

REPORT TO PLANNING COMMISSION City of Sacramento

915 | Street, Sacramento, CA 95814-2671

PUBLIC HEARING February 8, 2007

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To: Members of the Planning Commission

Subject: Natomas Central Lot A (P06-164)

A request to subdivide a 10.3± acre parcel into 116 lots, including 95 single-family lots, and to construct cluster homes in the Single-Family Alternative (R-1A) Zone within the Natomas Central Planned Unit Development (PUD).

- **A. Environmental Determination:** Addendum to previously approved Mitigated Negative Declaration;
- **B.** Mitigation Monitoring Plan;
- **C. Tentative Map** to subdivide a 10.3± acre parcel into 116 lots (95 singlefamily lots, 16 private drive/public utility easement lots, 4 landscape corridor lots and one landscape lot) in the R-1A Zone within the Natomas Central PUD; and
- **D. Special Permit** to allow alternative ownership housing (cluster homes) in the R-1A Zone within the Natomas Central PUD.

Location/Council District:

West side of El Centro Rd. across from Bearcloud Ave., Sacramento, CA 95834

Assessor's Parcel Number 225-2350-002

Council District 1

Recommendation: Staff recommends the Planning Commission approve the request based on the findings of fact and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-D listed above, and its decision is appealable to City Council.

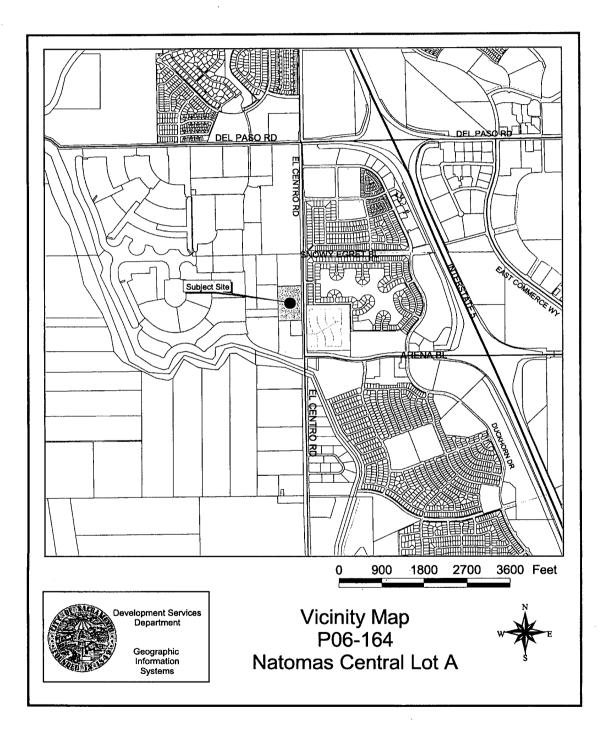
Staff Planner: Steve Kowalski, Associate Planner, (916) 808-4752

Applicant: MBK Homes Northern California (contact: Steven Gall, 916-783-1150) 5955 Granite Lake Dr., Granite Bay, CA 95746

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Natomas Investors, LLC (contact: Josh Dapice, 415-421-2151) One Maritime Plaza, Suite 1325, San Francisco, CA 94111



Summary

The applicant is proposing to subdivide a 10.3± acre parcel into 116 lots in the Single-Family Alternative (R-1A) Zone within the Natomas Central Planned Unit Development (PUD). Ninety-five (95) of the lots will be developed with detached, single-family cluster homes, sixteen (16) will serve as private drives around which the homes will be clustered, four (4) will serve as landscaped corridors along El Centro Road, and one will serve as a pedestrian connection leading to future park and school sites within the PUD to the northwest. The subdivision will feature a circular internal street having direct connections to El Centro Road to the east and Sardinia Island Way in the new Natomas Central neighborhood to the west. There were no outstanding issues or concerns regarding this application at the time this staff report was written.

Table 1: Project Information

General Plan designation: Low Density Residential (4-15 dwelling units per net acre)

North Natomas Community Plan designation: Medium Density Residential 7-21 dwelling units per net acre

Existing zoning of site: R-1A-PUD Single-Family Alternative Zone (within the Natomas Central Planned Unit Development)

Existing use of site: Vacant

Property area: 10.3± acres (gross); 6.6± acres (net)

Background Information

On October 13, 2005, the Planning Commission approved the following entitlements for the Natomas Central Planned Unit Development (PUD): a Tentative Master Parcel Map subdividing 397.9± gross acres into residential, park, school and open space uses; and a Tentative Subdivision Map subdividing 397.9± gross acres into 1,693 standard single-family lots, four parcels for multi-family development, two neighborhood park lots, a joint park/school site, one private recreation center, a detention basin/lake, a fire station site and a small number of open space lots. Shortly after that, the City Council approved the Natomas Central PUD on October 25, 2005. Entitlements approved by the Council included a Mitigated Negative Declaration and associated Mitigation Monitoring Program, a Development Agreement, an Inclusionary Housing Plan, General Plan and Community Plan Amendments, a Rezone, and a Schematic Plan and Guidelines for the Natomas Central PUD.

This applicant is proposing to develop the medium-density residential portion of the Natomas Central PUD shown as Lot A on the PUD's Subdivision Map with 95 detached single-family units. The site is located immediately south of a recently-approved senior apartment complex (Hurley Creek Sr. Apartments, P06-007), and two parcels south of a future commercial site on the southwest corner of El Centro and Del Paso Roads (Natomas Century Plaza, P05-027). Immediately to the west and southwest of the site

are detached single-family homes currently under construction, and a future fire station site lies directly to the south on El Centro.

Public/Neighborhood Outreach and Comments

As part of the application review process, the proposal was routed to the Natomas Community Association, the North Natomas Alliance, the North Natomas Community Association, the Natomas Chapter of the Partnership for Active Communities (NCPAC), the West Natomas Community Association, and the Westlake Group. Staff received comments from the NCPAC only. The NCPAC was pleased with the overall design of the subdivision, but indicated a preference for the homes to front El Centro Road instead of backing up to it. Staff informed the NCPAC that the PUD Guidelines for Natomas Central allow the homes to back up against El Centro and be separated from the roadway by a maximum 6' tall masonry wall. The applicant believes that designing the subdivision such that rear yards and a masonry wall back up to El Centro Road will enhance the marketability of the units because of the loud nature of the roadway.

Environmental Considerations

A Mitigated Negative Declaration was prepared for the Natomas Central Planned Unit Development (PUD) and approved by the City Council on October 25, 2005. The Environmental Planning Services Division (EPSD) has reviewed the proposed project and determined that it will not have a significant effect on the environment and therefore does not require major revisions of the previous Mitigated Negative Declaration. EPSD has prepared an addendum to update the previous Mitigated Negative Declaration to account for the proposed project in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The addendum includes a Mitigation Monitoring Plan to ensure that the developer adheres to the Mitigation Measures included in the original Mitigated Negative Declaration during construction of this portion of the PUD (see Exhibit A). Staff recommends that the Planning Commission approve the Addendum to the previous Mitigated Negative Declaration and adopt the attached Mitigation Monitoring Program.

Policy Considerations

General Plan: The subject site is designated as Low Density Residential (4-15 dwelling units per net acre) in the Land Use Element of the General Plan. The proposed density of the subdivision is 14.4 units per net acre. This density is within the General Plan's target density range and is consistent with the following General Plan policies for land designated as Low Density Residential:

1) Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources (Goal C, Section 2-11).

2) Provide adequate housing sites and opportunities for all households (Goal 1, Section 3.10-2).

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General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles which this proposal complies with include the following:

- 1. Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.
- 2. Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

North Natomas Community Plan (NNCP): The subject site is designated Medium Density Residential 7-21 dwelling units per net acre in the NNCP. The project features a proposed density of 14.4 dwelling units per net acre, well within the target density range. The project also complies with the following guiding principles contained in the NNCP:

- a. Each neighborhood shall provide a variety of housing densities, types and prices to enhance neighborhood identity, serve a wide array of residents, and avoid monotony (page 13); and
- b. Each dwelling should have convenient access to a commercial center. Convenient access should be provided along a local connection such as a local street, pedestrian/bike path, or residential collector, rather than solely along an arterial street (page 13).

In addition, the NNCP calls for the design of medium density developments in predominantly single-family neighborhoods to reflect a higher density in order to give balance to the neighborhood (p. 14). The proposed project, while still technically consisting of detached single-family dwellings, will contain smaller lots and cluster home products, thereby fostering a higher density than the more traditional single-family neighborhoods within the PUD.

Project Design

Tentative Map Design

The proposed subdivision map would subdivide 10.3± acres into ninety-five (95) single-family lots, sixteen (16) private drive/public utility easement (P.U.E.) lots, four (4)

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landscape corridor lots along the main entrance to the subdivision from El Centro Road, and one landscape corridor that will serve as a pedestrian connection to the future path system to the northwest. The majority of the residential lots will be clustered around the private drive/P.U.E. lots, with the remainder fronting along "A" Circle.

In order to approve a tentative map, the Planning Commission must make the following findings:

- 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
- 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the North Natomas Community Plan, and Chapter 16 of the City Code, which itself is a Specific Plan of the City;
- 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region; and
- 4. The design of the proposed subdivision provides, to the extent feasible, for future passive and/or natural heating and cooling opportunities.

Staff recommends approval of the Tentative Map subject to the conditions listed in Attachment 1 as it is consistent with the policies of the General Plan and North Natomas Community Plan, and it satisfies the four conditions listed above.

<u>Vehicular Circulation</u>: A new 53-foot wide circular public street will extend through the subdivision connecting El Centro Road to the east to a future street to be named Sardinia Island Way to the west. The garages of each house will front on either the circular street or one of the 16 private drives. The 53' street section is a City standard section wide enough to accommodate two travel lanes (one in each direction) and on-street parking on both sides of the street. The design of on-street parking functions to slow down traffic by slightly constricting the width of the two travel lanes.

<u>Pedestrian Circulation</u>: The subdivision will feature 5' wide sidewalks separated from the street by 6' wide planting strips along all of the internal public streets. El Centro Road will feature sidewalks separated from the street by a 7'6" wide planting strip except along the length of the deceleration lane leading into the subdivision at the corner of El Centro and "C" Street, where no separation will be provided. Each cluster unit will have a concrete path leading from the front door to the private drive on which it is located (see Exhibit G). The units on the public street will have paths leading from the sidewalk to the front door. In addition, a concrete walkway tying into the future path system in the senior housing complex to the north will be built to provide a more direct route to the future school and park sites within the PUD to the northwest.

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<u>Walls, Fencing & Trees</u>: Proposed fencing and wall details are depicted in Exhibit G. A 6' tall masonry wall will be provided along the El Centro Road right-of-way to reduce traffic noise in the private rear yards of the units backing up to El Centro. This wall will also extend along the portion of the southern property line separating the new dwelling units from the future fire station immediately south of the site. All other fences throughout the subdivision will be standard 6' tall wood with gates in the side yards.

The City Arborist has reviewed and approved the landscape plan for the project which includes several large street trees along the public streets as well as numerous smaller species along each private drive (see Exhibit F).

<u>Subdivision Review Committee</u>: On December 6, 2006, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to the Recommended Findings of Fact and Conditions of Approval for the Tentative Map listed in Attachment 1.

Special Permit for Alternative Housing

Pursuant to Section 17.24.050 of the Zoning Code, alternative ownership housing units such as cluster products are permitted in the Single-Family Alternative (R-1A) Zone subject to approval of a Planning Commission special permit. In approving a special permit for such developments, the Planning Commission has the authority to vary such development features as setbacks, lot coverage and site orientation.

The proposed subdivision features 95 residential lots, the majority of which are cluster units. Cluster units consist of a small number (typically 3-5) of detached single-family homes clustered around 20' wide shared private drives. This type of development allows for slightly higher densities than those commonly found in standard detached single-family developments by creating less private yard space between buildings, while still allowing each unit to be completely detached from the next. Lot shapes and sizes are irregular due to the clustered nature of the parcels around each private drive.

Four different floorplans are proposed, ranging in size from 1,347 to 2,072 square feet. Each plan features a two-story layout with 3 or 4 bedrooms, 2.5 bathrooms and either a 2-car side-by-side garage, or two separated single-car garages. All four plans feature active living areas (family rooms, kitchens, etc.) at the front of the house, with the garages slightly recessed. The exteriors feature an intricate mix of building materials and trim, including horizontal and wood shingle siding with ornamental window shutters, eave brackets and attic vents (see Elevations Exhibits). Roofing materials will consist of composition shingle.

To maximize private open space for each home, many of the lots will possess use easements over one of their next-door neighbors' side yards (see Exhibit D). Many of the homes feature 5' wide side yards and only slightly deeper rear yards. Providing use easements over the side yard of the adjacent lots will give each home at least a 9 to 10 foot wide usable yard. Nearly all of the units will feature an 18' long driveway to enable

an additional vehicle to be parked off of the street. On-street parking for visitors will also be provided along "A" Circle and "B" Street (see Exhibit E).

In order to approve a special permit, the Planning Commission must evaluate the project and make the following findings of fact:

- A special permit shall only be granted on sound principles of land use.
- A special permit shall not be granted if it will be detrimental to the public health, safety, or welfare, or if it results in the creation of a nuisance.
- A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

Staff believes that the proposal adheres to the sound principles of land use in that it features a medium density development that respects the character of the single-family and multi-family developments recently approved and/or currently under construction to the west and north, respectively. Furthermore, it provides convenient roadway connections from El Centro Road to the internal street system within the PUD, as well as a pedestrian access to the path system commencing in the senior housing development to the north and leading to the future school and park sites to the northwest. As discussed in the "Policy Considerations" section above, the proposal is also consistent with the General Plan and North Natomas Community Plan, both of which allow single-family residential development at the density proposed.

<u>Summary</u>

The proposal complies with the General Plan, the North Natomas Community Plan, and the Natomas Central PUD Guidelines, and is consistent with the underlying zoning of the site. Furthermore, there has been no opposition from the neighborhood towards the proposal throughout the application review process. Therefore, staff recommends that the Planning Commission approve the requested entitlements based on the findings of fact and subject to the attached conditions of approval.

> Respectfully submitted by: <u>Stephen Kowalski</u> Stephen Kowalski Associate Planner

Recommendation Approved:

indsey Alagozian

Senior Planner

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Attachments Attachment 1 Recommended Findings of Fact and Conditions of Approval Mitigation Monitoring Plan Exhibit A **Tentative Subdivision Map** Exhibit B Site Plan Exhibit C Exhibit D Private Open Space Exhibit Exhibit E Parking Plan **Conceptual Landscape Plan** Exhibit F **Conceptual Fence & Wall Plan** Exhibit G Typical Courtyard Landscape Plan Exhibit H El Centro Avenue Streetscape Exhibit I French Country Plan 1 Floorplan Exhibit J French Country Plan 1 Elevations Exhibit K Craftsman Plan 1 Floorplan Exhibit L Craftsman Plan 1 Elevations Exhibit M Colonial Revival Plan 1 Floorplan Exhibit N **Colonial Revival Plan 1 Elevations** Exhibit O French Country Plan 2 Floorplan Exhibit P French Country Plan 2 Elevations Exhibit Q Craftsman Plan 2 Floorplan Exhibit R **Craftsman Plan 2 Elevations** Exhibit S Colonial Revival Plan 2 Floorplan Exhibit T Exhibit U **Colonial Revival Plan 2 Elevations** French Country Plan 3 Floorplan Exhibit V French Country Plan 3 Elevations Exhibit W Exhibit X Craftsman Plan 3 Floorplan Craftsman Plan 3 Elevations Exhibit Y Colonial Revival Plan 3 Floorplan Exhibit Z **Colonial Revival Plan 3 Elevations** Exhibit AA French Country Plan 4 Floorplan Exhibit BB French Country Plan 4 Elevations Exhibit CC Craftsman Plan 4 Floorplan Exhibit DD **Craftsman Plan 4 Elevations** Exhibit EE Exhibit FF Colonial Revival Plan 4 Floorplan Exhibit GG **Colonial Revival Plan 4 Elevations**

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Natomas Central Lot A (P06-164)

Attachment 1 Recommended Findings of Fact and Conditions of Approval Natomas Central Lot A (P06-164) West side of El Centro Rd. across from Bearcloud Ave.

