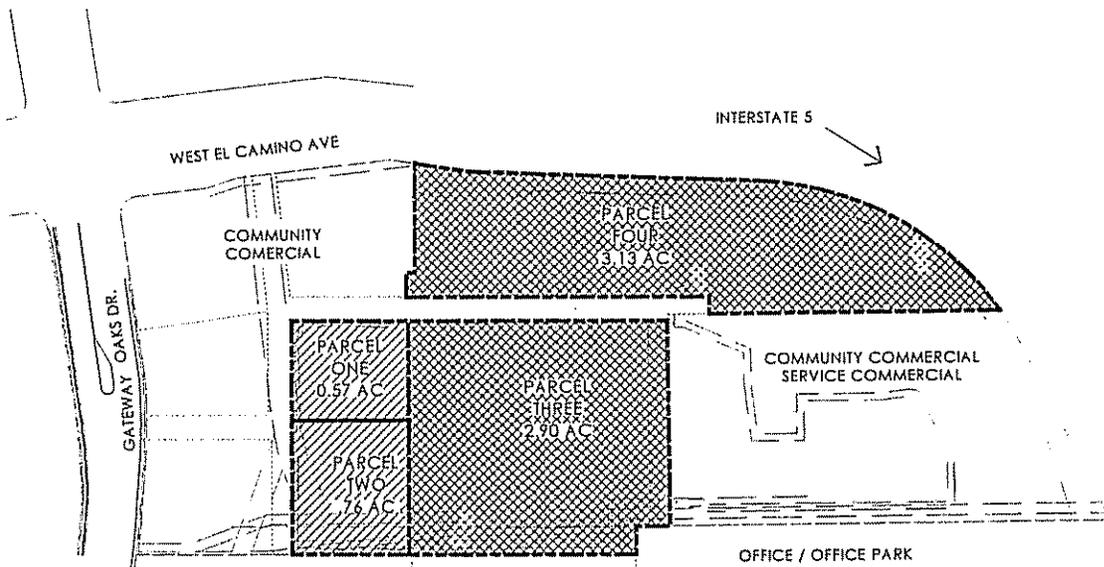
**Table of Contents:**

Exhibit A: Community Plan Amendment – 1 page

Exhibit A: Community Plan Amendment



**EXISTING COMMUNITY PLAN DESIGNATION :**  
 - COMMUNITY COMMERCIAL  
 - SERVICE COMMERCIAL



**PROPOSED COMMUNITY PLAN DESIGNATION :**  
 PARCEL ONE AND TWO: COMMUNITY COMMERCIAL 1.33 AC  
 PARCEL THREE AND FOUR: RESIDENTIAL 11-21 DU / NA 6.03 AC

COMMUNITY PLAN EXHIBIT

RIVER'S END  
 SACRAMENTO, CALIFORNIA

REVISED  
 P05-124  
 Rec'd 1/9/06

SCHEME B  
 12.22.03

**LPA**  
 SACRAMENTO, INC.  
 1000 J STREET, SUITE 100  
 SACRAMENTO, CA 95811  
 916.442.4444  
 916.442.4445

**RESOLUTION NO. 2006-XXXX**

Adopted by the Sacramento City Council

Date

**RESOLUTION FOR A PUD SCHEMATIC PLAN AMENDMENT TO DESIGNATE RESIDENTIAL AND RETAIL USES IN THE METROPOLITAN CENTER PUD, LOCATED SOUTHEAST OF WEST EL CAMINO AVENUE AND GATEWAY OAKS DRIVE (APN: 225-1010-013, -014, -015, -017) (P05-124)**

**BACKGROUND**

The City Council conducted a public hearing on \_\_\_\_\_, to consider the PUD Schematic Plan Amendment to designate residential and retail uses in the Metropolitan Center PUD. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

- A. The proposed PUD Schematic Plan Amendment conforms to policies of the General Plan and South Natomas Community Plan to provide adequate housing sites and opportunities for all households and to promote economic vitality and diversification of the local economy; and
- B. The PUD Schematic Plan Amendment will not be injurious to the public welfare, nor to other properties in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development be well-designed, and that the uses will not create a negative impact on adjacent uses.

