

City Planning Commission
Sacramento, California

Members in Session

- Subject:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Rezone 0.14± vacant acres from Single Family or Two Family (R-1B) to Residential-Office (R-O) for an ancillary use to the Driver Mansion Inn.
 - D. Special Permit to construct a 5,250 sq.ft. ancillary use to the Driver Mansion Inn on 0.43± vacant acres in the R-1B and R-0 zones.
 - E. Special Permit to locate 5 parking spaces on a portion of an adjacent lot to the east consisting of 0.11± vacant acres in the R-1B zone.
 - F. Variance to locate 40 of the required 53 parking spaces on an existing Rail Road right-of-way off-site on 0.46± vacant acres in the Heavy Commercial (C-4) zone.
 - G. Variance to locate 5 of the required 53 parking spaces off-site on a portion of an adjacent lot in the R-1B zone.
 - H. Variance to waive 8 of the required 53 parking spaces for the ancillary use on 0.43± vacant acres in the R-O and R-1B zones.
 - I. Variance to waive the required paving and shading for the 40 off-site parking spaces on a Rail Road right-of-way.
 - J. Variance to exceed the maximum allowed 6 foot wall height by 2 feet along a portion of the south and along the entire east property lines to screen the new ancillary use.

- K. Variance to waive the 5 foot setback requirement to locate the proposed 8 foot wall on the south (street side) property line.
- L. Variance to waive the minimum 10 year lease requirement for the 40 off-site parking spaces.
- M. Variance to reduce the required rearyard setback from 15 feet to 13 feet for the ancillary use.
- N. Lot Line Adjustment to merge 4 partially developed lots into one lot for the existing Driver Mansion Inn and ancillary use on 0.58± acres in the R-1B and R-0 zones.

LOCATION: Northeast corner of 21st and U Streets

BACKGROUND INFORMATION:

On December 13, 1990, City staff made a recommendation to the Planning Commission to deny the above mentioned entitlements for a proposed ancillary use to the existing Driver Mansion Inn. The City Planning Commission heard testimony from the applicant and new information was presented at the hearing. Subsequent to the release of the staff report, the applicant also submitted new information to City staff as part of the application review. Based on the new information released to the Planning Commission and to City staff, it was recommended by the Planning Commission that the project be continued in order to allow staff to evaluate the new information released.

The new information reviewed by staff includes the following:

- A. A 20 foot wide landscaped buffer between the off-site parking lot to the east and an existing single family lot;
- B. A proposed lease between the property owner and AKT Development for 50 off-site parking spaces;
- C. Information on a preferential parking study being prepared;
- D. Proposed wall setback along U Street;

STAFF ANALYSIS:A. 20 foot landscaped buffer

The applicant submitted a revised site plan which indicates a 20 foot wide buffer between the five proposed off-site parking spaces to the east and an adjacent single family lot (Exhibit 2). The applicant has indicated to staff that a portion of the adjacent parking lot site (APN: 010-0101-012), will be sold off to the adjacent property owner and a six foot masonry wall to divide the property will be constructed (see Exhibit 2). A contract was entered into between the applicant (Richard Kann) and the adjacent property owner (Robin Reynolds) for the sale of the easternly most 20 feet of the property. Staff has attached a copy of the agreed upon contract between both parties (Exhibit 4). The future owner, Mr Reynolds, has informed staff that his intent is to eventually subdivide and merge the 20 foot portion with his existing property and construct an additional dwelling unit on the site. Currently, no application to merge and/or subdivide the lot (APN: 010-0101-012) has been submitted as part of the proposed application. Staff has some concerns that the applicant's proposal to sell off a portion of the lot will not be legally processed with the City prior to completion of the sale of the 20 foot portion of the property.