Findings of Fact:

- **A.** The **Addendum to the previous Mitigated Negative Declaration** is hereby approved based on the following findings of fact:
 - 1. The Planning Commission finds as follows:
 - a. On October 13, 2005, pursuant to the California Environmental Quality Act (CEQA), the CEQA Guidelines and the City of Sacramento environmental guidelines, the Planning Commission adopted a Mitigated Negative Declaration (MND) and a Mitigation Monitoring Plan at the time it approved the Natomas Central PUD (P04-173; hereafter referred to as the "original project");
 - b. The Natomas Central Lot A Project (P06-164; hereafter referred to as the "proposed project") proposes to modify the original project by obtaining the following entitlements for Lot A:
 - i. **Tentative Map** to subdivide 10.3± acres into 116 lots, including 95 single-family lots, in the Single-Family Alternative (R1-A) Zone within the Natomas Central PUD; and
 - ii. **Special Permit** to construct alternative ownership housing (cluster homes) in the Single-Family Alternative (R1-A) Zone within the Natomas Central PUD; and
 - c. The Environmental Planning Services Division conducted or caused to be conducted an initial study for the proposed project and determined that the proposed changes to the original project did not require the preparation of a subsequent Environmental Impact Report or Negative Declaration. An addendum to the previously adopted MND was then prepared to address the proposed modifications to the original project. The proposed project will not result in substantial changes to the original project that would require major revisions of the previous Mitigated Negative Declaration.
 - 2. The Planning Commission has approval over project entitlements i. and ii. listed above;
 - 3. With respect to the entitlements over which the Planning Commission has final approval authority, the Commission has reviewed and considered the

information contained in the previously adopted MND for the original project, the addendum, and all oral and documentary evidence received during the hearing on the proposed project. The Commission has determined that the previously adopted MND and the addendum constitute an adequate, accurate, objective and complete review of the proposed project and finds that no additional environmental review is required based on the reasons set forth below:

- a. No substantial changes are proposed through the proposed project that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. No substantial changes have occurred with respect to the circumstances under which the proposed project will be undertaken which will require major revisions of the previous Mitigated Negative Declaration; and
- c. No new information of substantial importance has been found that shows any of the following:
 - i. The proposed project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration and EIRs;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration and EIRs;
 - iii. Mitigation Measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project; and
 - iv. Mitigation Measures which are considerably different from those analyzed in the previous Mitigated Negative Declaration and EIRs would substantially reduce one or more significant effects on the environment;
- 4. Based on its review of the previously adopted MND for the original project, the addendum, and all oral and documentary evidence received during the hearing on the proposed project, and with respect to the entitlements over which the Planning Commission has final approval authority, the Commission finds that the MND and addendum reflect its independent judgment and analysis and adopts the MND and the addendum for the proposed project and readopts the findings of fact in support of the MND;

- 5. Upon approval of the proposed project, the Environmental Planning Services Division shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk, and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to Section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto; and
- 6. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services Division, 2101 Arena Blvd., Suite 200, Sacramento, CA 95834. The custodian of these documents and other related materials is the Development Services Department, Environmental Planning Services Division.
- **B.** The **Mitigation Monitoring Plan** for the proposed project is hereby adopted, and the mitigation measures shall be implemented and monitored as set forth in the plan, based upon the following findings of fact:
 - 1. The Mitigation Monitoring Plan has been adopted and implemented as part of the proposed project;
 - 2. The addendum to the MND does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the original Mitigation Monitoring Plan; and
 - 3. The Mitigation Monitoring Plan meets the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15074.
- **C.** The **Tentative Map** to subdivide a 10.3± acre parcel into 116 lots (95 singlefamily lots, 16 private drive/PUE lots, 4 landscape corridor lots and one landscape lot) in the R-1A Zone within the Natomas Central PUD is hereby approved based on the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the North Natomas Community Plan, and Chapter 16 of the City Code, which itself is a Specific Plan of the City of Sacramento. The General Plan designates the subject site for Low Density Residential (4-15 du/na) while the North Natomas Community Plan land use designation is Medium Density Residential 7-21 du/na. The density being proposed is consistent with both plans at 14.4± du/na;

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- 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plans are designed adequately to service the proposed subdivision; and
- 4. The design of the proposed subdivision provides, to the extent feasible, for future passive and/or natural heating and cooling opportunities.
- **D.** The **Special Permit** to allow alternative ownership housing (cluster homes) in the R-1A Zone within the Natomas Central PUD is hereby approved based on the following findings of fact:
 - 1. The project is based upon sound principles of land use in that:
 - a. The proposed use is compatible with the uses that are currently under construction and/or have recently been approved in the vicinity of the project site;
 - b. Adequate landscaping, vehicular circulation, maneuvering, onstreet and off-street parking are provided; and
 - c. The architectural and site design of the subdivision and its landscaping are consistent with the Single Family Residential Design Principles.
 - 2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. Conditions have placed upon the application to mitigate any adverse impacts the project might have on the surrounding neighborhood; and
 - b. The homes are of an attractive design that will serve to enhance the appearance of the neighborhood.
 - 3. The proposed project is consistent with the goals and objectives of the General Plan, the North Natomas Community Plan and the Natomas Central PUD Guidelines.

Recommended Conditions of Approval:

B. The applicant shall comply with the following mitigation measures as prescribed by the **Mitigation Monitoring Plan** to the satisfaction of the Development Services Department, Environmental Planning Services Division:

ENVIRONMENTAL SERVICES:

- B1. Prior to issuance of grading permits, the developer shall submit a Construction Emission/Dust Control Plan to the City of Sacramento, Sacramento Metropolitan Air Quality Management District (SMAQMD), and the California Air Resources Board (CARB), which will include at a minimum the Mitigation Measures listed below:
- B2. The project shall provide a plan for approval by the City of Sacramento, SMAQMD and CARB demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet average 20% NOx reduction and 45% particulate reduction compared to the most recent CARB fleet average at the time of construction. The developer shall submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an average of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use of fuel for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline, including start date, and name and phone number of project manager and on-site foreman;
- B3. The project shall ensure that emissions from all off-road diesel-powered equipment used on the project site do not exceed 40% opacity for more than three minutes in any hour. Any equipment found to exceed 40% opacity shall be repaired immediately, and the City of Sacramento and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for a 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations;
- B4. Prior to issuance of any building or grading permit, construction equipment shall utilize the Best Available Technology (BAT) so as to minimize vehicle emissions to the extent possible. This may include the use of diesel particulate filters and cooled exhaust gas recirculation or equivalent measures on all off-road and on-road diesel equipment in the construction phase of the project. The developer shall review amendments to CARB and SMAQMD regulations and City of

Sacramento ordinances during construction, and comply immediately with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants;

- B5. Prior to issuance of any building or grading permit, the developer shall coordinate with SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce construction-related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of \$13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of building permits. Based upon the Urbemis emissions data and SMAQMD's mitigation fee calculator, the expected payment of remaining construction-related NOx emissions over the significance threshold will be \$1,135,655. If the projected construction equipment or phases change, the developer shall coordinate with SMAQMD to determine if the mitigation fee needs to be recalculated;
- B6. During construction, clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering haul roads 3 times per day, or paving of construction roads, or other dust-preventive measures;
- B7. During construction, all clearing, grading, earth-moving or excavation activities shall cease when winds exceed 20 mph average over 1 hour;
- B8. During construction, any portions of the construction site that remain inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacturer's specifications;
- B9. During construction, all vehicles hauling dirt, sand, soil or other loose material shall be covered or should maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114;
- B10. Prior to issuance of any building or grading permit, the developer will coordinate with SMAQMD and the City of Sacramento to develop an Air Quality Mitigation Plan designed to reduce area source and operational NOx emissions by 15%. Some examples of project-specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within 1/4 mile of residential uses, and promotion of electric landscaping equipment; and
- B11. Prior to issuance of any building or grading permit, the developer shall coordinate with SMAQMD for the payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce emissions within the region. SMAQMD calculates the mitigation fee for these remaining operational emissions by multiplying the NOx lbs./day over the threshold by 365 days (one year of

emissions), determining the total project NOx over the threshold in tons, and multiplying that average by the Carl Moyer Program standard of \$13,600 per ton. Based upon the Urbemis emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining operational NOx emissions over the significance threshold will be \$230,384. If the projected operational emissions change, the applicant shall coordinate with SMAQMD to determine if the mitigation fee needs to be re-calculated.

- B12. Prior to issuance of any building or grading permit, the developer shall complete pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 Natomas Basin Habitat Conservation Plan (NBHCP). The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert. The site will be surveyed for giant garter snake, Swainson's Hawk, loggerhead shrike and burrowing owl.
- B13. Prior to issuance of any building or grading permit, the developer shall: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the NNCP EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITPs issued by the U.S. Fish and Wildlife Service and California Department of Fish and Game.
- B14. The following condition shall be included on all grading and construction plans:
 - a. If subsurface archaeological, historical or paleontological remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist shall be consulted. If additional mitigation measures are recommended by the archaeologist, these will be implemented to reduce any archaeological impacts to a less-than-significant level before construction can continue.

In addition the field reconnaissance survey, a subsurface archaeological testing program will be initiated. This will include excavating auger holes and small shovel units (approximately 1 x 1 meter). The subsurface testing will focus on defining the vertical and horizontal extent and cultural complexity and significance of the resources. All testing activities will be accomplished within the context of an acceptable archaeological research design and in full consultation with the Native American community and the State Historic Preservation Office. Upon completion of the testing procedure, the archaeological data will be compared to the detailed development plans for the project and used to identify specific impact and mitigation measures to be implemented. If archaeological resources are identified on the project site, the preferred method of mitigation is in-place preservation of archaeological sites, and would require redesign of the development plan to incorporate the

archaeological site into an open space preserve area. Alternative measures may be adopted of on-site preservation cannot be accomplished.

- B15. The following condition shall be included on all grading and construction plans:
 - a. If subsurface archaeological or historical remains (including unusual amounts of bones, stones or shells) are discovered during excavation or construction of the site, all work shall stop immediately and a qualified archaeologist and representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less-than-significant level before construction can continue.
- B16. The following condition shall be included on all grading and construction plans:
 - a. If during excavation or construction 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.
- B17. The developer will consult with the Native American Heritage Commission requesting comment on the location of potential religious sites in the project area as would be located in the Sacred Land Files prior to initiating grading activities on the project site.
- B18. The City of Sacramento has obtained an NPDES permit. Compliance with this permit will ensure water quality will be maintained and erosion and sediment movement minimized during construction activities for the Natomas Central project. The Stormwater Pollution Prevention Program (SWPPP) shall provide Best Management Practices (BMPs) that will be employed to prevent runoff, erosion and release of contaminants into the City's storm drain system and area watershed, and to preserve water quality. The designated SWPPP monitor will inspect the site and all installed BMPs after storm events, and periodically as is required by the NPDES permit and SWPPP monitoring reports will be filed in the copy of the SWPPP kept on the construction site, as well as with the project manager or erosion control specialist in charge of maintaining storm water control on the project site. Inspections shall serve to determine compliance with the NPDES permit and BMP effectiveness, and provide feedback on maintenance and/or additional measures necessary to ensure water quality is protected and sediments are not released from the project site.

BMPs implemented as part of the SWPPP should include the following: a. Restricting grading to the dry season;

- b. Utilizing erosion control blankets, hydroseeding, or similar practices to protect finished graded slopes from erosion;
- c. Protecting downstream storm drainage inlets from sedimentation through the use of sediment barriers and protection of storm drain inlets through the use of drop inlet sediment sacks and sand bags;
- d. Use of silt fencing and straw wattles to retain sediment on the project site;
- e. Use of temporary water conveyance and water diversion structures to eliminate runoff to the fill slopes; and
- f. Any other suitable measures outlined in an approved Erosion Control Manual which will provide technical guidance for temporary and permanent erosion prevention and sediment control to be used by site designers, developers, contractors and local government agencies during the construction process, before, during and after clearing, grubbing, grading and excavation.
- B19. The developer shall incorporate low-impact development measures such as pervious pavement and sidewalks, and grassy swales where appropriate and feasible.
- **C.** The **Tentative Map** to subdivide a 10.3± acre parcel into 116 lots (95 singlefamily lots, 16 private drive/PUE lots, 4 landscape corridor lots and one landscape lot) in the R-1A Zone within the Natomas Central PUD is hereby approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for the Natomas Central project (P04-173). The design of any improvement not covered by these conditions shall be to City standard.

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

The City strongly encourages the applicants to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultant prior to 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 improvements required by the City will enable to the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval.

GENERAL:

C1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

- C2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval by the Development Engineering Division after consultation with the U.S. Postal Service.
- C3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division office (Natomas Central, P04-173).
- C4. Satisfy all conditions of the existing PUD (P04-173) unless the condition is superseded by a Tentative Map condition of this entitlement.
- C5. Show all continuing and proposed/required easements on the Final Map.
- C6. 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.

DEVELOPMENT ENGINEERING DIVISION: Streets

- C7. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. 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 standard. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated or damaged curb, gutter or sidewalk per City standards to the satisfaction of the Development Engineering Division.
- C8. Dedicate and construct "A" Circle, "B" Street and "C" Street shown on the Tentative Map to a City standard 53' right-of-way street cross-section to the satisfaction of the Development Engineering Division.
- C9. The design and placement of walls, fences, signs and landscaping near intersections and driveways shall allow stopping sight distances 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 to 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

- C10. Construct A.D.A.-compliant ramps at all corners of the intersections bound by the subject property per City standard to the satisfaction of the Development Engineering Division.
- C11. The applicant shall make provisions for bus stops, shelters, transit centers, etc. (if necessary) to the satisfaction of Regional Transit (RT).
- C12. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.

PUBLIC/PRIVATE UTILITIES

- C13. Dedicate a standard 12.5-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to El Centro Road.
- C14. Dedicate a 10-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights-of-way.
- C15. Dedicate any private drive, and 4 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.
- C16. Dedicate the Common Areas as a public utility easement for underground facilities and such underground and aboveground appurtenances and additional areas as required within the Common Areas as required to provide service as a public utility easement for underground facilities and appurtenances.

CITY UTILITIES

- C17. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer and drainage facilities to the satisfaction of the Department of Utilities (DOU).
- C18. All existing easements and all existing right-of-ways shall be shown on the Final Map.
- C19. Dedicate all necessary easements, IOD easements, rights-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.
- C20. Prior to recording the Final Map, a City Drainage access easement, a minimum 25' wide drainage easement, and Hold Harmless agreement shall be secured by the developer for the existing drainage facilities that cross the parcel directly north of the project site. The easements and Hold Harmless agreement shall be to the satisfaction of the DOU and the City Attorney. The DOU shall review the

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easement document prior to recordation. If required by the DOU, a minimum 12' wide access road shall be constructed to the satisfaction of the DOU within the easement(s) to provide access to the drainage facilities. Per City Code Section 13.04.230, no permanent structures shall be constructed on top of the drainage pipeline or anywhere within the associated drainage easement unless approved by the Director upon execution of a hold harmless agreement approved by the City Attorney.

- C21. A minimum 25' wide drainage and access easement and Hold Harmless agreement shall be secured for the existing drainage pipeline and future drainage facilities that cross Lot E. The easement and Hold Harmless agreement shall be to the satisfaction of the DOU and the City Attorney. The DOU shall review the easement document prior to recordation. If required by the DOU, a minimum 12' wide access road shall be constructed to the satisfaction of the DOU within the easement to provide access to the drainage facilities. Per City Code Section 13.04.230, no permanent structures shall be constructed on top of the drainage pipeline or anywhere within the associated drainage easement unless approved by the Director upon execution of a hold harmless agreement approved by the City Attorney.
- C22. Properly abandon, under permit from the County Environmental Health Division, any well or septic system located on the property.
- C23. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in all internal streets shown on the Tentative Subdivision Map. The construction shall be to the satisfaction of the DOU and Sacramento County Sanitation District No. 1 (CSD-1).
- C24. If required by the DOU, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map" "The lots created by this map shall be developed in accordance with recorded agreements for conveyance of easements #(Book____, Page___)."
- C25. Per City Code, the Subdivider 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.

C26. All new domestic water services shall be metered. Only one domestic water , service is allowed per lot. Excess services shall be abandoned to the satisfaction of the DOU.

SPECIAL DISTRICTS

C27. Dedicate to the City those areas identified on the Tentative Map as Landscape Corridors (Lots A, B, C and D). Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City prior to recordation of the Final Map. Design and construct landscaping, irrigation, and masonry walls (or wood fences) in dedicated easements or rightsof-way to the satisfaction of the Development Services Department and Parks Planning, Design, and Development Department (PPDD). Acceptance of the required landscaping, irrigation, and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering Division (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping, irrigation and walls/fences for two years or until acceptable by the City into the District (whichever is less). The twoyear period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls/fences.

COUNTY SANITATION DISTRICT NO. 1 (CSD-1)

- C28. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- C29. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- C30. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources, and shall consist of 8-inch minimum pipes in public easements. Off-site sewer lines will be required as determined by the approved Natomas Central Sewer Study for this area.
- C31. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.
- C32. The property owner(s) and successors in interest thereof shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within the easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other

appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the Final Map in like language. Surface enhancements include, but are not limited to, nonasphaltic paving, landscaping, lighting, curbing, and all non-drivable street appurtenances.

- C33. CSD-1 requires their sewer lines to be located 10 feet from other parallel utilities (water, drainpipes, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan demonstrating that this condition will be met.
- C34. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.
- C35. The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.

FIRE DEPARTMENT

- C36. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be reduced where cluster products are used so that the maximum distance from any point on the property frontage shall be no further than 250 feet from a hydrant located on a public street.
- C37. Fire apparatus access roads, including private drives, shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25-year storm and a surface consisting of a minimum of a single layer of asphalt (CFC 902.2.2.2).

PARK PLANNING DESIGN & DEVELOPMENT DEPARTMENT

C38. The Natomas Central Lot A Tentative Subdivision Map project is included within the boundaries of the Natomas Central PUD (P04-173). The applicant for this project is has an obligation to meet or provide proof that all of the applicable conditions for the Natomas Central project have been met prior to the issuance of building permits. These obligations include, but are not limited to, compliance with City Code Title 16, 16.64 Park Dedication/In Lieu Fees, City Code Title 18, 18.44 Park Development Impact Fees, and annexation to Community Facilities District 2002-02, Neighborhood Park Maintenance CFD.

ADVISORY NOTES:

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

- 1. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving the proposed subdivision are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
- 2. Developing this property may require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. The applicant should contact the CSD-1 Fee Quote Desk at 916-876-6100 for sewer impact fee information.
- 3. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees, thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy-saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- 4. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the Final Map.
 - b. Title 18, 18.44 Park Development Impact Fee (PDIF), due at the time of issuance of building permit. The PDIF due for this project is estimated at \$426,835. This is based on 95 single-family units at \$4,493 each. Any change in these factors will change the amount of PDIF 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.