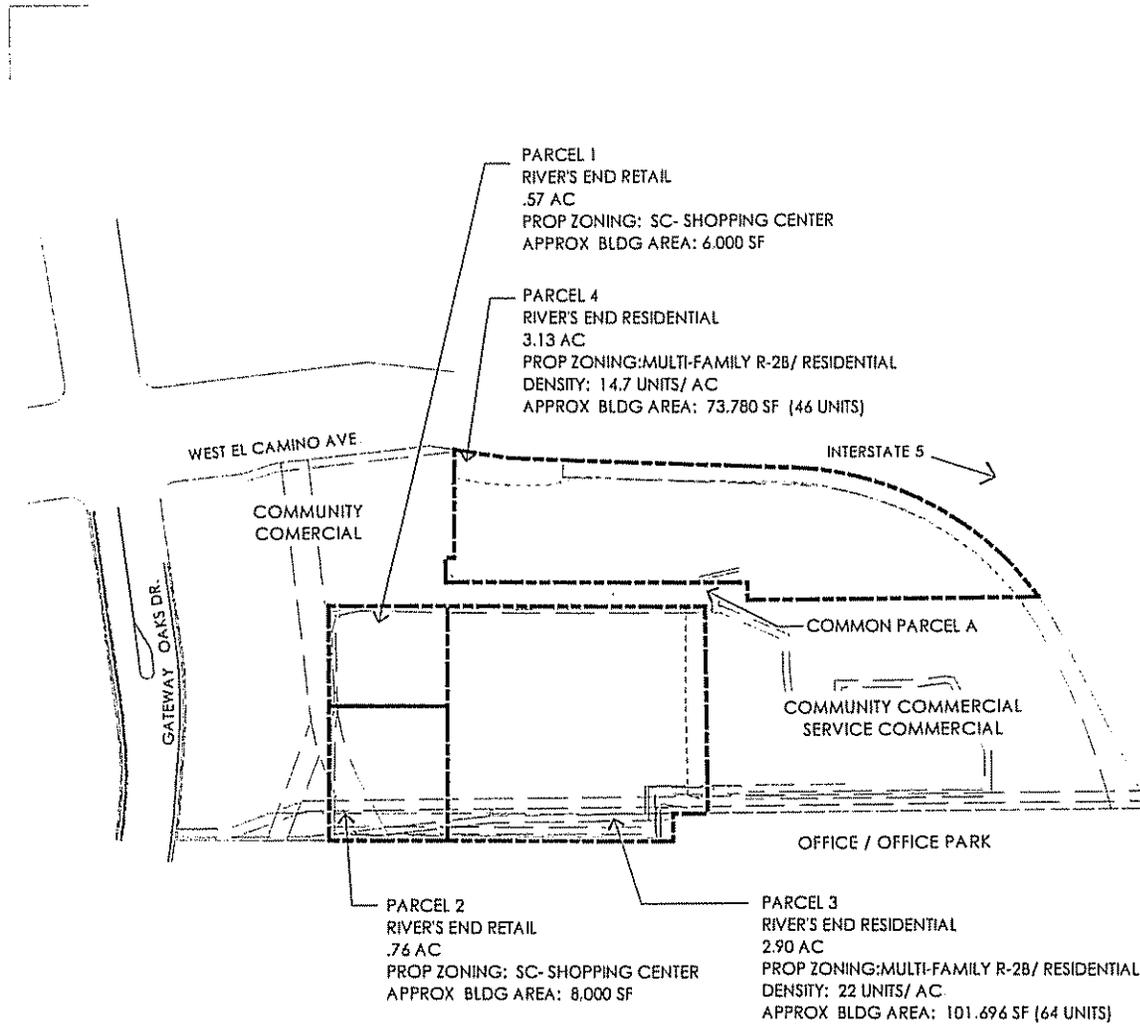
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The City Council of the City of Sacramento, in accordance with the City Code, Chapter 17, resolves that the PUD Schematic Plan Amendment (as shown on the attached Exhibit A) is hereby approved.