The applicant's proposal to sell off a portion of the property will act as a buffer to lessen the impact between the existing residential lot and the proposed off-site parking lot. Staff, however, still finds the applicant's proposal to be a detriment to providing viable residential units. The existing lot to be used for five off-site parking spaces and a 20 foot wide buffer is 90 feet wide by 80 feet deep and is located in the Single-Family or Two-Family (R-1B) zone. The site could contain two dwelling units. The 1980 Central City Plan identifies a strong need for housing due to downtown employment growth. In addition, the plan indicates that there is a lack of sites for housing in midtown. Staff feels that the subject lot is better suited for a residential use since it is immediately adjacent to a residentially developed lot between 21st and 22nd Street on U Street and the immediate area is mostly residential. Allowing off-site parking on the lot will be an encroachment into a stable and viable residential area. Staff feels that the recommended alternative to relocate the proposed courtyard area between the existing Driver Mansion Inn and the proposed ancillary use would be appropriate in order to provide parking on the ancillary use site and eliminate parking on a buildable residential lot (see Exhibit 3). Lastly, by providing parking on-site, the minimum 15 foot rearward setback would be met.

(d) Floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge.
2. If Section 9.1005.D.1 is satisfied, all new construction and substantial improvements shall comply with all other applicable flood hazard reduction provisions of Section 9.1005.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program for Impacts

Prior to the approval of any building plans, the Building Division shall verify that the applicant has design features that satisfy with the above mitigation measures.

Hydrology Impact 5.9-12 Parking Lot Runoff

The proposed project provides for 214 parking spaces. Oil, grease and other toxins can be washed into the river during precipitation events or by irrigation runoff, and contribute to the pollutant load of the river.

Mitigation Measure 5.9-12

The following mitigation measures must be implemented in order to lessen project impacts from parking lot runoff to a less than significant level for the proposed project, and alternatives AB, AC, AD, AE, and AF. No mitigation is required for alternative AA (no project).

1. The project owner shall implement a parking lot cleaning and maintenance program designed to minimized the introduction of toxic materials into the Sacramento River from parking lot runoff. The program shall include at least weekly mechanical cleaning of all paved areas and parking lots, including enclosed areas. The owner shall also instruct maintenance personnel to promptly clean any oil/grease or other toxic deposits discovered on the premises.

2. Prior to issuance of building permits, the project owner shall incorporate into the drainage plan inlet catch basins containing grease/sediment traps. These traps shall incorporate a polypropylene pillow or equivalent for grease collection, and shall be installed in sufficient number and appropriate locations in parking lots, as well as any other impervious area expected to collect toxins. The design of the traps and drainage system must be approved by the City, and must include a maintenance program designed to keep the traps clean, and to properly dispose of the material collected.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program for Impacts

Prior to the issuance of any building permits, the Building Division shall verify that the applicant has satisfied the above mitigation measures.

BIOLOGICAL RESOURCES 5.10

Biology Impact 5.10-1 Riparian Habitat

Under the proposed site plan, 0.06 acres of mixed riparian habitat would be permanently lost along the western end of the project site. This small isolated stand of riparian habitat is not considered high value habitat and loss of this area would not be significant. The cumulative impact of this decrease in riparian habitat along the river would, however, be considered significant. Implementation of the project may also result in adverse impacts to an additional 0.3 acres of high value riparian habitat located on the eastern edge of the project site adjacent to the Natomas East Main Drainage Canal. This is considered a significant impact.

Mitigation Measure 5.10-1

Implementation of the following mitigation measures would reduce the impacts associated with the proposed project and alternatives to a less-than-significant level. No mitigation is required for the Alternative AA, No Project.

1. Limit all construction, excavation, fill placement and equipment movement outside a 30-foot setback from the outermost edge of the riparian habitat adjacent to the Natomas East Main Drainage Canal as shown on the site development plan. Prohibit all permanent structures and non-native landscaping in the designated riparian restoration area on the eastern portion of the site. The designed riparian restoration site includes all areas to the south

