

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING DIRECTOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE PLANNING DIRECTOR

On Tuesday, July 13, 2004, the Planning Director approved with conditions a Planning Director's Plan Review to develop a 96-unit complex with community building, swimming pool, associated landscaping and parking on 5.7± undeveloped acres in the Multi-Family (R-2A-R) zone, for the project known as file P03-161. Findings of Fact and conditions of approval for the project are listed on pages 3-15.

Project Information

Entitlements: **Environmental Determination:** Negative Declaration;

Mitigation Monitoring Plan:

Planning Director's Plan Review: to develop a 96-unit complex with community building, swimming pool, associated landscaping and parking on 5.7± undeveloped acres in the Multi-Family (R-2A-R) zone

Location: 6205 48th Avenue

Assessor's Parcel Number: 040-0021-048

Applicant: Global Premier
c/o Magdy Hanna
1012 Brioso #202
Costa Mesa, CA 92627

Property Owner: George L. Distefano
18631 Graystone Lane
San Jose, CA 95120

Project Planner: Heather Forest, (916) 808-5008

General Plan Designation: Medium Density Residential, 16-29 du/na
Community Plan Designation: Residential 11-21 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Multi-Family (R-2A-R) zone

Surrounding Land Use and Zoning:

North: Residential & Commercial, Single Family Residential (R-1) & General Commercial
Broadway Stockton Special Planning District, C-2-SPD
South: Morrison Creek, Residential, & Commercial, Single Family Residential (R-1A) &
General Commercial Broadway Stockton Special Planning District, C-2R-SPD
East: Morrison Creek & Residential, Single Family Residential, R-1

West: Vacant, General Commercial Broadway Stockton Special Planning District, C-2R-SPD

Setbacks:	Required	Provided
Street:	25'-0"	25'-0"
Side Yard:	10'-0"	10'-0"
Rear Yard:	15'-0"	15'-0"
Courtyard:	20'-0"	20'-0"

Property Dimensions:	Irregular
Property Area:	5.7± acres
Density of Development:	16.8± du/na
Height of Building:	26'-3" to roofline, 2 stories
Exterior Building Materials:	Stucco
Roof Material:	Tile
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: Exhibits 1A-1H

Previous Files: None

Background Information: The applicant submitted the original plans for the project site on December 30, 2003. The original plans included the request for the approval of a Planning Director's Plan Review to allow for the construction of a 96-unit apartment complex with associated landscaping and parking. Upon initial evaluation of the proposed apartment complex, Staff requested that the applicant revise the plans in order to meet City development standards.

Additional Information: The applicant submitted the revised project plans on May 03, 2004. Development of the proposed project would result in the construction of six (7) apartment buildings, housing a total of ninety-six units, providing sixty-four (64) two bedroom/ two bathroom units, thirty-two (32) three bedroom/ two bathroom units, one (1) recreation/community building, one hundred sixty-one parking spaces, a swimming pool, barbeque areas, associated landscaping and passive walkways. Large PG&E transmission towers bisect the project site from west to east, limiting the proposed developed area. In addition, the applicant has indicated that the apartment complex would be rented to persons of very-low income and an apartment manager would be required to live onsite. The applicant is requesting approval of a Planning Director's Plan Review in order to allow for the development of the 96-unit apartment complex.

The proposed project, as conditioned, is consistent with the Multi-Family Residential Design Guidelines, the Sacramento City Code (Title 17), the City's Smart Growth Principles, the General Plan, and the South Sacramento Community Plan. The Departments of Public Works and Utilities have reviewed the project and found that all necessary improvements and utilities exist at this site in order to adequately serve the project.

Staff is in support of the project because the project meets all of the City's development standards for this site and the design of the building is consistent with the Multi-Family Residential Guidelines, and a need for multi-family housing exists in the project area.

The project was routed to the Southeast Area Neighborhood Association and the Stockton Boulevard Redevelopment Area Committee (RAC). Staff received comments from the RAC, which stated

concern over the development's close proximity to the PG&E transmission towers. Additionally, the project was routed to properties located within a five hundred foot radius of the project site. Staff received one phone call from a resident opposed to the project. The gentleman opposed stated that he had a concern over any potential development on the project site, traffic generated by development of the project, and overall crime problems within the project area.

Environmental Determination: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Air Quality, Aesthetics, Biological, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Attachment A).

Conditions of Approval:

Planning:

1. The applicant shall obtain all necessary building permits prior to commencing construction;
2. The project shall substantially conform to the approved plans as shown on the attached exhibits (including building colors and materials). Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits;
3. Prior to the issuance of any building permits, the applicant shall provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
4. The concrete parking triangle located in the central eastern portion of the parking area shall be eliminated.

Landscaping:

5. The applicant/owner shall submit detailed landscape and irrigation plans to the Planning Division for review prior to issuance of a building permit. Landscape plans shall indicate quantity, size, and species of each plant and tree and that an irrigation system shall be installed with automatic controllers;
6. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways;
7. Tree shading (50% of paved parking areas) shall be provided in accordance with Zoning Ordinance requirements (Carports count toward shading requirements);
8. Screening shrubbery shall be planted where parking lots and garages are adjacent to public streets as determined by the Planning Director;
9. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director;

10. All landscaping shall be maintained at a maximum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of six feet from lowest branch to the ground.
11. Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project. Landscaping shall not obscure common areas.