**Table of Contents:**

Exhibit A: PUD Schematic Plan Amendment -- 1 page

Exhibit A: PUD Schematic Plan Amendment



PARTIAL PUD SCHEMATIC PLAN AMENDMENT  
METROPOLITAN CENTER PUD

RIVER'S END  
SACRAMENTO, CALIFORNIA

REVISED  
P05-124  
Rev'd 1/9/06

SCHEME B  
12.23.05



## RESOLUTION NO.

Adopted by the Sacramento City Council

Date

### A RESOLUTION CONSIDERING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN FOR THE PROPERTY LOCATED SOUTHEAST OF WEST EL CAMINO AVENUE AND GATEWAY OAKS DRIVE (APN: 225-1010-013, -014, -015, -017) (P05-124)

#### BACKGROUND

- A. On February 23, 2006, the City Planning Commission considered the Mitigated Negative Declaration and Mitigation Monitoring Plan;
- B. On March 21, 2006, the City Council heard and considered evidence in the above-mentioned matter.

#### BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. At the regular meeting of March 21, 2006, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the City Council took the following actions for the location listed above:
- A. Considered the Mitigated Negative Declaration;
  - B. Considered the Mitigation Monitoring Plan.

These actions were made based upon the following findings of fact and subject to the following conditions:

#### FINDINGS OF FACT

- A. Mitigated Negative Declaration: The City Council **approves** the Mitigated Negative Declaration, based upon the following findings:
  - 1. The Mitigated Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

2. The proposed Mitigated Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; and
3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is **approved** based upon the following findings of fact:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

**Table of Contents:**

Exhibit A: Mitigation Monitoring Plan – 7 pages

## Exhibit A: Mitigation Monitoring Plan

**RIVER'S END MIXED USE PROJECT (P05-124)  
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd, Suite 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name / File Number:** River's End Mixed Use (P05-124)  
**Owner/Developer- Name:** Jim Franklin  
**Address:** Sixells, LLC  
 7844 Madison Ave., Suite 165  
 Fair Oaks, CA 95628 (916) 962-7553

**Project Location / Legal Description of Property (if recorded):**

The project site is located on the southeast corner of West El Camino Avenue and Gateway Oaks Drive, approximately 100 feet east of the Gateway Oak Drive, in the South Natomas Community Plan area. The site is identified as Sacramento County Assessor Parcel Numbers 225-1010-013, 014, 015 and 017.

**Project Description:**

Two development schemes have been proposed for the subject site. Scheme A would include 26,000± sq. ft. retail use on 2.06± acres and 94 condominium units on 5.31± acres. Scheme B would include 14,000± square foot retail uses on 1.33± acres and 110 condominium units on 6.03± acres. In addition, a 900± sq. ft. recreation building will be constructed on the eastern tip of the project site for both schemes. The project would include internal circulation and pedestrian improvements, courtyard, landscaping and utilities easement. Individual condominium units would range from approximately 1,300 square feet to 1,850 square feet in size, and would provide a variety of configurations including two-story and three-story units.

**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Biological, Noise, Hazard, Aesthetics, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento will be responsible for ensuring compliance.

RIVER'S END MIXED USE PROJECT (P05-124)  
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>until a qualified biologist determines that the nest is no longer active.</p> <p>Bio 5: If an active nest is located within 0.25 mile of the construction area, a biologist will monitor nests weekly during construction to evaluate potential nesting disturbance caused by construction activities. The biological monitor shall have the authority to stop construction if construction appears to be adversely affecting a nesting raptor.</p> <p>Bio 6: The City Arborist must conduct a site survey to verify that the tree is not a heritage tree. If the City Arborist determines that the tree is a heritage tree, then a tree removal permit is required.</p>					

RIVER'S END MIXED USE PROJECT (P05-124)  
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Biological:</b></p> <p>Bio 1: If construction begins outside the 1 March to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests. If a nest becomes active after construction has started, then the bird is considered adapted to construction disturbance.</p> <p>Bio 2: If construction is scheduled to occur between 1 March and 31 August then a qualified biologist shall conduct a preconstruction survey for raptor nests within a 0.25-mile radius of the construction site not less than 30 days prior to construction. If no active raptor nests are found, then no further mitigation measures are necessary.</p> <p>Bio 3: If an active nest is located on the construction site, a minimum 250-foot Environmentally Sensitive Area (buffer) will be established around the nest tree. A biologist shall delimit the Environmentally Sensitive Area on the construction site with yellow caution tape, temporary flagging, or temporary exclusion fencing.</p> <p>Bio 4: The construction contractor shall install stakes or temporary flagging, fencing, etc., at the edge of the buffer zone, if it occurs on the construction site. The Environmentally Sensitive Area shall be maintained throughout the construction period. No disturbance shall occur within 250 ft of a nest tree</p>	Developer	City of Sacramento, Development Services Dept. & Urban Forest Services	Measures shall be included with construction specifications.	Construction specifications shall be included on construction plans prior to issuance of grading permit.  Measure shall be implemented prior to and during construction activities.	