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- 5. PG&E owns and operates gas transmission facilities which are located within El Centro Road adjacent to the proposed project boundaries. To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (CPUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, the applicant should coordinate with PG&E early in the development of their plans. Any proposed development plans should provide for unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.
- 6. Please note that PG&E standby personnel are required when potholing gas transmission facilities to confirm depths and/or when construction activities are taking place within 5 feet of a gas line. Please contact Charlene Kinard with PG&E at (916) 386-5247 to schedule PG&E standby to monitor potholing and construction activities.
- 7. Should any reconstruction work take place along El Centro Road near PG&E's gas transmission line, PG&E will need to review your proposal as well as provide wheel loading calculations to determine maximum wheel loads over the pipeline. Please work with Donald Kennedy at (530) 889- 5089 to obtain the necessary information if work will be required over the pipeline.
- 8. Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department at 1-800-743-5000 as soon as possible to coordinate construction so as not to delay the project.
- 9. Contact Robert Hendrix of Regional Transit's Facilities Dept. at (916) 649-2759 to determine if a bus shelter pad shall be provided. If determined appropriate by Regional Transit, the applicant shall provide a bus shelter pad as directed by Mr. Hendrix.
- 10. Transit information shall be provided with all real estate transactions.
- 11. The applicant should join the North Natomas Transportation Management Association (TMA).
- **D.** The **Special Permit** to allow alternative ownership housing (cluster homes) in the R-1A Zone within the Natomas Central PUD is hereby approved subject to the following conditions:

PLANNING

D1. The applicant shall obtain all necessary building permits prior to commencing construction.

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- D2. The project shall substantially conform to the plans submitted and shown as Exhibits C-GG attached to this staff report. Any modification to the project shall be subject to review and approval by the Current Planning Division prior to the issuance of building permits.
- D3. The developer shall construct a concrete path through Lot E at the northwest corner of the subdivision to tie into the path to be built by the developer of the senior apartment complex to the north (St. Anton). This path shall be shown on the final site plan and landscape plan.
- D4. Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. Enhanced elevations shall include, at a minimum, window and door trim made of stucco-covered foam or other appropriate materials, and a four-foot return of building materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines and building materials shall match the façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- D5. The developer shall provide, at its full cost, flood insurance for two (2) years, from the time of sale of individual units to homebuyers, for all residential units in the subdivision, provided that the total cost does not exceed one thousand dollars (\$1,000) per unit.
- D6. The developer shall disclose to all homebuyers the status of flood protection levels in the Natomas area. The developer shall specifically disclose to all homebuyers the contents of the Natomas Levee Evaluation Report – Public Review Draft dated March 2006 prepared by the Sacramento Flood Control Agency (SAFCA).

DEVELOPMENT ENGINEERING

- D7. Construct standard subdivision improvements as noted in these conditions pursuant to Section 16.48.110 of the City Code. Improvement shall be designed and constructed to City standards in place at the time that the building permits are issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standard. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standard to the satisfaction of the Development Engineering Division.
- D8. All new driveways shall be designed and constructed to City standards to the satisfaction of the Development Engineering Division.

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- D9. The applicant shall dedicate and construct "A" Circle, "B" Street and "C" Street shown on the Tentative Map to a City Standard 53-foot street cross-section to the satisfaction of the Development Engineering Division.
- D10. The applicant shall dedicate and construct a 150-foot deceleration lane with a 50foot taper (if not already in place) along El Centro Road north of "C" Street per City standard to the satisfaction of the Development Engineering Division.
- D11. The applicant shall construct A.D.A.-compliant ramps at all corners of the intersections bounded by the project.
- D12. The applicant shall make provisions for bus stops, shelters, transit centers, etc. (if necessary) to the satisfaction of Regional Transit.
- D13. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.
- D14. The applicant shall record the Final Map which creates the lot pattern shown on the proposed site plan prior to obtaining any building permits.
- D15. 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 to 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

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Exhibit A – Mitigation Monitoring Plan, p. 1

MITIGATION MONITORING PLAN FOR NATOMAS CENTRAL – LOT A (P06-164)

TYPE OF ENVIRONMENTAL DOCUMENT: INITIAL STUDY/ADDENDUM TO THE NEGATIVE DECLARATION FOR THE NATOMAS CENTRAL PUD (P04-173)

PREPARED FOR: CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:

ADOPTED BY:

PLANNING COMMISSION

DATE: 2 | 8 | 0 7

ATTEST:

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Exhibit A – Mitigation Monitoring Plan, p. 2

NATOMAS CENTRAL – LOT A (P06-164) 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., Room 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Owner/Developer- Name: Address: Natomas Central – Lot A (P06-164) Steven Gall c/o MBK Homes Northern California 5955 Granite Lake Drive Granite Bay, CA 95746

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

The subject property consists of 10.3+ net vacant acres located west of El Centro Road near Manera Rica Drive in the Natomas Central Planned Unit Development (PUD) in the North Natomas Community Plan area of the City of Sacramento (APN: 225-0080-015).

Project Description:

The proposed project consists of the entitlements to subdivide $10.3\pm$ acres into 116 lots, including 96 single-family lots and construct cluster housing on $10.3\pm$ acres in the Single Family Alternative (R-1A) zone on Lot A in the Natomas Central Planned Unit Development (PUD).

Tentative Map to subdivide 10.3± acres into 116 lots, including 96 single-family lots in the Natomas Central PUD;

Special Permit to construct cluster housing in the Single Family Alternative (R-1A) zone within the Natomas Central PUD.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan includes mitigation for Air Quality, Biological Resources 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 MMP is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The applicable mitigation measures have been taken from the Initial Study or revised as required by current regulations 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 with the MMP. The City of Sacramento will be responsible for ensuring compliance.

· · · · · · · · · · · · · · · · · · ·			VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)	
Air Quality:						
Mitigation Measure #AQ-1 through #AQ-11(taken from the Natomas Central original Negative Declaration (P04-173) AQ-1. Prior to groundbreaking the project proponent will submit a Construction Emission/Dust Control Plan to the City of Sacramento, SMAQMD, and CARB, which will include at a minimum the Mitigation Measures of AQ-2 through AQ-11 below:	Applicant/ Developer	City of Sacramento Development Services Department/ Developer	Mitigation measures shall be included in construction specifications	During grading and construction		
AQ-2. The construction contractor will provide the City of Sacramento, SMAQMD, and the CARB with a plan for approval demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used will achieve a project wide fleet average of 20 percent NOx reduction and 45 percent PM reduction compared to the most						
recent CARB fleet average at the time of construction. Off-road vehicles include owned, leased, and subcontractor vehicles. The project contractor will submit to the City of Sacramento, SMAQMD, and CARB, a comprehensive inventory of all off-road construction equipment (> 50 horsepower) that will be used for a total of 40 hours or more during any portion of the project. The						
inventory will include the horsepower rating, engine production year, and projected hours of use or fuel requirements for each piece of equipment. The inventory will be updated and submitted monthly throughout the duration of the project, except for any 30- day period in which no construction activities occur. At least 48-			· ·			
hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman.						
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Natomas Central Lot A (P06-164)

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Exhibit A – Mitigation Monitoring Plan, p. 3

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Natomas Central Lot A (P06-164)

Exhibit A – Mitigation Monitoring Plan, p. 4

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	1		VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)	
<u>AQ-3.</u> The project contractor shall ensure that emissions from off-road diesel powered equipment used on site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed the 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City of Sacramento, SMAQMD, and CARB shall be notified within 48 because the device of pace complication equipment.	Applicant/ Developer	City of Sacramento Development Services Department/ Developer	Mitigation measures shall be included in construction specifications	During grading and construction		
hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project (except for 30-day periods of inactivity). The monthly summary shall include the quantity and type of vehicles surveyed, and the date of each survey. AQ-4						
Construction equipment will utilize the Best Available Technology (BAT) so as to minimize vehicle emissions to the extent possible. This may include the use of diesel particulate filters and cooled exhaust gas recirculation or equivalent measures on all off-road and on-road diesel equipment in the construction phase of the project. The project proponent will review amendments to CARB						
and SMAQMD regulations and City of Sacramento ordinances during construction, and comply immediately with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants. <u>AQ-5</u> Coordinate with the SMAQMD for payment of fees into the						
Heavy-Duty Low-Emission Vehicle Program designed to reduce construction related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of \$13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of building permits. Based upon the Urbemis emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining construction related NOx emissions over the						

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•			VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)	
significance threshold will be \$1,135,655. If the projected construction equipment or phases change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be recalculated. <u>AQ-6</u> During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering haul roads 3 times per day or paving of construction roads, or other dust-preventive measures. <u>AQ-7</u> . <u>AQ-7</u> . All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour. <u>AQ-8</u> . Any portions of the construction site that remains inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacture's specifications. <u>AQ-9</u> .	Applicant/ Developer	City of Sacramento Development Services Department/ Developer	Mitigation measures shall be included in construction specifications	During grading and construction		
All vehicles hadling dirt, sand, soli or other loose material shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114. <u>AQ-10</u> Prior to groundbreaking, the project proponent will coordinate with the SMAQMD and the City of Sacramento and develop a project Air Quality Mitigation Plan designed to reduce area source and operational NOx emissions by 15%. Some examples of project specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within $\frac{1}{4}$ mile of residential uses, and promotion of electric landscaping equipment.						

Natomas Central Lot A (P06-164)

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Exhibit A – Mitigation Monitoring Plan, p. 5

<u> </u>				VERIFICATION OF COMPLIANCE			
Mitigatic	on Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)	
Heavy-Duty Low-Emission Ver emissions within the region. S fee for these remaining operat NOx lbs/day over the thresh emissions), determining the tol in tons, and multiplying that ov standard of \$13,600 per ton. B data and the SMAQMD's mitig payment for remaining opera significance threshold will t operational emissions change,	D for payment of fees into the nicle Program designed to reduce MAQMD calculates the mitigation ional emissions by multiplying the nold by 365 days (one year of tal project NOx over the threshold therage by the Carl Moyer Program ased upon the Urbemis emissions pation fee calculator, the expected ational NOx emissions over the bes \$230,384. If the projected the applicant shall coordinate with the mitigation fee needs to be re-		City of Sacramento Development Services Department/ Developer	Mitigation measures shall be included in construction specifications Payment of Fees	During grading and construction		
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Natomas Central Lot A (P06-164)

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Exhibit A – Mitigation Monitoring Plan, p. 6

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date	
Biological: Mitigation Measure #BR-1 and BR-2 from the Natomas Central original Negative Declaration (P04-173) BR-1. The project applicant/developer shall complete preconstruction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanical, or related expert. The site will be surveyed for giant garter snake, Swainson's hawk, loggerhead shrike and burrowing owl. BR-2. The project applicant/developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the NNCP EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITPs issued by the USFWS and CDFG.	Applicant / Developer	City of Sacramento Development Services Department and California Department of Fish and Game (CDFG).	Mitigation Measures, shall be included on the Construction Specifications. Applicant / Developer shall provide the City Development Services Dept. with written CDFG verification of consultation, agreement, and implementation as appropriate.	The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit. Measures shall be implemented prior to and concurrent with construction activities.		

Exhibit A – Mitigation Monitoring Plan, p. 7

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Natomas Central Lot A (P06-164)

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			VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance	
Cultural Resources: Mitigation Measure #CR-1 through CR-4 (taken from the Natomas Central original Negative Declaration, P04-173) CR-1. If subsurface archaeological, historical or paleontological remains are discovered during construction, work in the area shall stop mmediately and a qualified archaeologist shall be consulted. If additional mitigation measures are recommended by the archaeological impacts to a less than significant level before construction continues. In addition to the field reconnaissance survey, a subsurface archaeological testing program will be initiated. This will include excavating auger holes and small shovel units (approximately 1 x 1 meter). The subsurface testing will focus on defining the vertical and horizontal extent and cultural complexity and significance of he resources. All testing activities will be accomplished within the context of an acceptable archaeological research design and in ull consultation with the Native American community and the State Historic Preservation Office. Upon completion of the testing procedure, the archaeological data will be compared to the detailed development plans for the project and used to identify specific impact and mitigation measures to be implemented. If archaeological researces are identified on the project site, the preferred method of mitigation is in place preservation of archaeological sites, and would require redesign of the development plan to incorporate the archaeological site into an open space preserve area. Alternative measures may be adopted for site preservation cannot be accomplished.	Applicant/ Developer	City Development Services Department	The Site Conditions Unit staff person or a resident engineer in the Building Division and a representative of Environmental Planning Services shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.	Measures shall be implemented in field during grading and construction activities.	(Initials/Date)	

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Exhibit A – Mitigation Monitoring Plan, p. 8

Natomas Central Lot A (P06-164)

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			VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)	
<u>CR-2.</u> If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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.						
<u>CR-3</u> . 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.						
<u>CR-4.</u> The developer will consult with the Native American Heritage Commission requesting comment on the location of potential religious sites in the project area as would be located in the Sacred Land Files, prior to initiating grading activities on the project site.						

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Natomas Central Lot A (P06-164)

Exhibit A – Mitigation Monitoring Plan, p. 9

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VERIFICATION OF COMPLIANCE Mitigation Measure Implementing Monitoring Compliance Timing Verification Responsibility Responsibility Standards of Compliance (Initials/Date) Mitigation Water: Applicant/ **City Development** Measures shall Developer Services Dept. measures shall be and City Utilities be included in implemented in Mitigation Measure #W-1 and W-3 (taken from the Natomas field during Department construction Central original Negative Declaration, P04-173) specifications grading and W-1. construction The City of Sacramento has obtained a NPDES permit. activities Compliance with this permit will ensure water quality will be maintained and erosion and sediment movement minimized during construction activities for the Natomas Central project. The SWPPP shall provide Best Management Practices (BMPs) that will be employed to prevent runoff, erosion, and release of contaminants into the City's storm drain system and area watershed, and to preserve water quality. The designated SWPP monitor will inspect the site and all installed BMPs after storm events, and periodically as is required by the NPDES permit and SWPP monitoring reports will be filed in the copy of the SWPPP kept on site, as well as with the project manager or erosion control specialist in charge of maintaining storm water control on the project site. Inspections shall serve to determine compliance with the NPDES permit, BMP effectiveness, and provide feedback on maintenance and/or additional measures necessary to ensure water quality is protected and sediments are not released from the project site. BMPs implemented, as part of the SWPPP should include the following procedures: (1) restricting grading to the dry season (2) utilizing erosion control blankets, hydroseeding, or similar practices to protect finished graded slopes from erosion (3) protecting downstream storm drainage inlets from sedimentation through the use of sediment barriers and protection of stormdrain inlets through the use of drop

NATOMAS CENTRAL – LOT A (P06-164) MITIGATION MONITORING PROGRAM CHECKLIST

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Exhibit A – Mitigation Monitoring Plan, p. 10

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
inlet sediment sacks and sand bags (4) use of silt fencing and straw wattles to retain sediment on the project site (5) use of temporary water conveyance and water diversion structures to eliminate runoff to the fill slopes (6) any other suitable measures outlined in an approved Erosion Control Manual, which will provide technical guidance for temporary and permanent erosion prevention and sediment control to be used by site designers, developers, contractors and local government agencies during the construction process, before, during and after clearing, grubbing, grading and excavation.				· · · · · · · · · · · · · · · · · · ·	
<u>W-2</u> . The project proponent will incorporate low-impact development measures such as pervious pavement and sidewalks, and grassy swales where appropriate and feasible	Applicant /Developer	City Development Services Department	Mitigation measures shall be included in construction specifications	Measures shall be implemented in field during grading and construction activities	

NATOMAS CENTRAL – LOT A (P06-164) MITIGATION MONITORING PROGRAM CHECKLIST

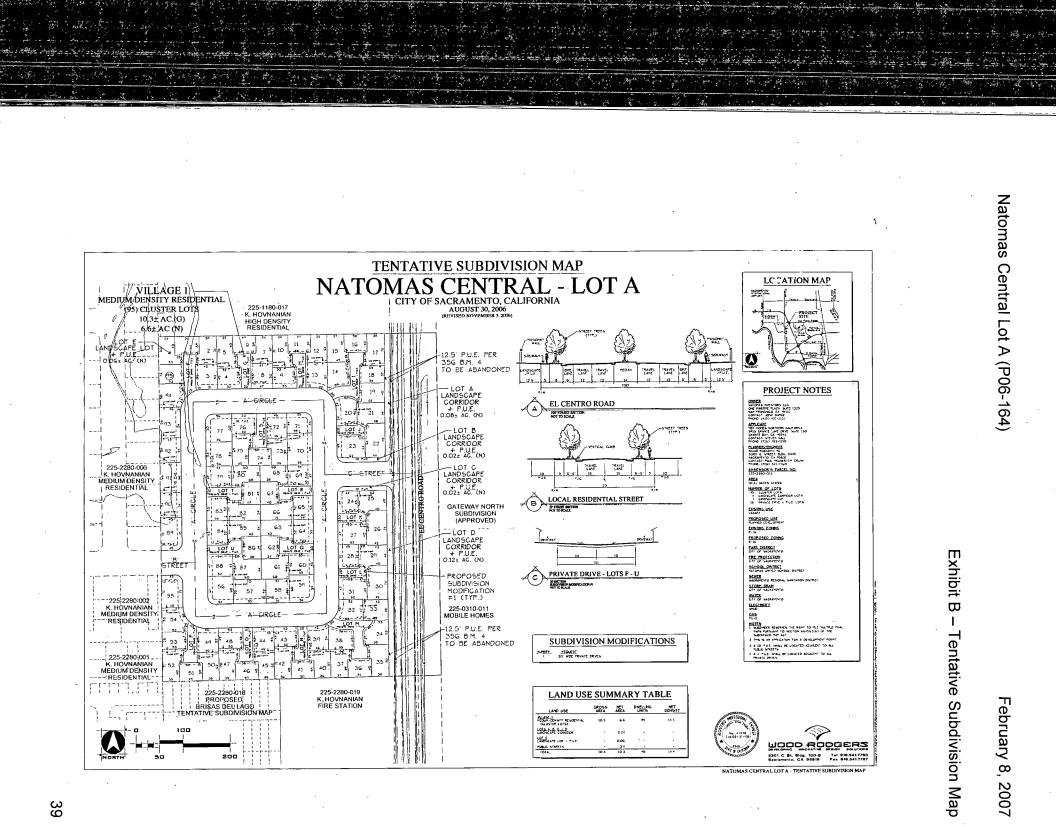
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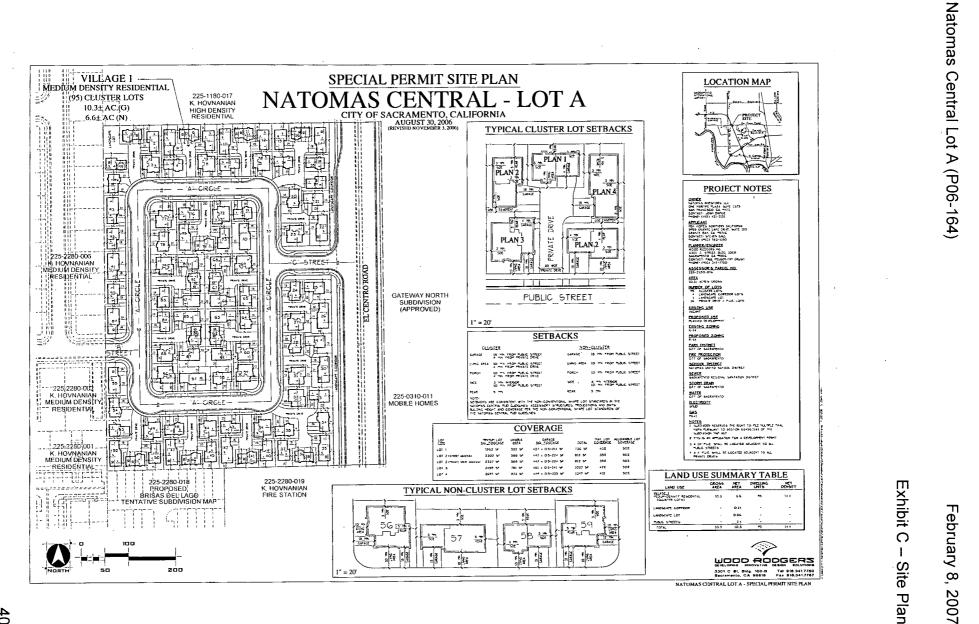
Exhibit A – Mitigation Monitoring Plan, p. 11