the eastern side of the project site in the vicinity of the Natomas East Main Drainage Canal. The plan shall be submitted to the City of Sacramento, State Lands Commission, and State Department of Fish and Game (regarding special status species habitats) for approval prior to issuance of a building permit. The plan must also be part of the development of the site and the essential planting and landscaping components of the restoration completed prior to issuance of a notice of occupancy. The habitat restoration areas shall include all areas within the 30 foot buffer area as well as all areas to the south and east of the footprint of Building A. The restoration plan for this area shall include planting of both native riparian understory and canopy species in accordance with the approved restoration plan. To the extent feasible, the understory density should increase in areas adjacent to the Bannan Island Nature Preserve in order to provide a deep vegetative buffer and protective habitat. The plan can incorporate elements of the Swainson's hawk nesting habitat restoration as required in Mitigation Measure 5.10-3 and the tree replanting plan as required in Mitigation Measure 5.10-2.

The areas included in the replanting plan shall be maintained as in perpetuity and protected from future development/ alteration. The restoration plan therefore, must designate a responsible stewardship program for the restoration site including the such methods as dedication of the land to an approved conservation agency with a trust fund provided by the applicant to ensure adequate funding for on-going maintenance is approved.

5. It will be the project proponents responsibility to remove trash dumped in any on-site enhancement area.
6. Implement the monitoring requirements specified in Mitigation Measure 5.10-2.
7. Restoration shall be conducted as part of the development agreement with the City of Sacramento and shall include a monitoring program to ensure the success of the habitat restoration plan.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program for Impacts

Prior to the issuance of any building permit, the Building Division shall verify that the project's plan identifies the above mitigation measures. Also, prior to the issuance of

any Certificate of Occupancy, the Building Division shall verify that the applicant has satisfied the above mitigation measures.

Biology Impact 5.10-2 Tree Resources

Adverse impacts to existing tree resources, including valley oaks, will result from construction of the project. This is considered a significant impact.

According to project plans, tree removal and relocation will be required for construction of the project buildings and facilities. In addition, fill placement under the drip line of trees within the buffer will be required. Approximately three oak trees measuring 24" in diameter will be moved and replanted on the project site. Other tree species, will however, be permanently removed or trenching and grading conducted within their drip lines. Trees located on the southwest end of the site may be damaged from construction of the revetment, marina access ramp, and fill placement. Trenching for utility lines will occur within the drip line of two large oak trees and numerous other species. Direct impacts to tree resources within the buffer zone may result from landside and marina construction activities and movement of heavy equipment and placement of riverbank protection.

Indirect impacts may include compaction of root zones and root damage within the dripline of trees located on, or immediately adjacent to, the riverbank.

Mitigation Measure 5.10-2

1. Trees not designated for removal and/or replanting shall be protected during construction by the following means:
 - a. Place temporary chain link fencing around individual trees or around protected groves, or lines of trees. The fencing shall be placed outside the drip line of the trees.
 - b. No trenching or grading below the drip lines of trees shall be allowed. Cuts or fills near trees to be retained on the site should not cause water to pond continuously around the trees. Compliance shall be determined by the on site monitor.
2. Prepare and submit a detailed tree removal, protection plan and replanting plan to the City of Sacramento's Environmental Services Division for review and approval for trees # 4, 6, 7, and 17 (Exhibit 3-12). The tree removal plan shall be developed by a qualified biologist or arborist. Elements which shall be included in the tree removal plan include:

- a. The number, location, species types, and size of all trees to be removed or relocated. The location for trees to be relocated/replanted shall be shown on a map in the plan. In addition, the plan shall depict any trees which will be retained, but which will have trenching or grading performed within their dripline. This will provide information for future monitoring of the health and condition of these trees. Information in the existing arborist report can be incorporated into the plan.

Trees removed or damaged as a result of construction/operation of the project will require replacement of the same species as those lost. Replanting shall be performed to the extent possible along the eastern edge of the site within the 30-foot buffer. It is anticipated that additional planting location(s) will be required to accommodate the number of trees which may need to be planted. Any alternative locations shall be specified in the replanting plan and the use of these site for replanting shall be approved by the City.