RIVER'S END MIXED USE PROJECT (P05-124)  
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Noise:</b></p> <p><b>Noise 1:</b> If it is determined that Site 4 and the open space around the club house (Site 5) be used for recreational uses, a property line barrier 16-feet in height would be required adjacent to the club house outdoor activity area. The barrier would need to gradually decrease along the property line to a height of 12-feet adjacent to Site 4. This would result in predicted future traffic noise levels complying with the City of Sacramento "normally acceptable" exterior noise level criteria of 60dB Ldn. Walls of this size may not be considered feasible or aesthetically desirable. Therefore, the "conditionally acceptable" standard of 65 db Ldn may be applied at these locations. A barrier 6-foot in height would be required along the property line facing I-5 to comply with the "Conditionally Acceptable" exterior noise level criterion of 65 dB Ldn.</p> <p><b>Noise 2:</b> Barriers should be constructed of concrete or masonry block, or precast concrete. Wood is not recommended due to eventual warping and shrinking of materials which results in openings and cracks which compromise the barrier longevity. Other prefabricated barriers may be used, but should be</p>	Developer / Contractor	City Development Services Department	Measures shall be included with construction specification.	Measures shall be implemented prior to issuance of the Cert. of Occupancy permit.	

RIVER'S END MIXED USE PROJECT (P05-124)  
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>reviewed by an acoustical consultant.</p> <p>Noise 3: If Site 4 and the open area around the club house (Site 5) are not designated for recreational use, mitigation of traffic noise is not required. However, design of these areas shall include dense shrubs and tree plantings. Seating areas, tables, tot lot or active recreational space shall not be designated.</p> <p>Noise 4: Air conditioning should be provided for all residences constructed in this development to allow occupants to close doors and windows as desired to achieve acoustical isolation.</p>					
<p><b>AESTHETICS, LIGHT AND GLARE :</b></p> <p>Lighting 1: All newly installed exterior lighting exceeding 175 watts that is installed and operated as part of the project development shall be downward directed, and shall be designed and installed in such a manner to avoid unreasonable glare on other properties.</p>	Developer /Contractor	City Development Services Department	Lighting Plans shall indicate mitigation measures.	Measures shall be implemented prior to issuance of the Building permit.	

RIVER'S END MIXED USE PROJECT (P05-124)  
MITIGATION MONITORING PLAN

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p><b>Hazard:</b></p> <p><b>Hazard 1:</b> If contaminated soil and/or groundwater is encountered or if suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contamination shall be identified. A qualified professional, in consultation with the appropriate federal, state, and/or local regulatory agencies shall then develop an appropriate method to remediate the contamination.</p> <p><b>Hazard 2:</b> Strict on-site handling rules shall be implemented to minimize spills and keep potentially contaminated materials out of the drainage waterways.</p> <p><b>Hazard 3:</b> Waste and petroleum products used during construction shall be collected and removed from the project site in accordance with the Resource Conservation and Recovery Act regulations and Fed/OSHA standards.</p> <p><b>Hazard 4:</b> A spill prevention plan shall be implemented to maintain the safety of the drainage waterways.</p>	Developer / Contractor	City Development Services Department, Department of Utilities	Measures shall be included with construction specifications.	Measures shall be implemented during construction activities for both phases.

RIVER'S END MIXED USE PROJECT (P05-124)  
MITIGATION MONITORING PLAN

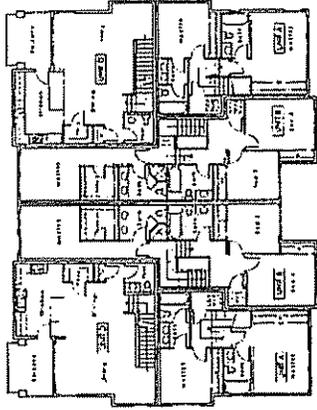
Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p><b>Cultural Resources:</b></p> <p>CR-1: If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2: If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>	Developer / Contractor	City Development Services Department; Native American Heritage Commission; Sacramento County Coroner	Measures shall be included with construction specifications.	Measures shall be implemented in field during grading activities.