Natomas Central Lot A (P06-164)

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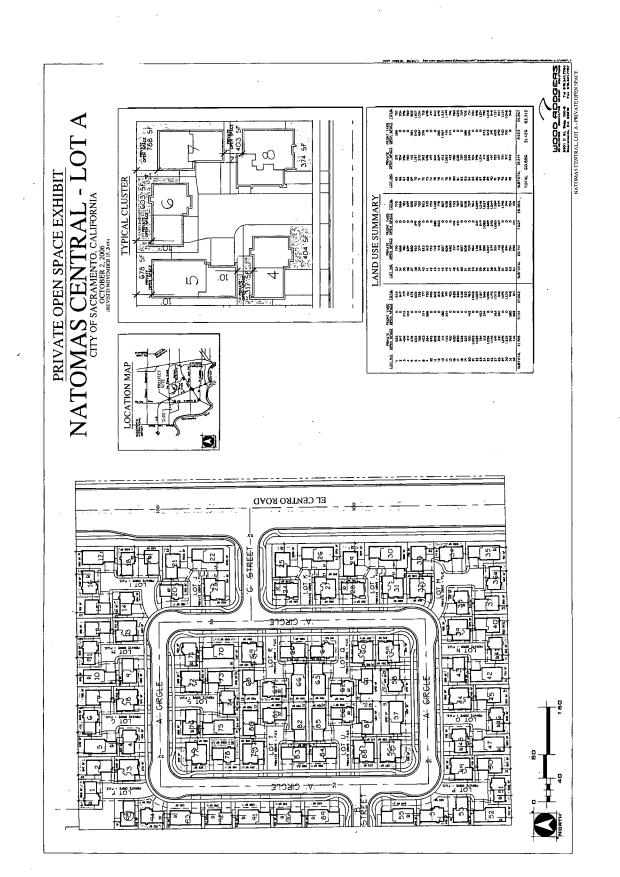
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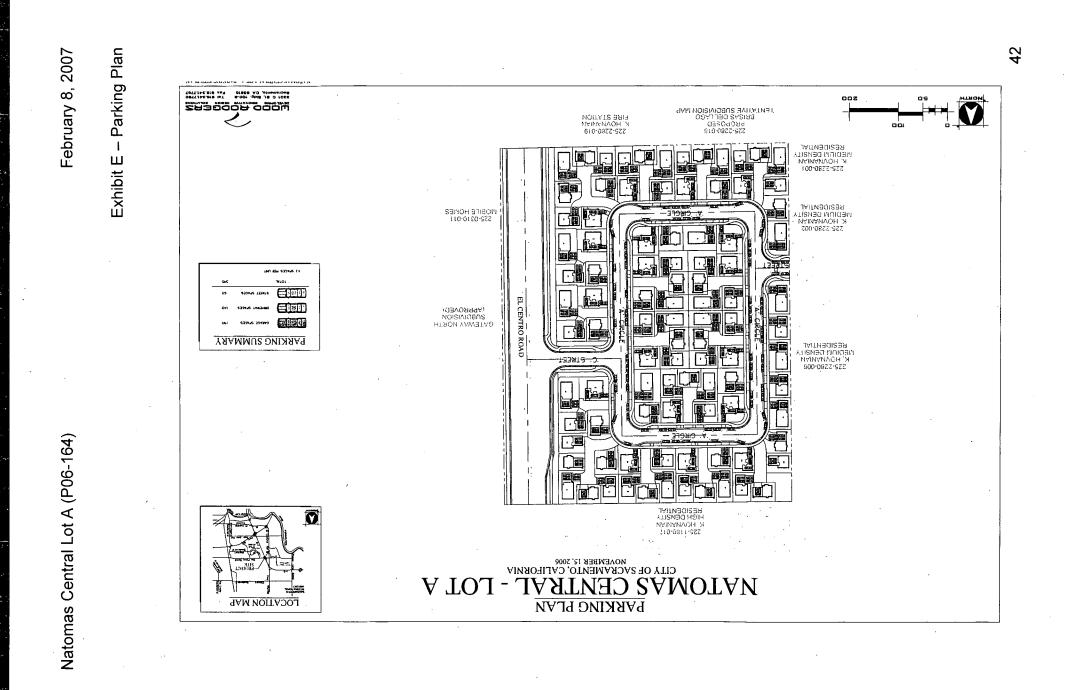
Natomas Central Lot A (P06-164)

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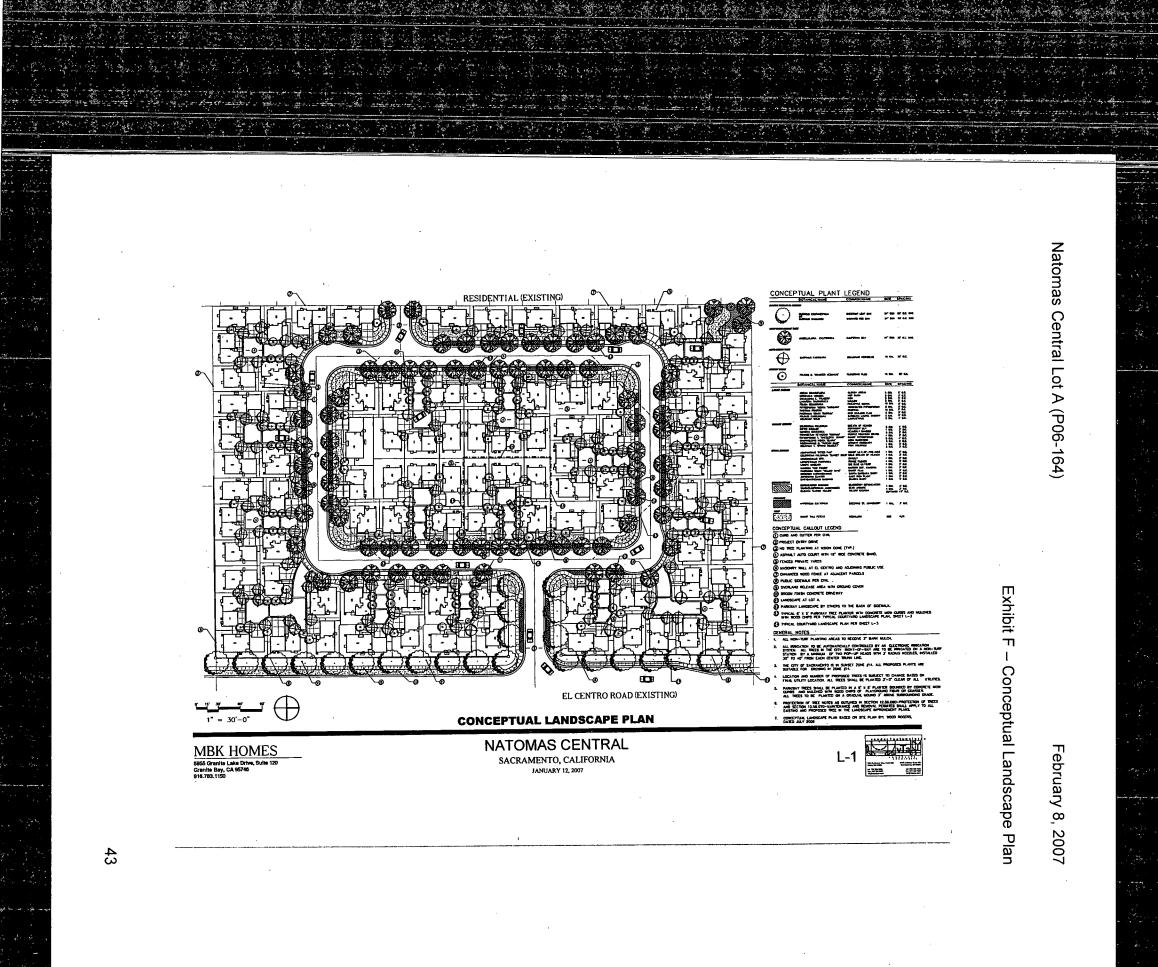
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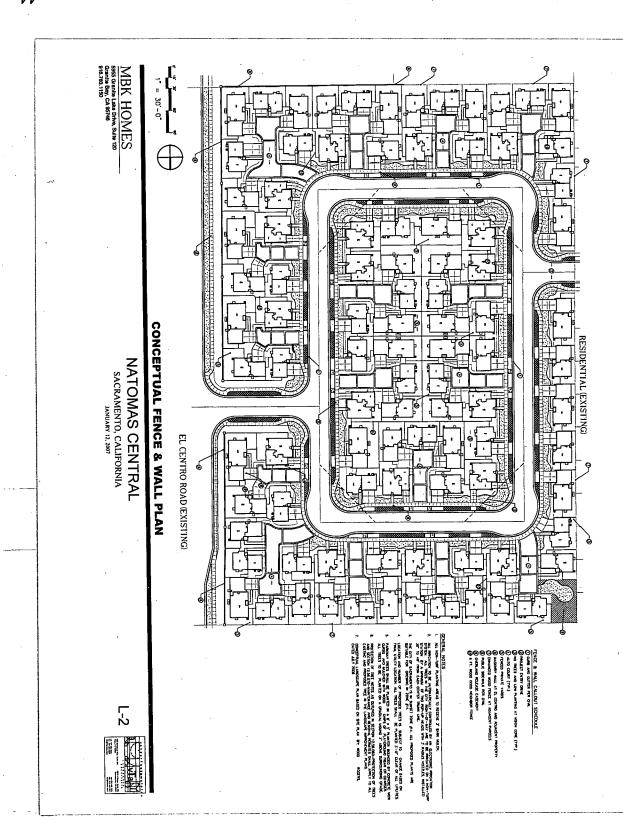
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Natomas Central Lot A (P06-164)

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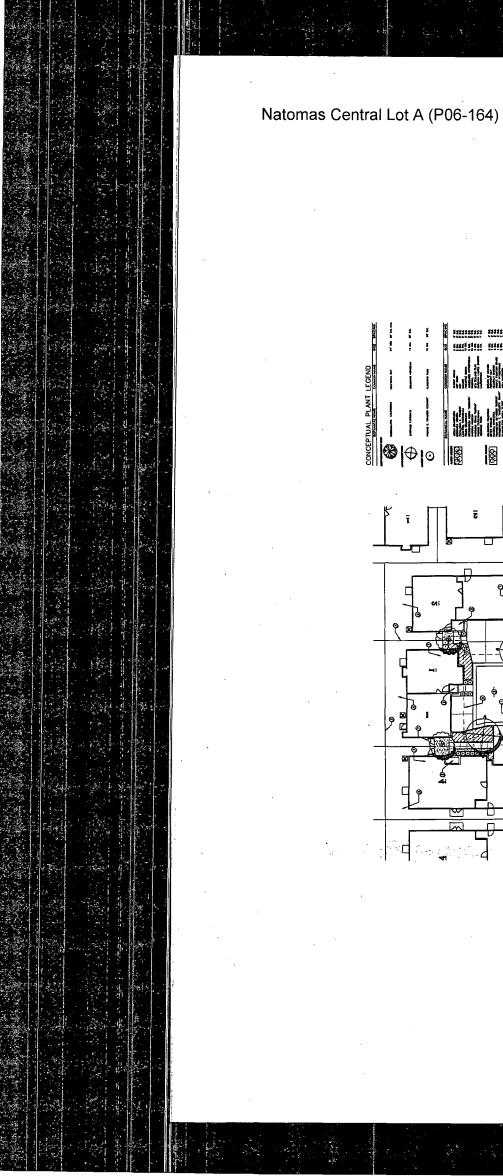
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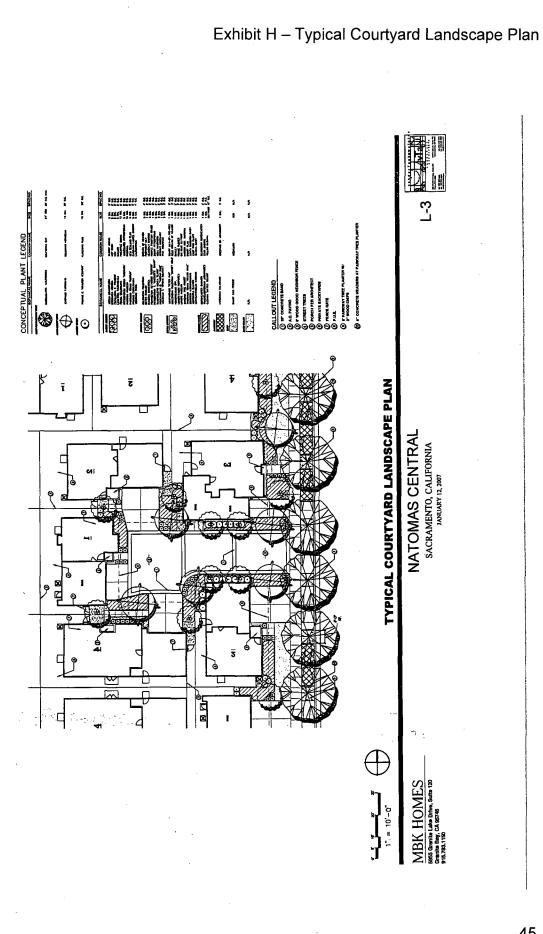
Exhibit G – Conceptual Fence & Wall Plan