- b. Planting techniques, necessary maintenance regime, success criteria, and a monitoring plan.
 - c. Monitor in the spring and fall during the first year following transplanting, annually thereafter for 4 years and submit the report to the City Arborist for each of the 5 years. If the City Arborist determines, within the 5 year period, the trees are not in a minimum of a "marginal condition" per Exhibit 3-12 (DEIR), the applicant will be liable to replace the trees at a monetary value determined using the International Society of Arboriculture evaluation guidelines. The monetary value determined will be paid by the applicant to the City of Sacramento, to provide for riparian habitat restoration.
3. Implement the tree relocation/removal plan in accordance with requirements imposed by the City of Sacramento.
 4. Hire a certified (International Society of Arborist) arborist to monitor on site implementation of the plan. Monitoring shall include trees replaced, relocated, and preserved on site. Monitoring shall also include trees which have trenching conducted within their dripline. The monitor shall prepared periodic reports for submittal to the City. Replacement trees must be healthy and determined to not be root-bound by the on site monitor. The City of Sacramento shall be responsible for enforcement of the plan.

significant impact. Mitigation for loss of nesting habitat would be required for the project.

Mitigation Measure 5.10-3

1. Prepare a mitigation and operation plan for Swainson's hawk nesting habitat affected by the proposed project. The mitigation and operation plan shall be submitted to the DFG for review and approval prior to project construction.
2. Implement Mitigation Measure 5.10-2 to replace the tree resources lost and/or in accordance with requirements imposed by DFG for mitigation for loss of nesting habitat.
3. The mitigation plan which shall include replacement/replanting shall strive to incorporate replanting on the project site, near the riverfront or along the Natomas East Main Drainage Canal or shall identify suitable a suitable off-site mitigation area near Swainson's hawk foraging habitat.

Implementation of this mitigation measure will mitigate for the loss of available nesting habitat, however, this habitat will be not immediately available for nesting use until the trees attain a size suitable for nesting. During the time period when this area is not available for nesting, the restoration area will provide an important buffer zone between the site and available nesting habitat on Bannon Island.

4. Monitor the success of the habitat replacement for Swainson's hawk annually for the first 5 years following establishment, and thereafter every 3-5 years. Written monitoring reports shall be prepared by a qualified biologist and submitted to

DFG. Take corrective actions to ensure successful establishment of Swainson's hawk nesting habitat in perpetuity.

The DFG mitigation guidelines (1990) for Swainson's hawk specifies that no disturbance shall occur within a half-mile of an active nest between March 1 - August 15 to avoid construction of other project related activities which may cause nest abandonment or adverse disturbance to nearby active nest during the breeding season. Because of the proximity of the site to Bannon Island, construction activities may disturb the nesting pairs of Swainson's hawk recorded on Bannon Island this year. The project site has been

identified as an alternate nesting site for the pair, and the hawks may use the

project site during the year in which the project is constructed.

5. Prior to construction, hire a qualified biologist to conduct a survey within a 1/2 mile radius of the site to determine the location of active nests.
6. Avoid construction on the site during the breeding/nesting period of the Swainson's hawk of March 1 through August 15 to avoid disturbance of nesting pairs within a half-mile radius of the site

or;

7. During construction within the breeding/nesting season, conduct intensive monitoring of active nests (funded by the project proponent). The monitoring shall be done by a DFG approved raptor biologist.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program for Impacts

Prior to the issuance of any building permit, the Building Division shall verify that the applicant has satisfied the above mitigation measures.

Biology Impact 5.10-4 Species of Special Concern

The giant garter snake, a species listed by DFG as threatened and is a federal candidate 2 for listing, potentially use the Natomas East Main Drainage Canal. Removal of suitable habitat anywhere that the snake is found can have significant impacts on the population. Such habitat removal is prohibited as "incidental take" under the California Endangered Species Act, as is inadvertent injury to any individual of the species. Until a survey to determine whether the snake is present is completed, suitable habitat on site must be assumed to support giant garter snakes.

In addition, California hibiscus, a Category 2 plant species, may be present on the project site. This species was not observed during the field investigations associated with this project. However, suitable habitat for this species is present on the site.