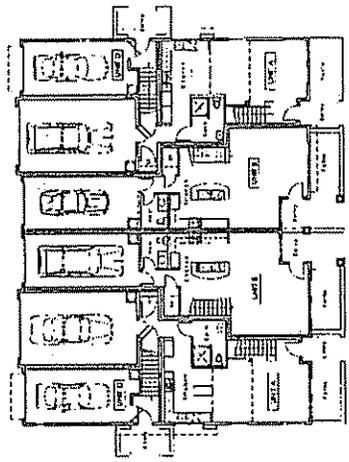




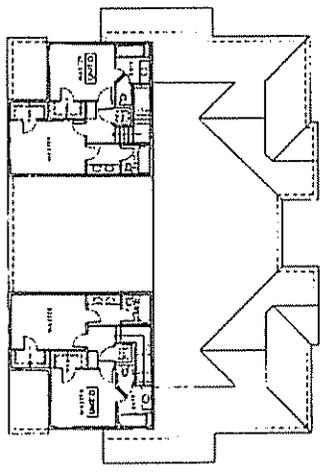
Attachment 3 – Six-plex Floor Plans



2nd FLOOR PLAN



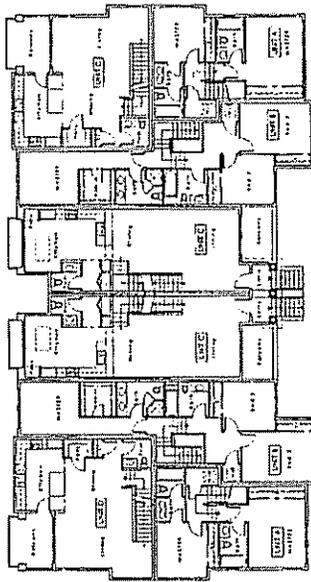
1st FLOOR PLAN



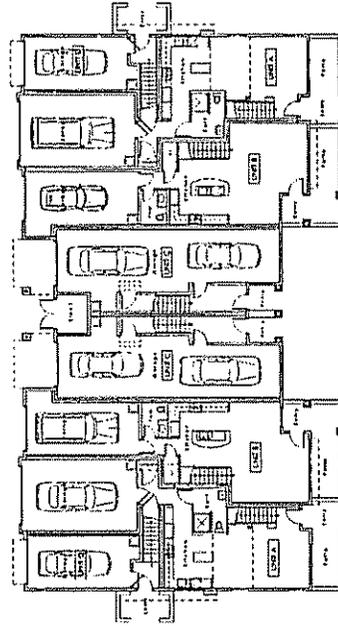
3rd FLOOR PLAN

	
LPA LANDSCAPE ARCHITECTURE	
1000 J Street, Suite 100 Sacramento, CA 95811 Tel: 916.442.1111 Fax: 916.442.1112 www.lpa.com	
6 PLEX FLOOR PLANS	
RIVER'S END SACRAMENTO, CALIFORNIA	