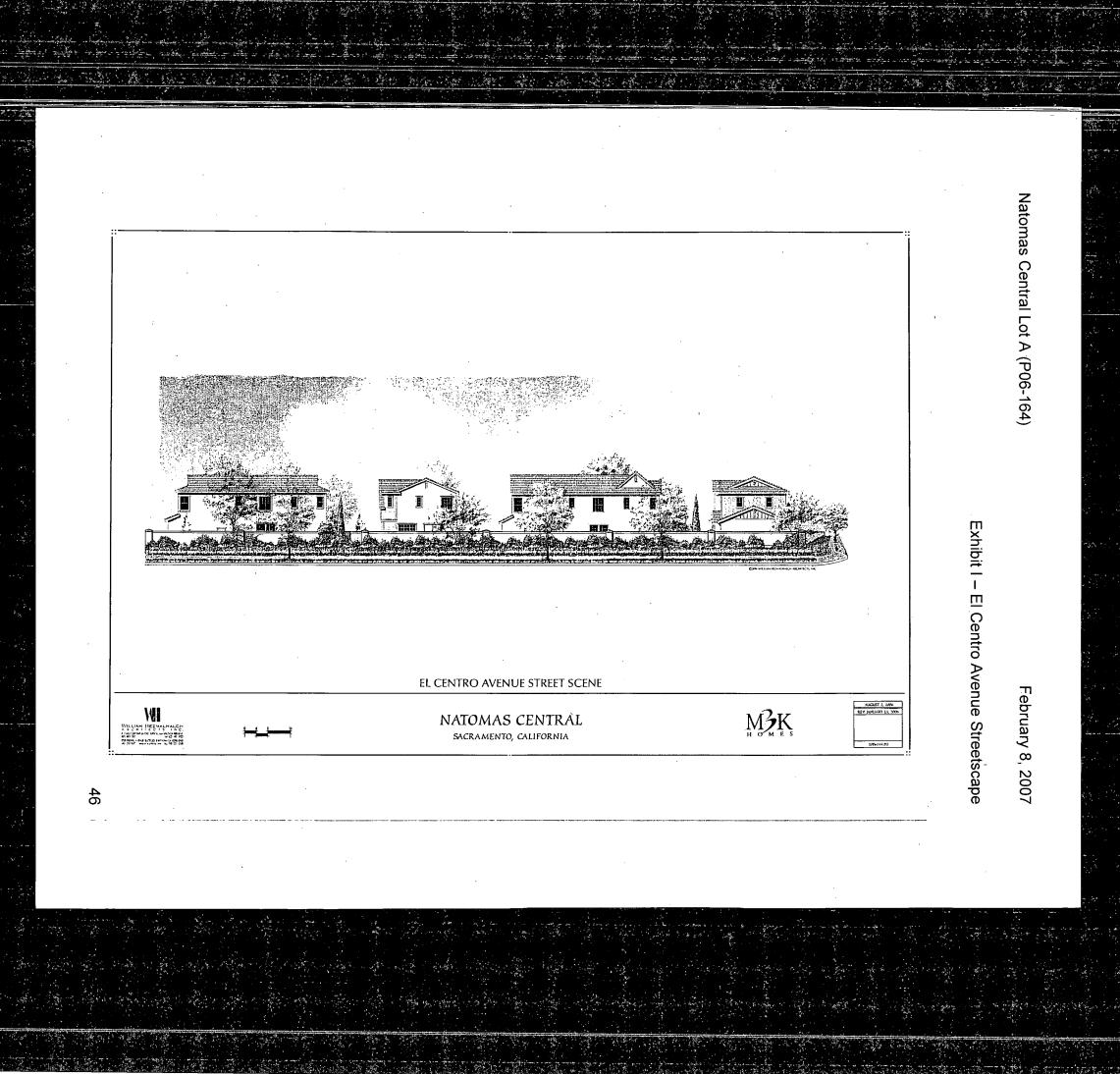
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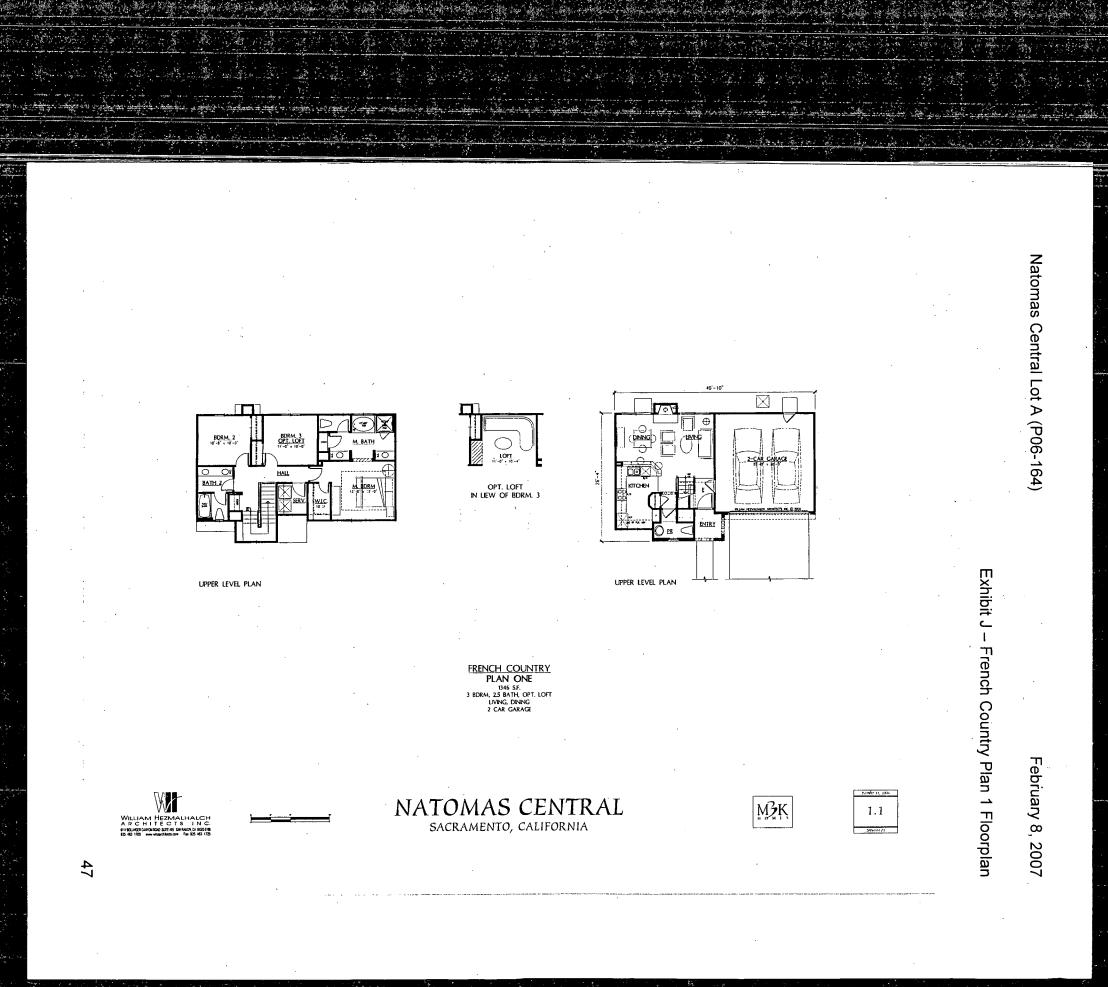
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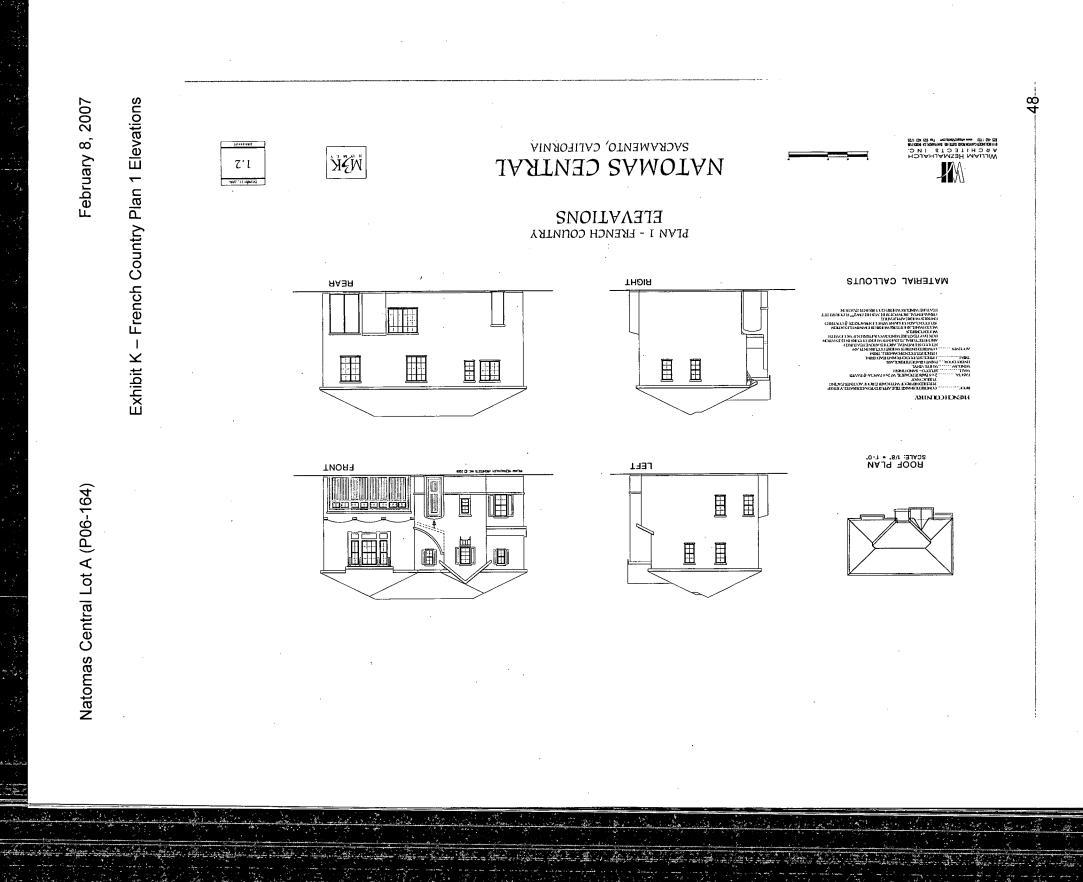
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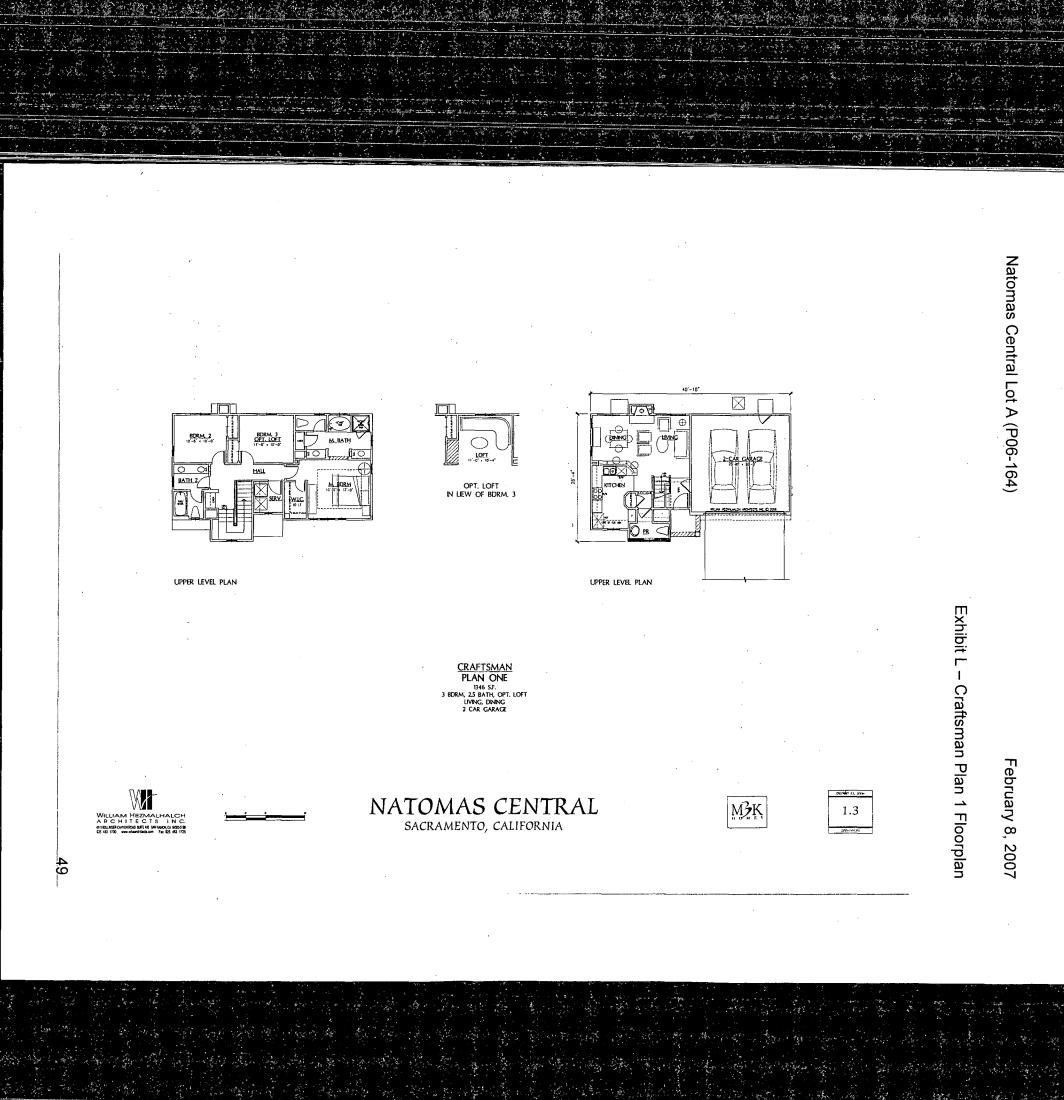