Pursuant to CEQA, disturbance to or removal of habitat for these species as a result of implementation of this project would be considered a significant impact.

Mitigation Measure 5.10-4

1. Before construction is initiated, a survey will be conducted during the

appropriate season (preferably between April 15 and July 15) to establish the presence or absence of giant garter snakes on the project site.

2. Maintain the 30-foot buffer as specified in Mitigation Measure 5.10-1. If a giant garter snake is found on site, a mitigation plan must be prepared and approved by the City Environmental Coordinator in consultation with State Fish and Game prior to start of construction. The mitigation plan may specify among other things, construction procedures and techniques to minimize disturbance to the habitat area of the snake and restoration activities (see Mitigation 5.10-1) which would replace habitat losses. on site outside the 30-foot buffer, avoid disturbing the snake during construction.

In addition to these mitigation measures, implement the following mitigation measure for Alternative AC to ensure impacts future impacts to the giant garter snake does not result.

3. Obtain a non-development easement, deeded to the City, for the eastern half of the site to ensure future development of this half of the site is does not occur.
4. Conduct a plant survey for California hibiscus. The survey shall be conducted by a qualified biologist during the appropriate bloom period, which is approximately July through September, but may be identifiable through November. If the species is found on site, the following shall be conducted:
 - a. Flag and fence around the plant if the plant is located outside the 30-foot buffer area.
 - b. Avoid disturbance of the plant during construction.
 - c. Avoid disturbance of the plant(s) during maintenance of the site following construction.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development
The State of California, Department of Fish and Game

Monitoring Program for Impacts

Prior to the issuance of any building permit, the Building Division shall verify that the applicant has satisfied the above mitigation measures. Verification shall include a letter from Department of Fish and Game indicating their findings and requirements

for protection of special status species.

Biology Impact 5.10-5 Fish Migration

Placement of the riverbank protection may increase turbidity in the Sacramento River during fish migration periods and result in adverse impacts to the state-listed endangered, and federally-listed threatened winter-run chinook salmon and other migratory and resident fish species. This is considered a significant impact.

Mitigation Measure 5.10-5

1. Restrict grading activities to outside the 30-foot setback in accordance with Mitigation Measure 5.10-1.
2. The contractor shall be required to provide erosion control techniques in accordance with Mitigation Measure 5.8-3 as described in the Geology and Soils Chapter of this report, including replanting of all disturbed areas. Large ungraded portions of the project site shall be stabilized to prevent surface runoff. Contract specification for the project contractors shall include necessary provisions for implementation of this mitigation measure.
3. In-stream construction, fill placement, or riverbank protection installation shall be conducted during non-migratory and spawning periods or;
4. During construction install a silt/turbidity barrier at the downstream end of the area, upstream from the Natomas East Main Drainage Canal to minimize impacts on migrating fish.
5. Implement erosion control techniques to minimize turbidity impacts during riverbank protection placement. Such techniques may include, but not be limited to, placement of straw bails or silt barrier at the water line, hydroseeding of exposed surfaces prior to the rainy season, and minimize clearing of shoreline vegetation to accommodate the riverbank protection.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development
The State of California, State Lands Commission

Monitoring Program for Impacts

Prior to the issuance of any building permit, the Building Division shall verify that the applicant has identified the above mitigation measures on the project plans.

Whenever possible, the State Lands Commission shall incorporate these mitigation measures as conditions of the approval of the State Lands Lease governing use of public property.

Biology Impact 5.10-7 Wetland Habitat

It is expected that approximately 0.7 acres of jurisdictional Waters of the U.S. would be altered or lost as a result of placement of riverbank protection, excavation and construction of the drainage and water service lines. In addition, construction of the marina and associated facilities may require alteration and/or fill placement within 1.5 acres within the river. The project proponent will be required to apply to the Corps of Engineers for a Section 404 permit for discharge of fill if the total area filled is one acre or greater of wetland or other waters of the U.S. A Section 10 permit from the Corps of Engineers may also be required for alteration of a navigable waterway. A Streambed Alteration Agreement must also be obtained from DFG for any work that will affect the Sacramento River or the Natomas East Main Drainage Canal prior to commencement of work activities on the site.