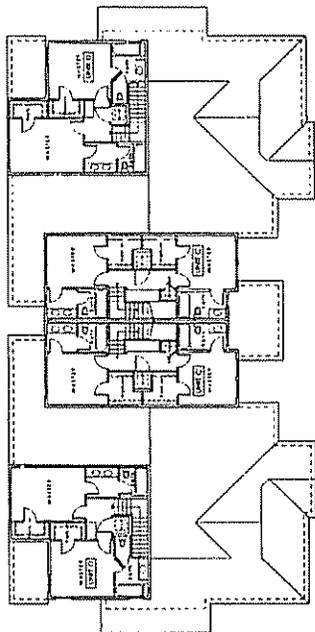
Attachment 4 – Eight-plex Floor Plans



2nd FLOOR PLAN



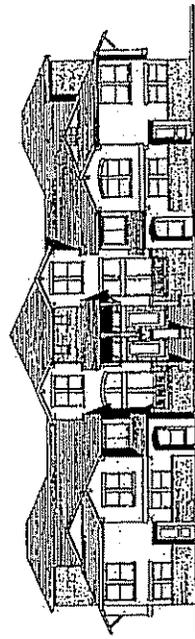
11th FLOOR PLAN



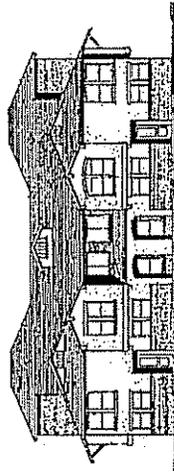
3rd FLOOR PLAN

<p>RIVER'S END SACRAMENTO, CALIFORNIA</p>	<p>REVISED <b>P05-124</b> Rev'd 1/9/06</p>	<p>8 PLEX FLOOR PLANS</p>	<p><b>LPA</b> LAND PLANNING ASSOCIATES 1000 J STREET, SUITE 100 SACRAMENTO, CA 95811 TEL: 916.441.1111 WWW.LPA-CALIFORNIA.COM</p>
	<p>DATE: 03/14/06</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT: RIVER'S END MIXED USE DEVELOPMENT</p>

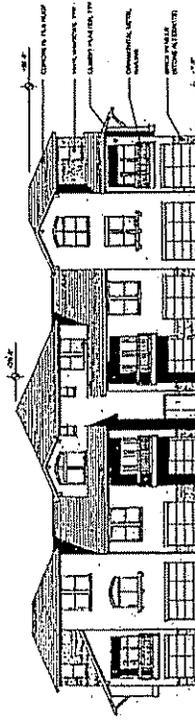
Attachment 5 – Condominium Exterior Elevations



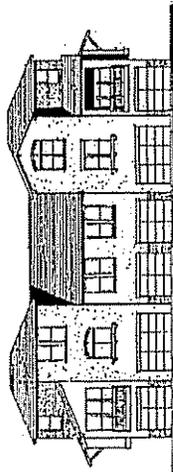
PASEO ELEVATION (8 PLEX)



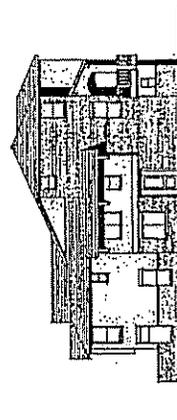
PASEO ELEVATION (8 PLEX)



PARKING COURT ELEVATION (8 PLEX)



PARKING COURT ELEVATION (8 PLEX)

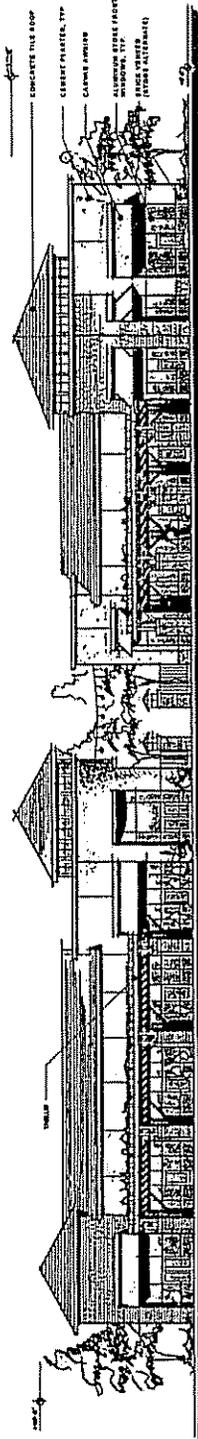


END ELEVATION (TYP.)

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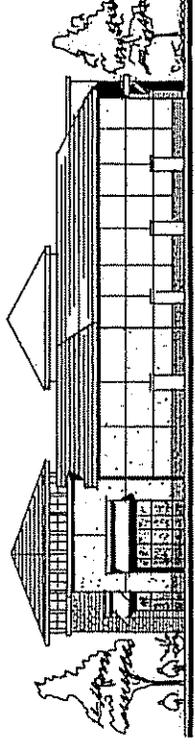
	
RIVER'S END SACRAMENTO, CALIFORNIA	RESIDENTIAL EXTERIOR ELEVATIONS SHEET # 11/17

Attachment 6 – Retail Exterior Elevations

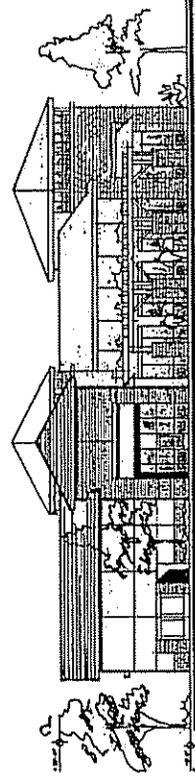


RIVER'S END - SCHEME B RETAIL ELEVATION (WEST)