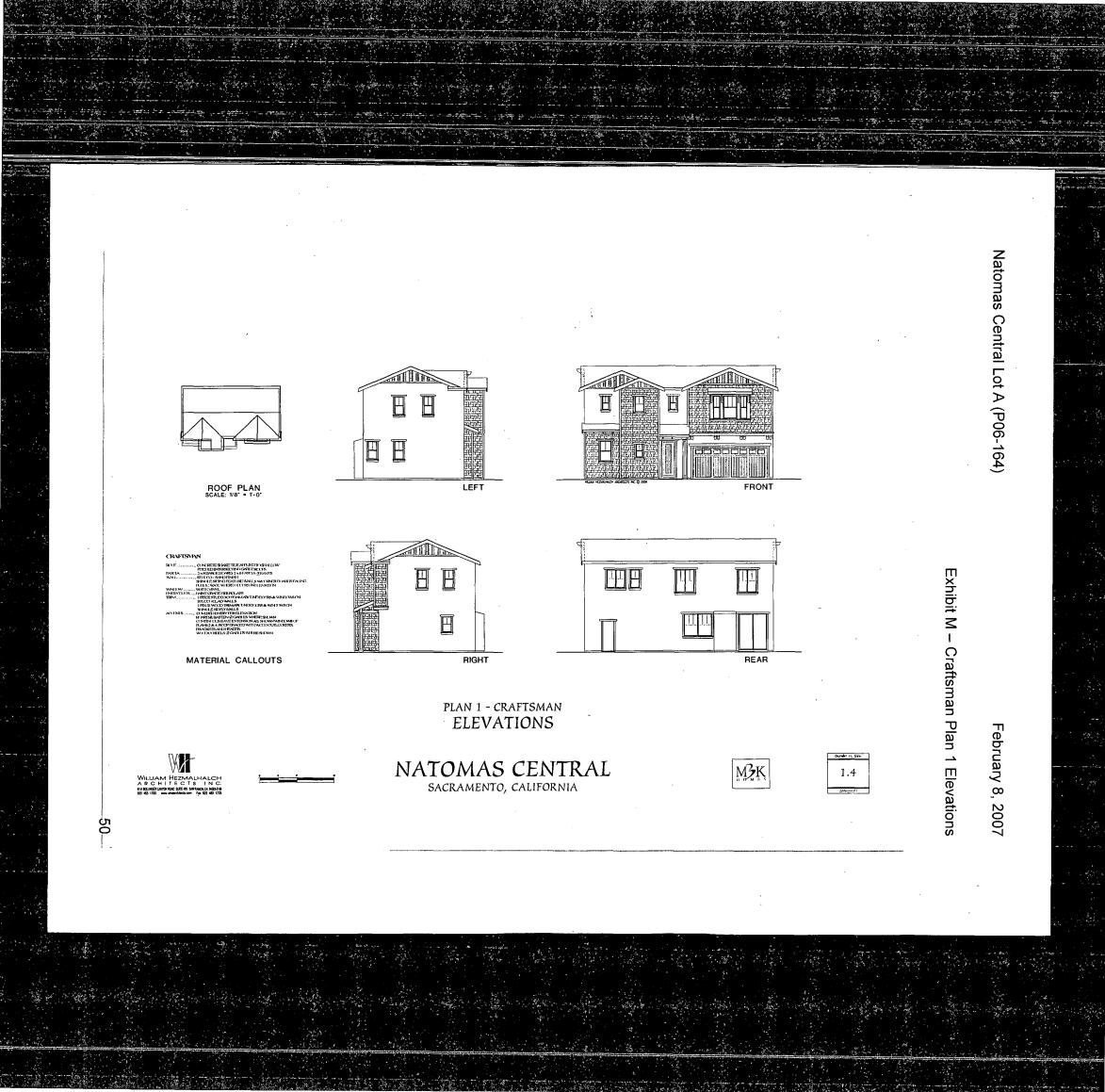
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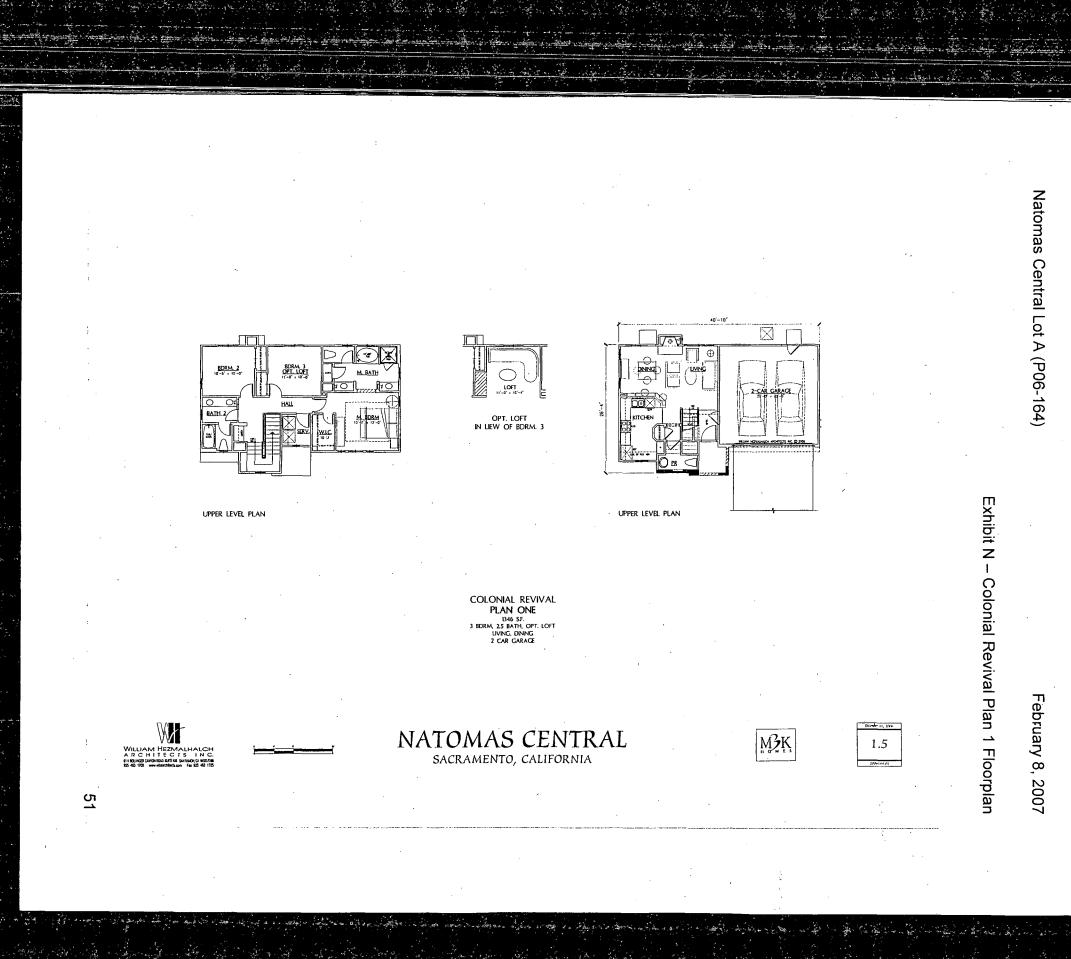
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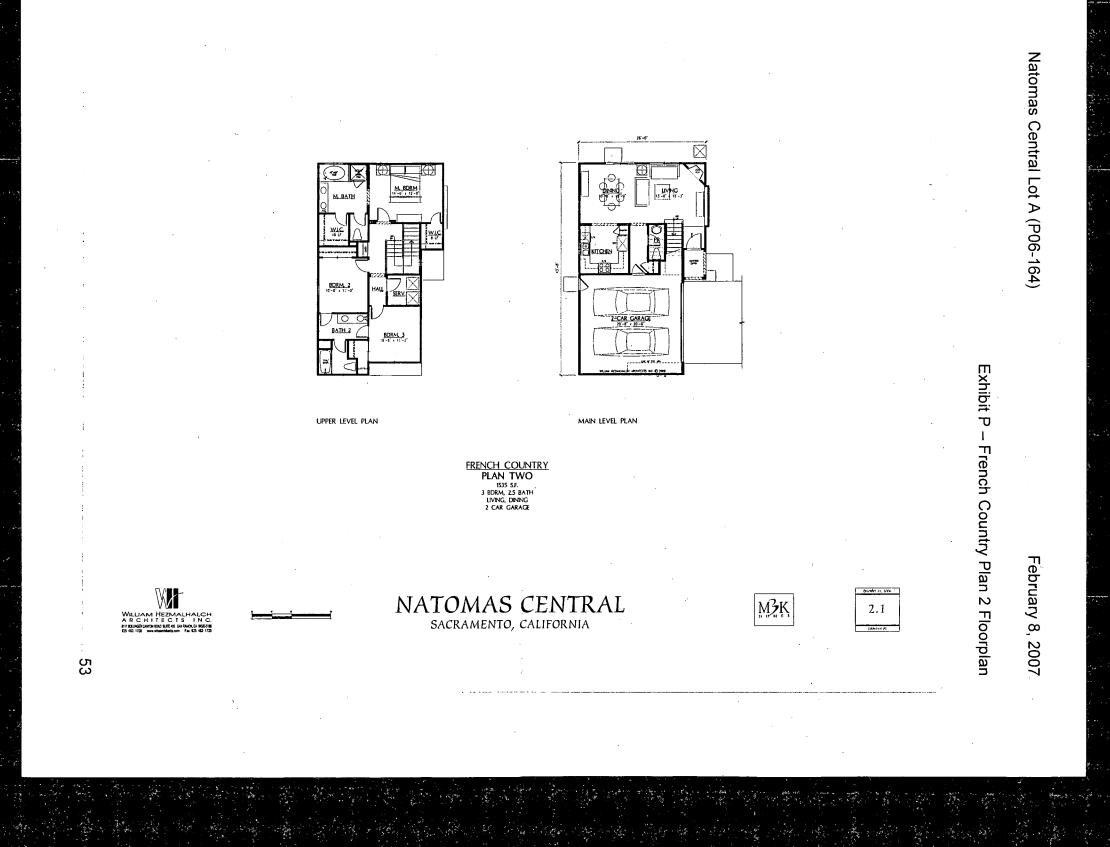
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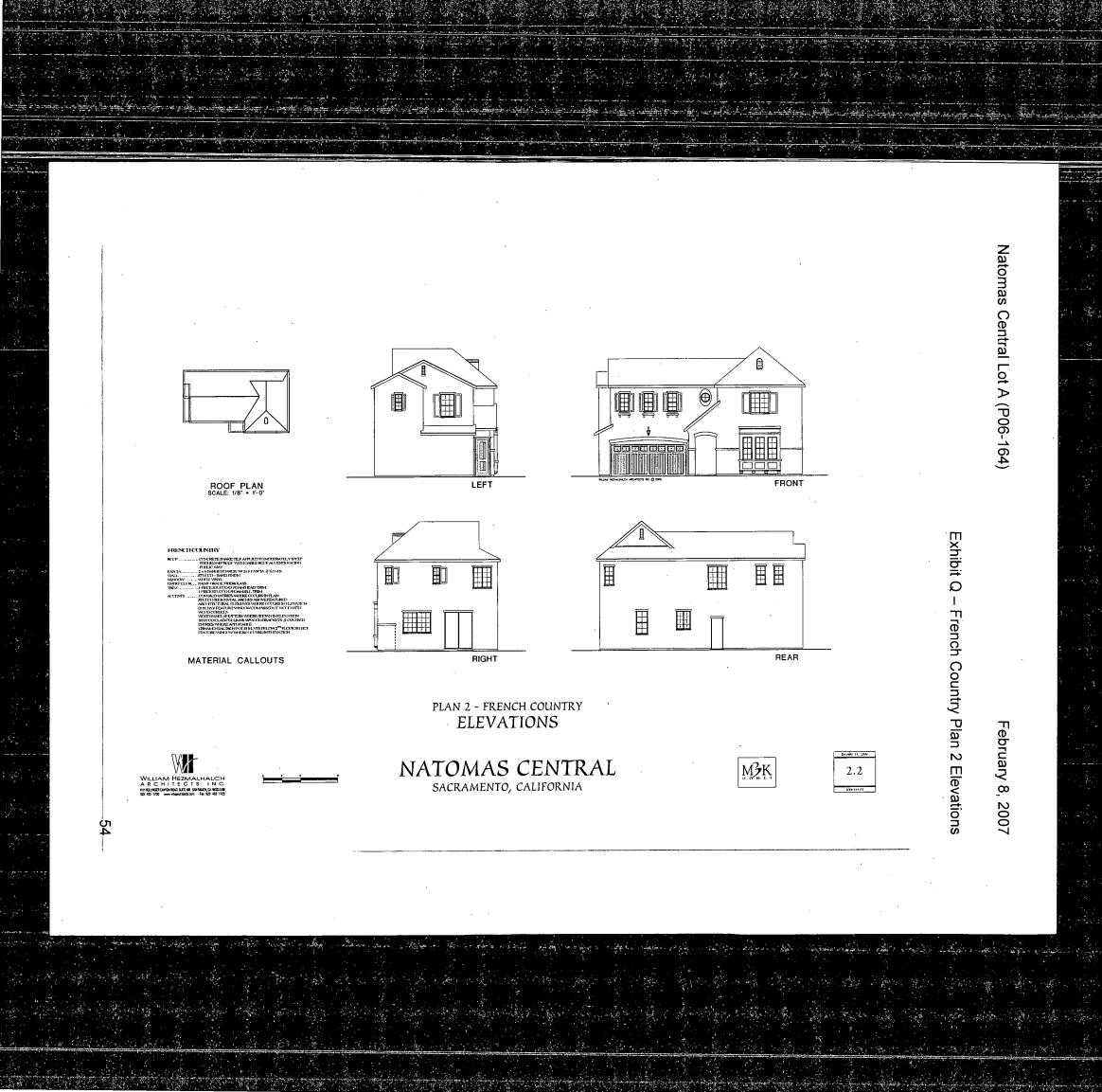
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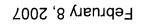
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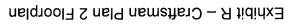
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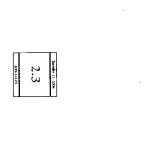
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Natomas Central Lot A (P06-164)

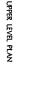




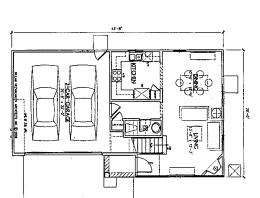


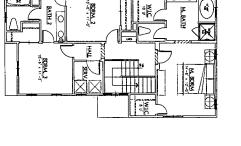
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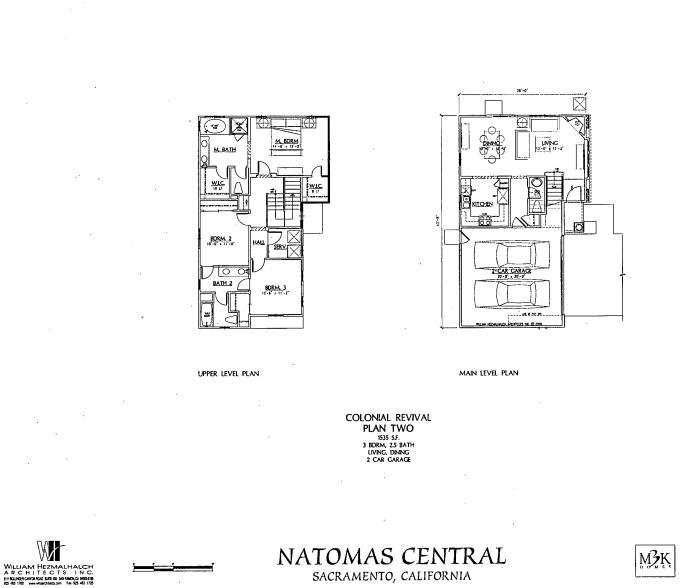
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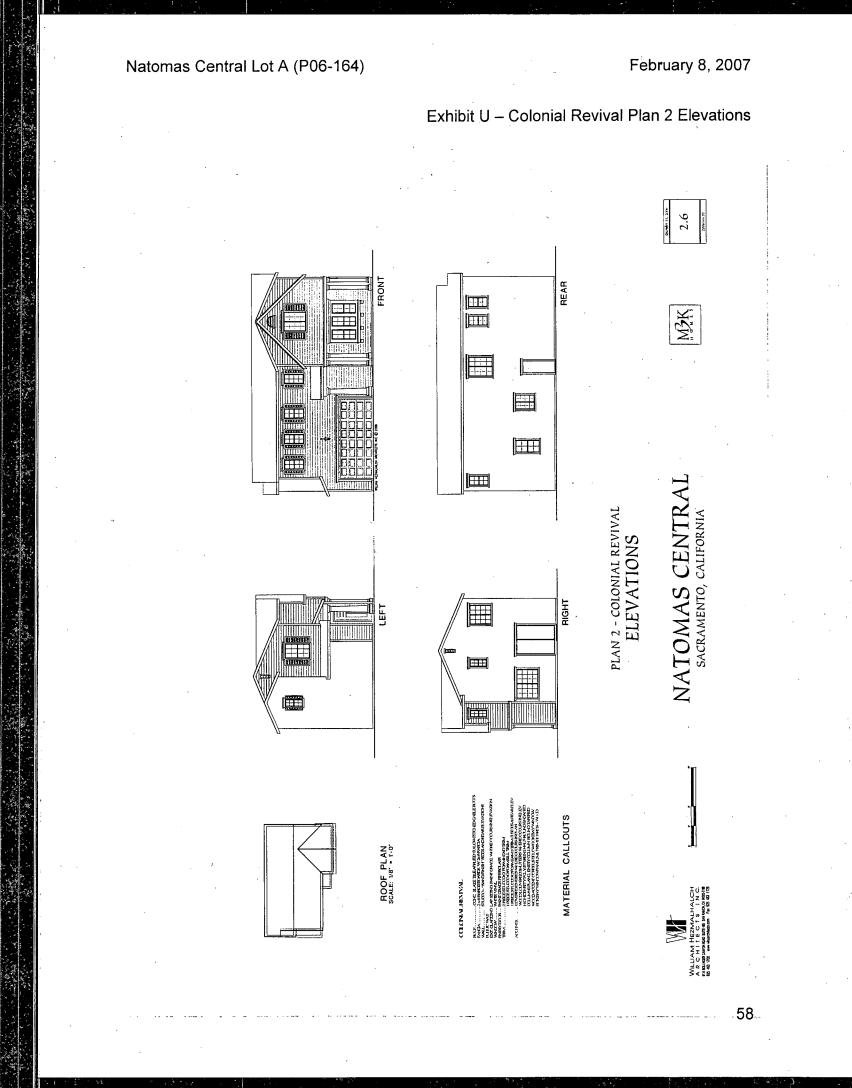
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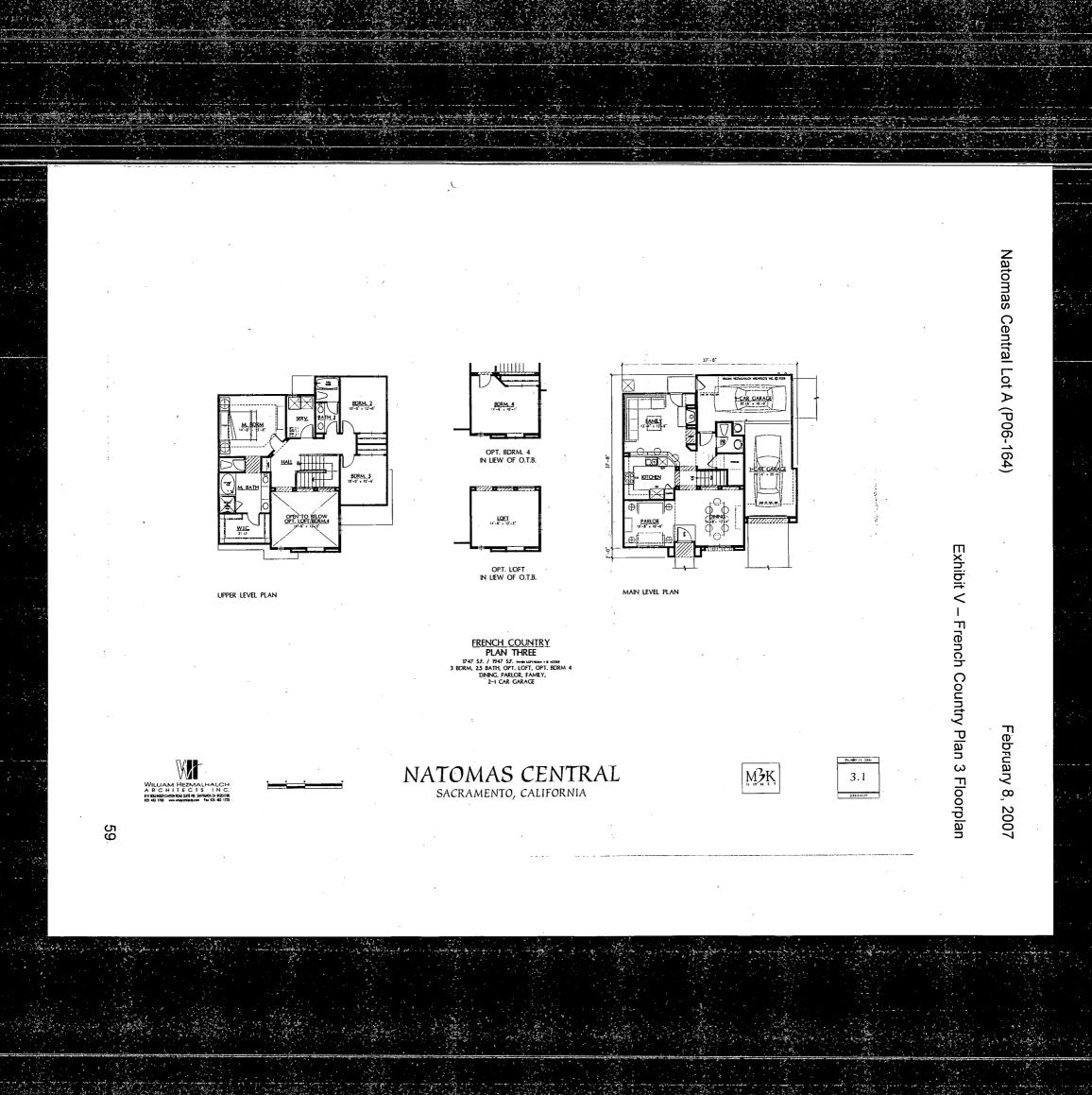
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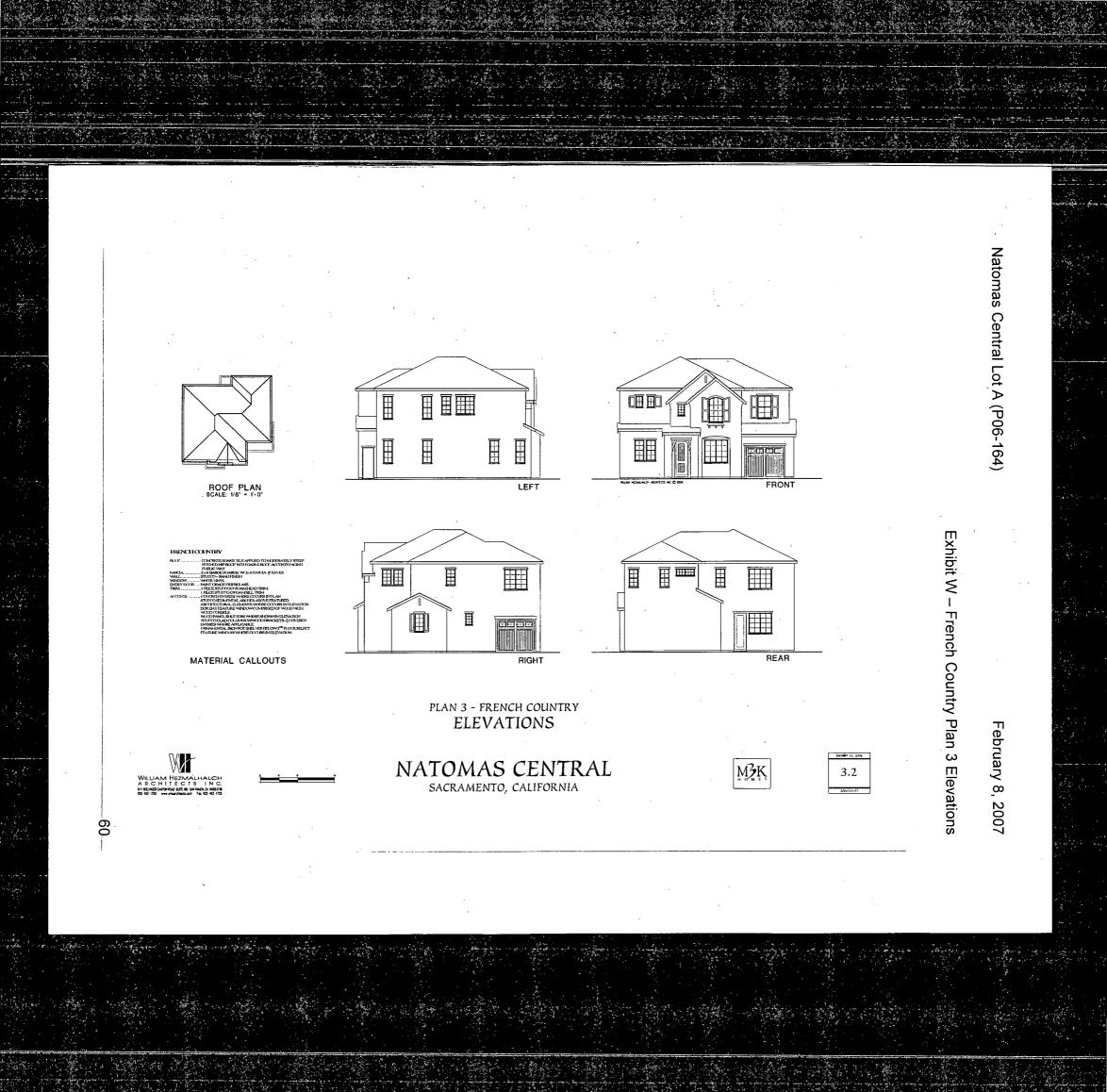
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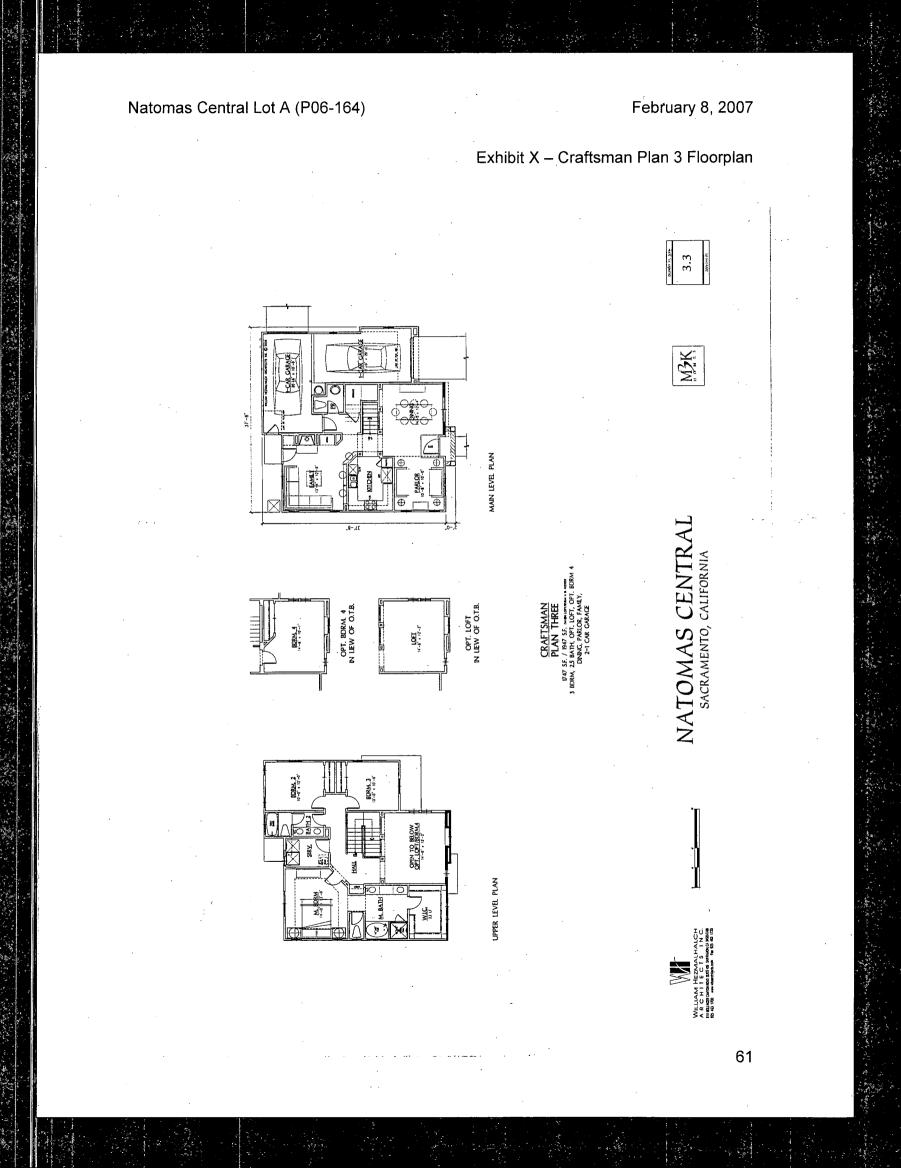
Exhibit T – Colonial Revival Plan 2 Floorplan