Mitigation Measure 5.10-7

1. If the 404 permit process determines that the identified U.S. Waters are wetland habitat areas the applicant shall be required to compensate for unavoidable wetland fill by creating an equal or greater acreage of wetlands of equal or greater habitat value than those that are to be filled.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development
The State of California, Department of Fish and Game
U.S. Government, Army Corps of Engineers

Monitoring Program for Impacts

Prior to issuance of a building permit, the Building Division shall verify that the applicant has complied with Section 404 and obtained a Section 10 permit from Corps of Engineers, and shall verify that a streambed alteration permit has been obtained from Department of Fish and Game. In addition, if required by the 404 permit the Building Division shall verify that an agreement to compensate for wetland fill has been executed by the applicant and City and made a condition of Building Permit approval.

Biology Impact 5.10-8 Light & Glare

Increased light and glare from the project site may adversely affect wildlife use of the adjacent Bannon Island and Nature Study Area. This is considered a significant impact.

Prior to the issuance of any Certificate of Occupancy, the Building Division shall verify that the applicant has satisfied the above mitigation measures.

SOLID WASTE 5.13

Solid Waste Impact 5.13-2 Cumulative Solid Waste Generation

The cumulative development in the South Natomas sub-region including the Proposed Project would result in approximately 6.27 percent of the solid waste estimated to be generated by cumulative development within the project area. As stated in the methodology section, any additional contribution to the cumulative waste stream is considered significant. The Recycling Ordinance currently being developed by the City will reduce this impact. However, the solid waste generated by the proposed project will add to the cumulative waste stream. This is considered a significant impact.

Mitigation Measure 5.13-2

1. There shall be compliance with the requirements of the City of Sacramento Public Works Department, Solid Waste Division. The Department requires the use of trash compactor machines by major commercial, retail, office, and hotel customers. While, these machines do not reduce the actual amount of waste to be treated, the amount of space that the waste occupies is reduced. This could result in fewer trips by trash haulers to the landfill site, but this would not be a significant reduction.
2. There shall be adequate space designed at ground floor level of the office buildings to accommodate future recycling efforts. This space shall be designed and used for the purpose of recycling only. The design of this recycling area will be subject to approval by the City of Sacramento, Department of Public Works, Solid Waste Division.
3. The goals and requirements of Section 34 to the Zoning Ordinance that will address recycling and solid waste disposal shall be met.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development
The City of Sacramento, Public Works Department

Monitoring Program for Impacts

Prior to the issuance of any building permit, the Building Division shall verify that the project's plan identifies the above mitigation measures.

POLICE & FIRE 5.14

Police Service Impact 5.14-1 Police

The buildings in the Proposed Project may be equipped with inadequate lighting areas that would promote crimes.

Development associated with the Sierra Foundation proposal may be designed such that inadequately lighted areas exist, or it may contain areas that would promote crimes. A significant impact may exist.

Mitigation Measure 5.14-1

The following measure is recommended to reduce the potential impact below a level of significance:

1. The project shall comply with the requirements of the City of Sacramento Police Department in order to avoid design features that may promote criminal elements. All design features and security measures including lighting, fencing, and access shall be in accordance with the Biological Resources mitigation measures. Security lighting must not be directed into the Bannon Island Nature Study Area; security fencing around the project site must not intrude or substantially effect the Bannon Island Nature Study Area or the 30 foot buffer area along the Bannon Slough and along the river bank.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program for Impacts

Prior to the issuance of any building permit, the Building Division shall verify that the project's plan identifies the above mitigation measures.

LIGHT & GLARE 5.16

Glare Impact 5.16 Glare impacts on adjacent land uses

Drivers southbound on Gateway Drive may experience some visual distraction or discomfort in the morning commute during mid-winter and in the evening commute during the middle of summer. The following mitigation measure is recommended to reduce the glare impact to a less-than-significant level.