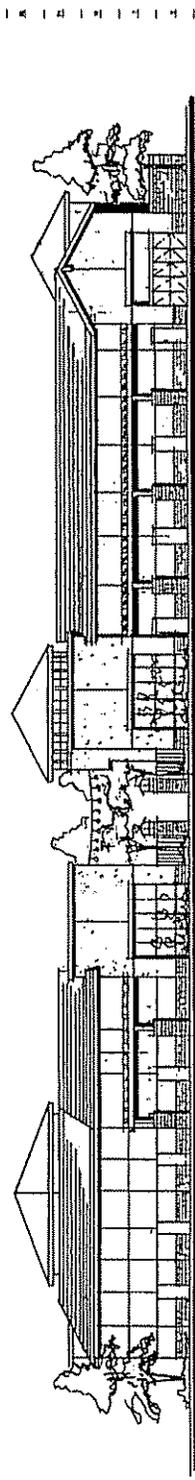
02.20.06



RIVER'S END SCHEME B RETAIL ELEVATION (SOUTH)



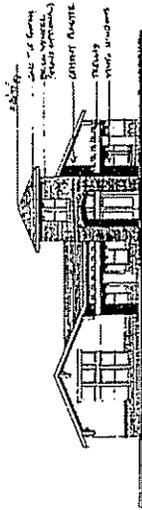
RIVER'S END SCHEME B RETAIL ELEVATION (NORTH)



RIVER'S END SCHEME B RETAIL ELEVATION (EAST)

RIVER'S END SACRAMENTO, CALIFORNIA	SCHEME B - RETAIL ELEVATIONS	LPA LANDSCAPE ARCHITECTURE 1111 J STREET SACRAMENTO, CA 95811 TEL: 916.441.1111 FAX: 916.441.1112 WWW.LPA-CA.COM
	DATE: 03.14.06	

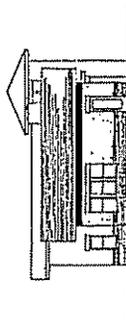
Attachment 7 – Clubhouse Exterior Elevations and Floor Plan