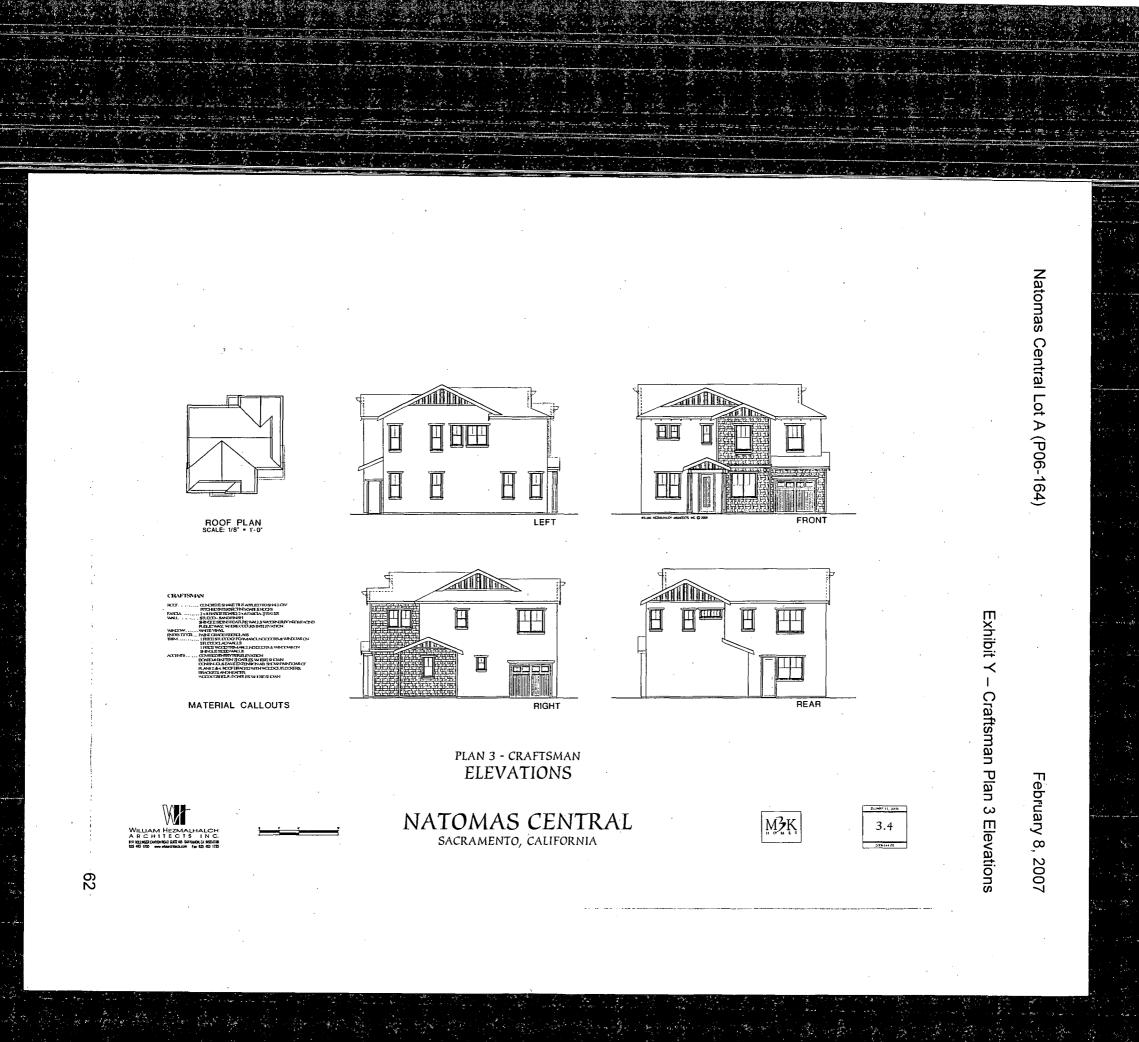
Natomas Central Lot A (P06-164)