Mitigation Measure 5.16-1

In order to protect against the minimal intensity glare that may reach into the intersection of Garden Highway and Gateway Drive and along Garden Highway, the applicant shall use solar reflectivity glass (6 percent) and plant deciduous (native to the

project area) trees and other vertical landscaping along the northern edge of the site at locations which will intercept the glare around the driveway entrances and retain, as proposed, the most southern existing trees adjacent to the Sacramento River. All trees planted around the driveway entrances shall be planted to provide a clear line of sight to the satisfaction of the City Traffic Engineer, thereby ensuring appropriate ingress and egress. The size and type of trees to be planted shall be selected by consultation with a landscape architect and approved by the Environmental Services Division. The location and type of trees shall be included on plans submitted for building permits.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program for Impacts

Prior to the issuance of any building permit, the Building Division shall verify that the project's plan identifies the above mitigation measures.

CULTURAL RESOURCES 5.17

Cultural Resources Impact 5.17-1 Cultural Resources

Under the proposed site plan, no known cultural resources will be impacted on the land portion, as none were identified during the survey. Impacts could result to potential unknown buried resources with this alternative. This could be a significant impact. Impacts could result to unknown underwater resources with this alternative. This could be considered a significant impact.

Mitigation Measure 5.17-1

Implementation of the following mitigation measures would reduce the impacts associated with the proposed project to a less-than-significant level.

1. Buried Sites

If cultural resources are discovered during any phase of construction, all work must be halted within 20 meters (60 feet) of the resource located until that resource can be assessed by a professional archaeologist. If any human skeletal remains are encountered, it is also required that the County Coroner be notified (CEQA Guidelines, Part VIII of Appendix K).

The above protection, to be effective, requires reasonable observation and honest, timely reporting on the part of the contractors and excavation/grading crew. Crew supervisors should be instructed on signs of cultural use in order to enable such deposits to be identified as quickly as possible, before serious damage is done.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program for Impacts

Prior to the issuance of any building permits and during construction, the Building Division shall verify that the project's plan identifies the above mitigation measures.

AESTHETICS 5.18

Aesthetics Impact 5.18-1 Conserve and protect the planned open space areas along the ...Sacramento River...to the extent feasible (SGPU, Section 6 Implementing Policy Goal C,).

The development substantially changes the subject site and the adjacent environs. The project site is vacant, any on-site development will result in a physical/visual change to the existing environment as well as to the natural/open space character of the adjacent south and east lands. This is considered a significant unavoidable impact.

The following mitigation measure is recommended to reduce the magnitude of the physical/visual impacts, but not to a less-than significant level.

1. The proposed project shall be reviewed by the Design Review Preservation Board to ensure compatibility and consistency with adjacent land uses and open space nature preserve areas. Should the design change substantially from that reviewed in this document, additional environmental review shall be required.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program for Impacts

Prior to the issuance of any building permit, the Building Division shall verify that the project's plan identifies the above mitigation measures.

Aesthetics Impact 5.18-2 Mitigate adverse affects of activities and facilities adjacent to the Parkway (American River parkway Goal 2).

Activities resulting from site development may create an adverse affect or activity upon the adjacent Natomas East Main Drainage Canal and the American River Parkway. Therefore, the Proposed Project is inconsistent with the intent of this goal which ensures protection for the American River Parkway.

Mitigation Measure 5.18-2

The following mitigation measure is recommended to reduce impacts to below a level of significance.

1. Provide a 30 foot or more open space buffer area along the East Main Levee Drainage Canal designed to limit pedestrian access and intrusion into the area. A vegetative barrier would allow visual access to the Natomas East Main Drainage Canal/Bannon Island Nature Preserve area, but would deter explorers. Also, signage shall be posted every 75 feet along the Natomas East Main Drainage Canal notifying persons of this nature preserve area to limit loitering, littering and misuse of this nature preserve area.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program for Impacts