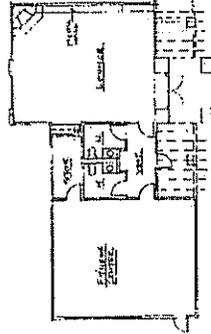
Clubhouse - Front Right Elevation



Clubhouse - Front Left Elevation



Clubhouse - Back Left Elevation



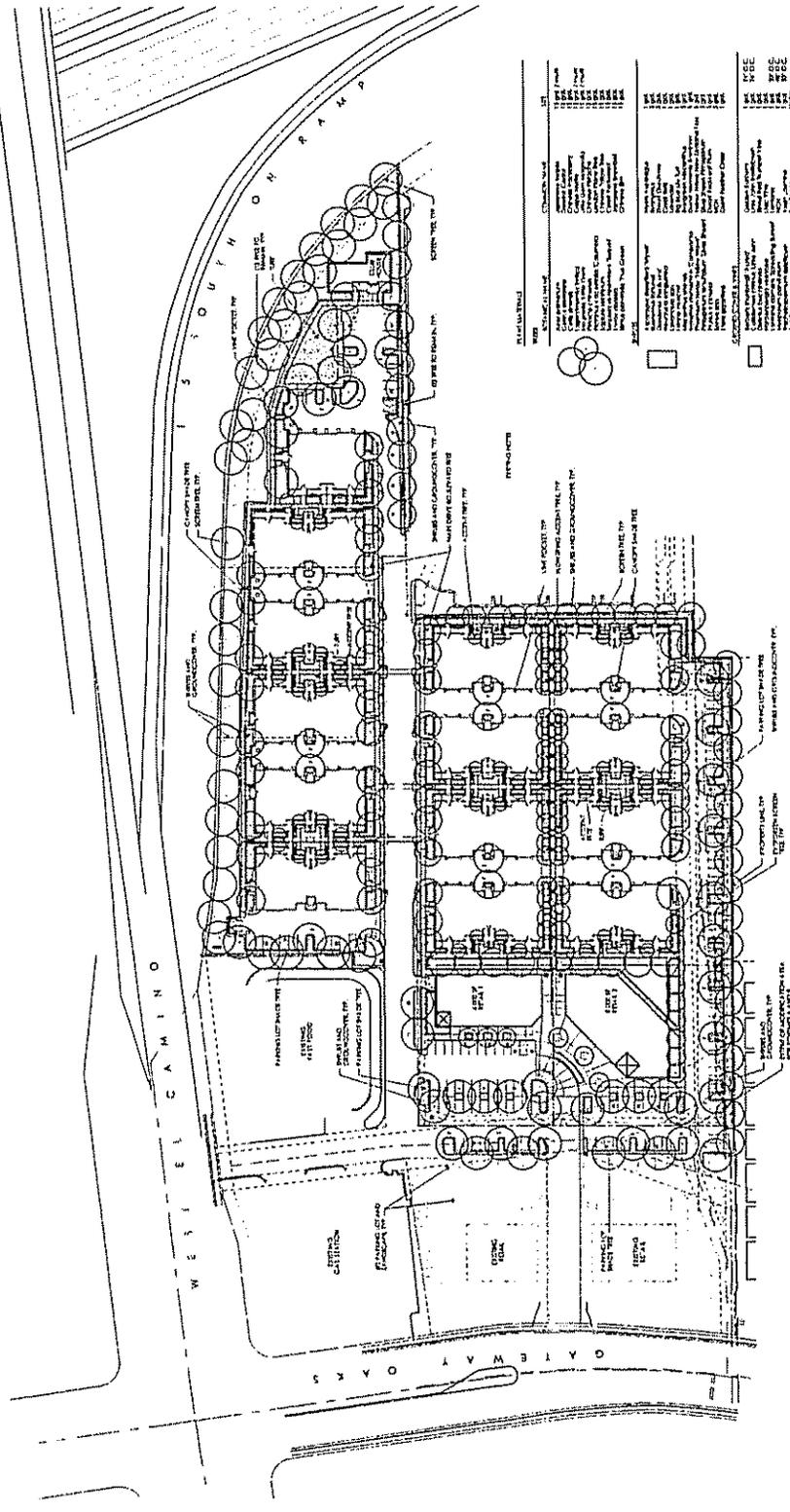
Clubhouse Floor Plan



Clubhouse - Back Right Elevation

	
<p>R I V E R ' S E N D</p> <p>SACRAMENTO CALIFORNIA</p>	<p>CLUBHOUSE EXTERIOR ELEVATIONS &amp; FLOOR PLAN</p> <p>DATE: 03/14/06</p> <p>BY: [Signature]</p>

Attachment 8 – Landscape Plan



**PLANT MATERIALS**

SYM	COMMON NAME	LIST
1	Small Tree	100
2	Medium Tree	200
3	Large Tree	300
4	Shrub	400
5	Groundcover	500
6	Grass	600
7	Water Feature	700
8	Lighting	800
9	Path	900
10	Wall	1000
11	Gate	1100
12	Sign	1200
13	Seating	1300
14	Play Equipment	1400
15	Art	1500
16	Other	1600

**MARKING CHARACTERISTICS**

SYM	TYPE	SIZE	SPACING	NOTES
1	Circle	12"	10'	Small Tree
2	Circle	18"	15'	Medium Tree
3	Circle	24"	20'	Large Tree
4	Circle	36"	30'	Shrub
5	Circle	48"	40'	Groundcover
6	Circle	60"	50'	Grass
7	Circle	72"	60'	Water Feature
8	Circle	84"	70'	Lighting
9	Circle	96"	80'	Path
10	Circle	108"	90'	Wall
11	Circle	120"	100'	Gate
12	Circle	132"	110'	Sign
13	Circle	144"	120'	Seating
14	Circle	156"	130'	Play Equipment
15	Circle	168"	140'	Art
16	Circle	180"	150'	Other

**RIVER'S END**  
SACRAMENTO, CALIFORNIA

**REVISED**  
**P05-124**  
Rev'd 1/18/06

**SCHEME B - LANDSCAPE PLAN**  
4/11/06  
11 P/11

**LPA**  
LANDSCAPE ARCHITECTURE

10000' = 1" = 20'-0"