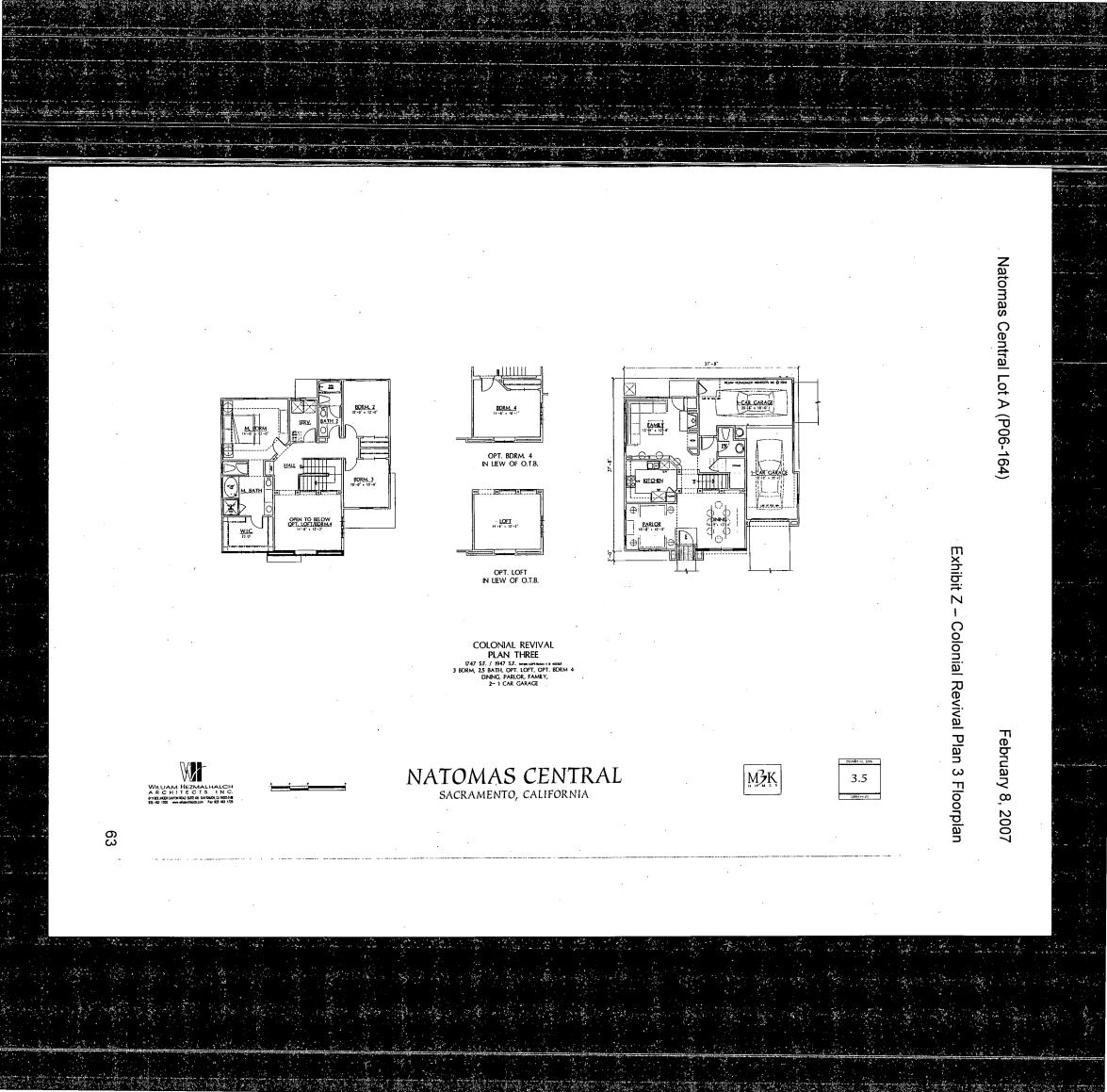








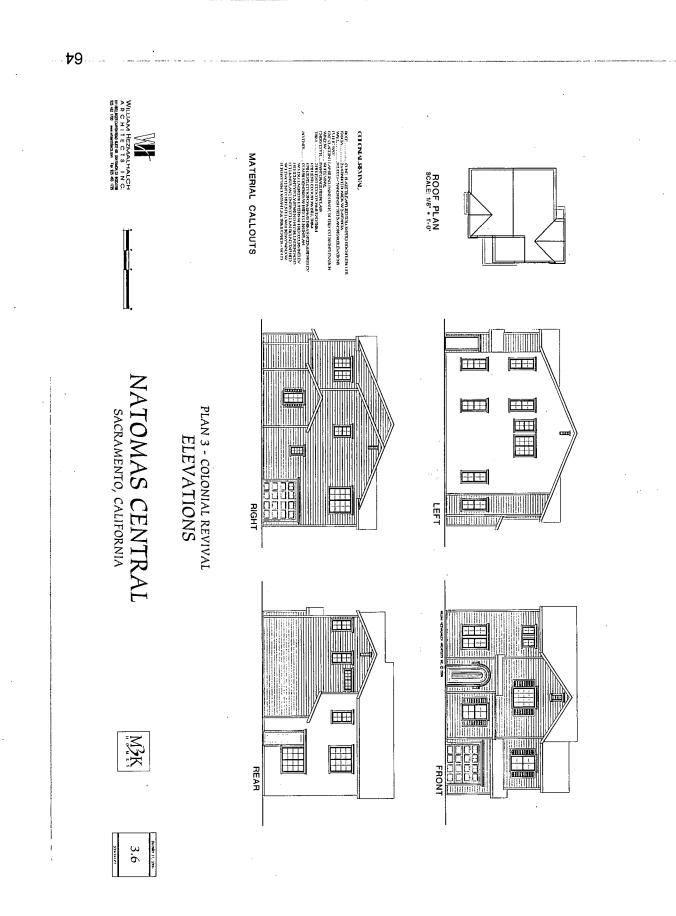


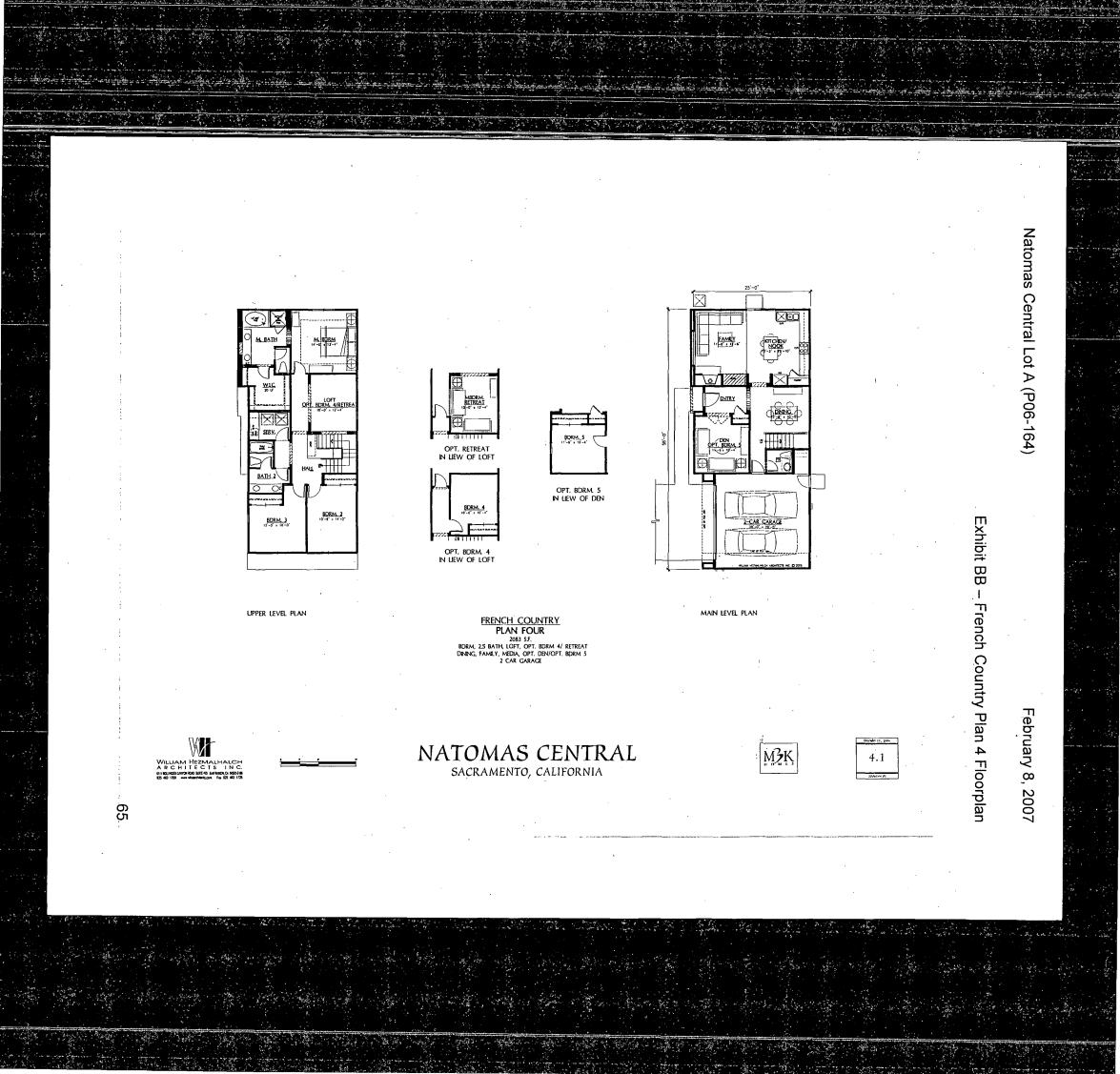




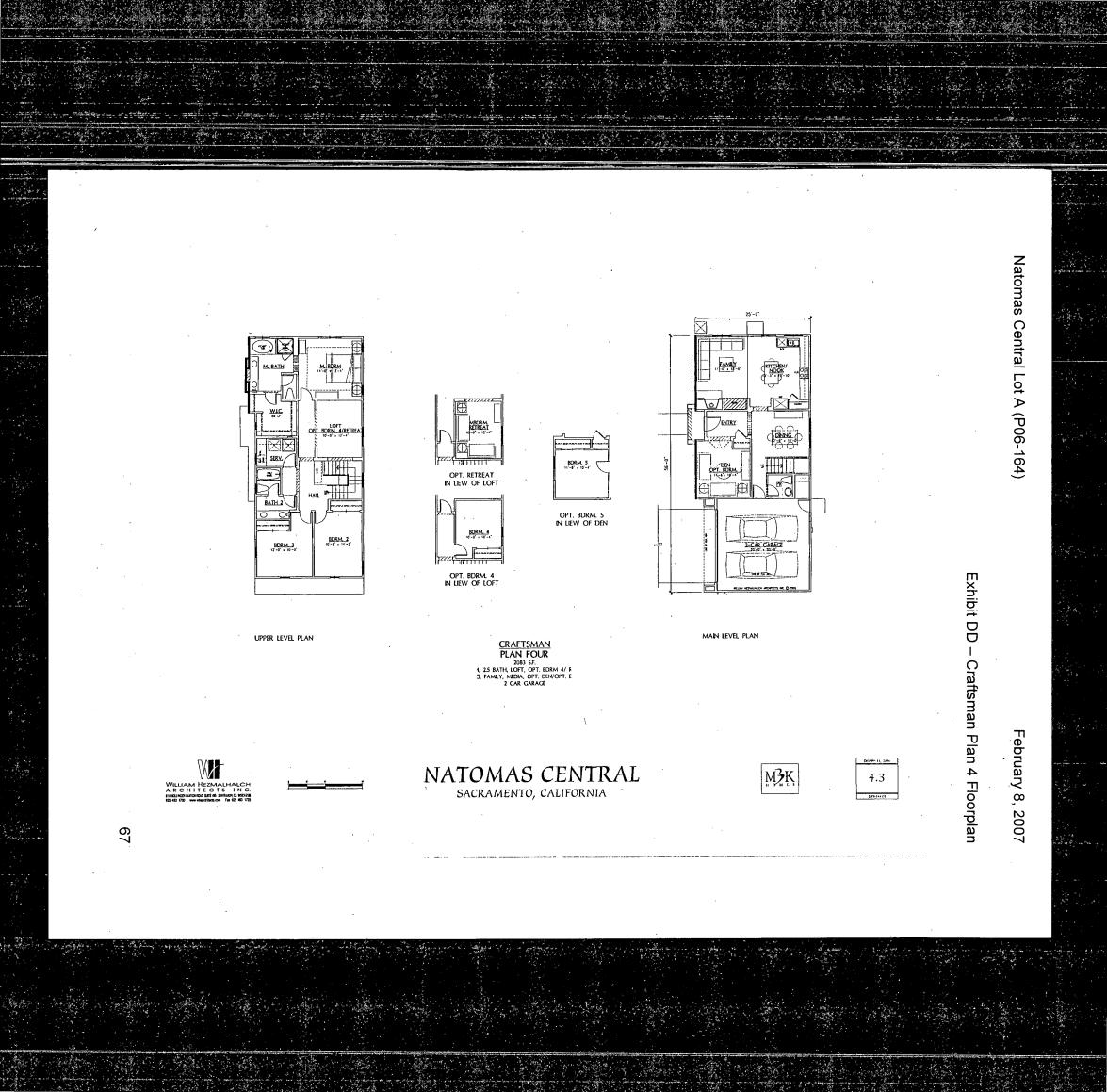
Natomas Central Lot A (P06-164)

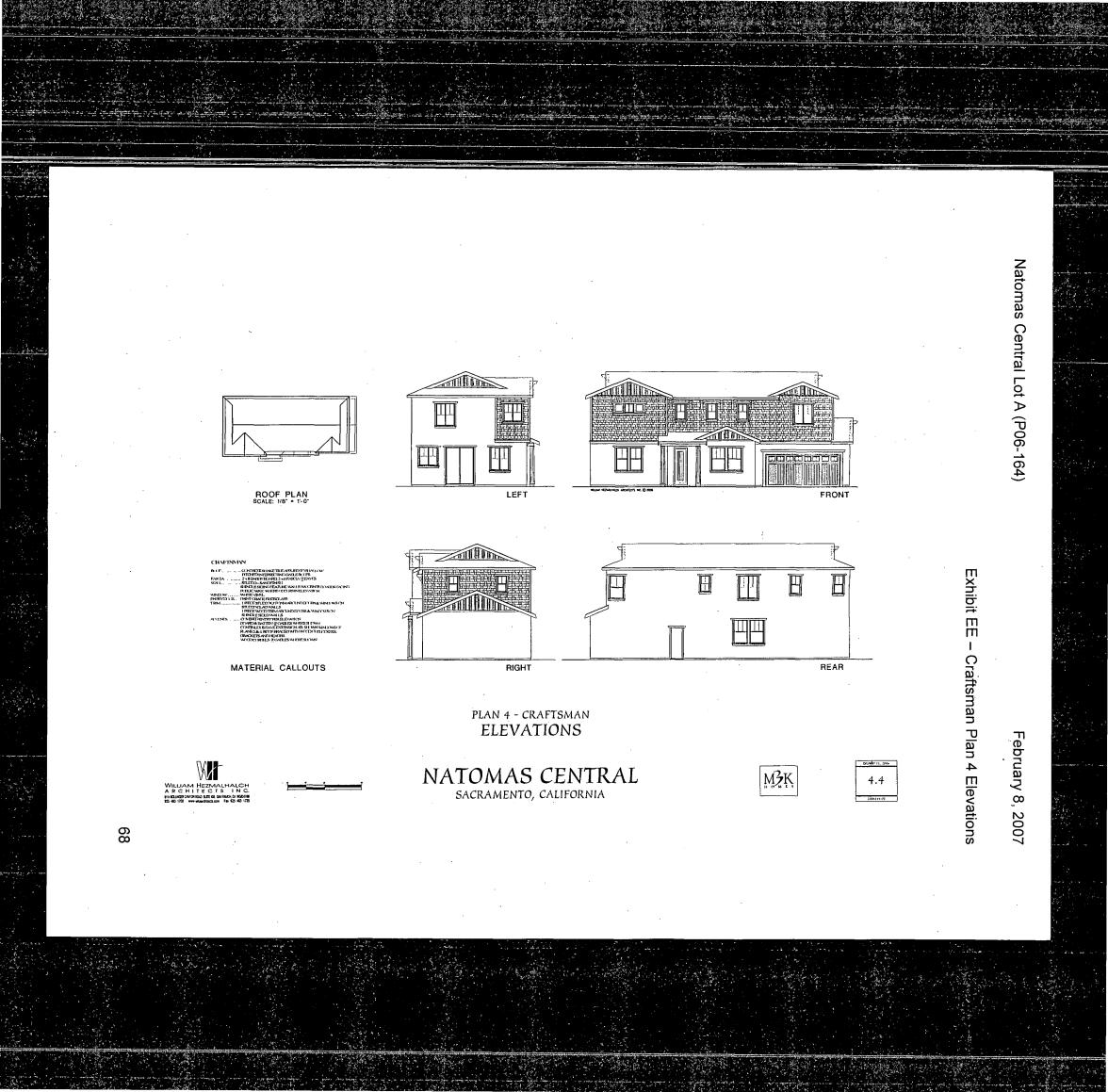
Exhibit AA – Colonial Revival Plan 3 Elevations

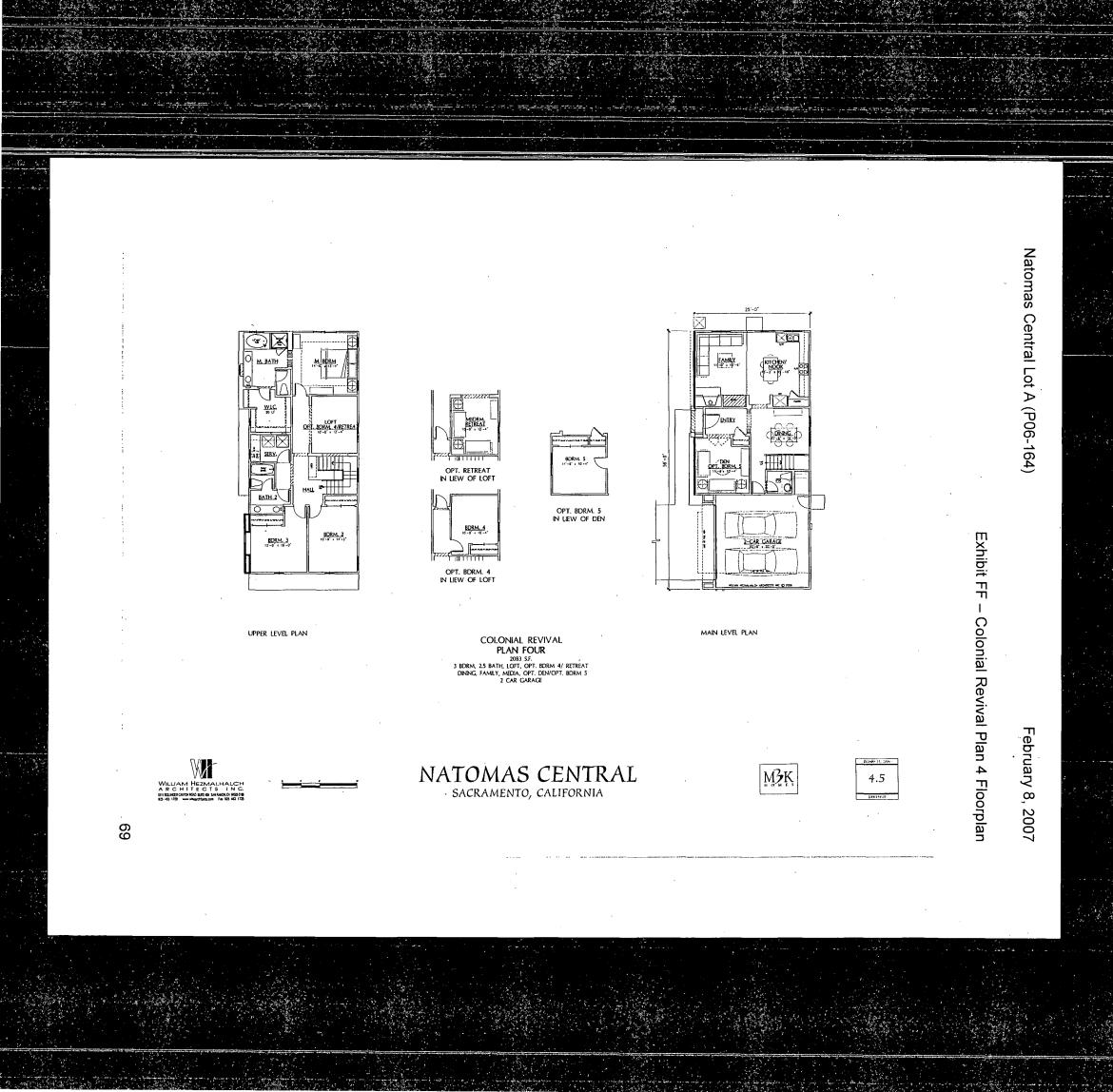


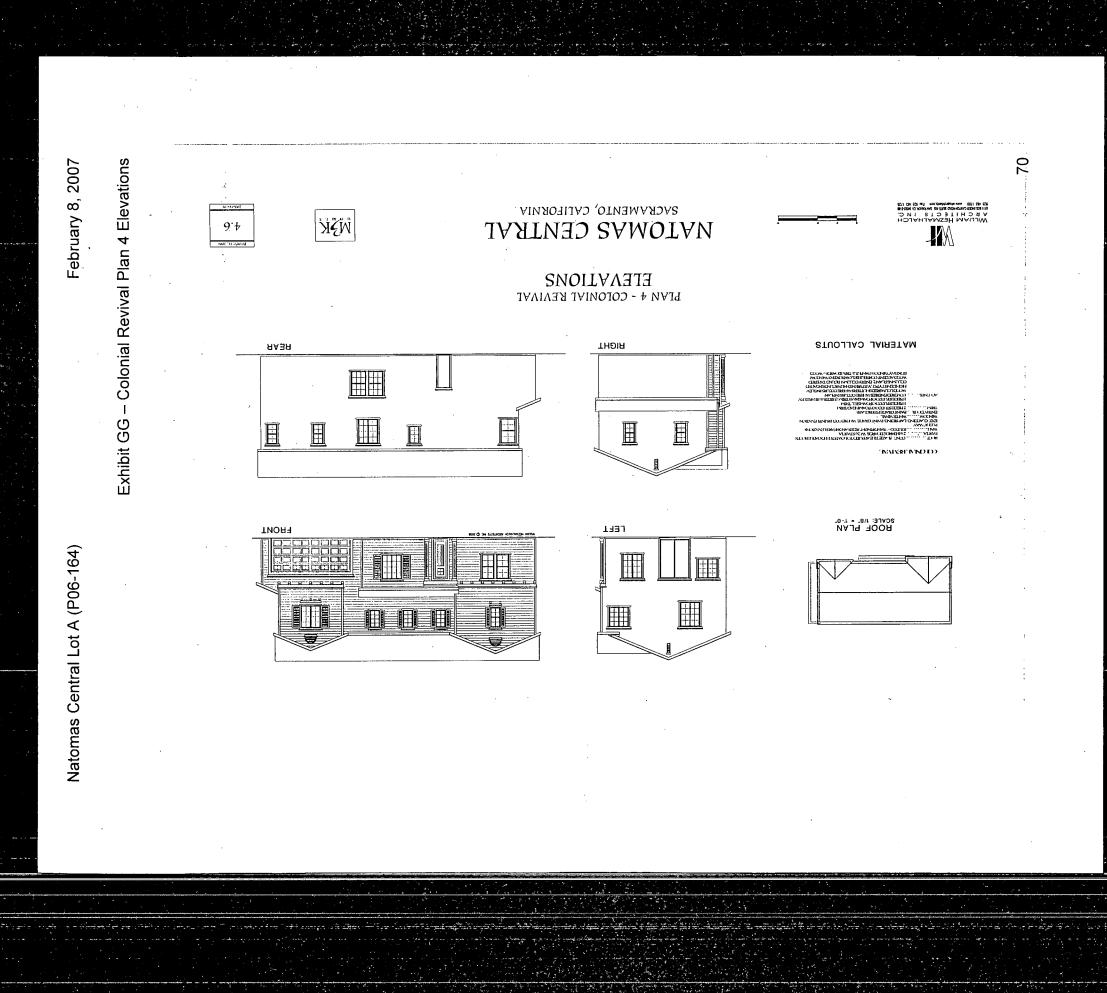










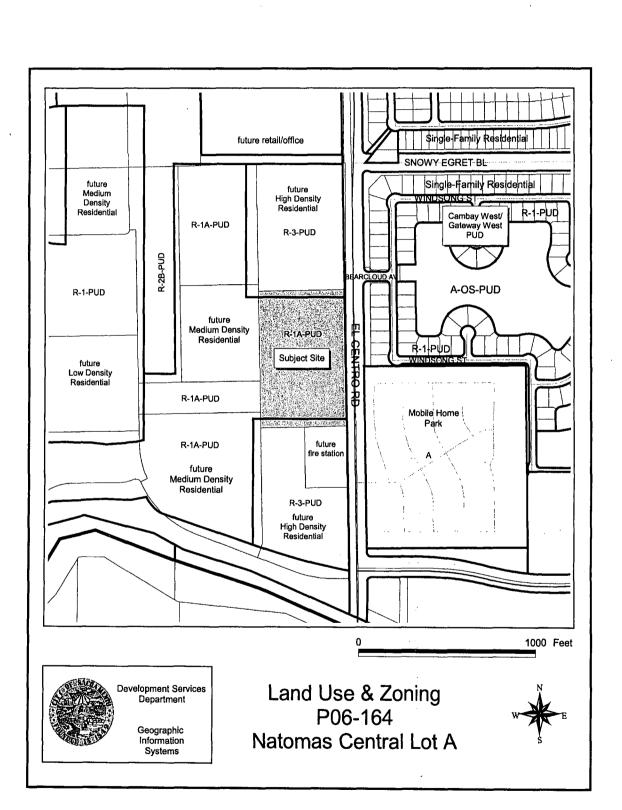


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Attachment 2 – Land Use & Zoning Map