Trash Enclosures:

12. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco or other material which is comparable in color and texture to the building facades;
13. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates.
14. The trash enclosure facility shall be designed to allow walk-in access by residents without having to open the main enclosure gates.
15. The trash enclosure facility shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
16. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size, and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup.
17. The minimum dimensions of the concrete apron for a single two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Plan Checker.
18. Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.
19. The applicant shall comply with the City's Recycling Ordinance and shall ensure that trash and recycling enclosures are provided within 250 feet of each dwelling unit;

Exterior Lighting:

20. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
21. Lighting fixtures shall be of a high quality decorative design, having a color and style which is compatible with the building architecture, as determined by the Planning Director;

22. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public;
23. Lighting shall be provided under all carports;
24. Each building address number shall be illuminated;

Parking:

25. Parking shall be provided as required by the Zoning Ordinance. At least one covered space (by carport) shall be provided for each apartment unit; all other spaces may be uncovered;
26. Bicycle parking shall be provided for each building as follows: one 2-bike rack and one 2-bike locker per apartment building, plus one 2-bike rack for each clubhouse building;

Building Design:

27. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached;
28. Windows which do not have trim or a sill element shall be enhanced with window treatments such as a sill or enhanced trim to the satisfaction of the Planning Director.

Signage:

29. All detached signs shall be monument-type, constructed of masonry with finish materials and colors which are consistent with building architecture. One detached monument sign per street frontage is permitted. Maximum size allowed is 12 square feet, with a maximum height of 6 feet. Attached signage shall consist of address numbers only. All signage shall comply with the Sign Ordinance, City Code Section 15.148.110(D), with the review and approval by the Planning Director.

Management & Security:

30. The applicant shall ensure that a manager resides on-site.
31. Owner/Operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff. Signage shall be subject to approval by the Planning Director.
32. Owner/Operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
33. Owner/Operator shall establish and conduct a regular program of routine maintenance for the property. Such a program shall common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuously. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent repainting or retreatment upon a determination that less frequent

treatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.

34. Owner/Operator shall maintain landscaping and irrigation in a healthy and serviceable condition.
35. Owner/Operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.
36. Parking spaces shall be steam cleaned a minimum of twice per year.
37. No long-term auto repair lasting longer than two (2) days is allowed on the site.

Police:

38. The applicant shall ensure that the parking area is gated, limiting access to tenants only.
39. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and in the Police Department.
40. Applicant shall work with the South Patrol Police Facility to ensure that the property is posted for "No Loitering" in accordance with 602(k) P.C. An agreement is to be filed with the Police Department which will allow officers to remove loiterers and reflects to operator/owners agreement to prosecute.
41. No public telephones shall be installed at the site.
42. No public telephones shall be maintained on the exterior of the premises.
43. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project.
44. The fence location shall conform to the submitted plans.
45. The apartment complex shall post signs which limit access to the parking area to residents only.
46. Each building in the complex should be clearly marked with the building number and/or address if different, for law enforcement and fire personnel.
47. A Knox Box should be installed at each point of entry to the complex for Fire Department and law enforcement access.

Utilities:

48. The applicant shall be required to provide standard street frontage improvements per Section 18.04.010 of the City Code.
49. The proposed development is not contiguous to an existing public water main. A water

distribution system shall be designed and constructed to City standards and installed in 48th Avenue as required by the Department of Utilities. The property owner/developer shall also construct any off-site water main extensions as determined by the Department of Utilities.

50. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
- a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
 - b. At average maximum day demand plus fire flow, the operating "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The applicant shall submit pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities prior to improvement plan approval. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information then can be used to assist the engineers in the design of the water distribution system.

51. The proposal is located within Sacramento County Sanitation District No.1. Meet all County Sanitation District requirements. (Call 875-6820).
52. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. Finished building pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the Department of Utilities. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map of the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation. Note: the site is located within Drainage Shed G258, which is drained by gravity flow to Morrison Creek.
53. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap, or connected directly to Morrison Creek. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). Prior to the discharge of the public drainage system in 48th Street or Morrison Creek, the on-site drainage shall be treated using stormwater quality control measures.
54. Applicant shall obtain any necessary permits from State and Federal agencies required for discharge to Morrison Creek.

55. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
56. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
57. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures and on-site treatment control measures.
58. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.

Public Works – Electrical Section:

59. This project shall require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

Public Works:

60. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City Standards in place at the time the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Development Services. Any public improvements not specifically noted in these conditions shall be designed and constructed to City standards.

61. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Services Department. The proposed driveways shall not be constructed with round corners;
62. Dedicate sufficient right-of-way (if needed) and construct full frontage improvements on 48th Street to the satisfaction of the Development Services Department. The construction of 48th Street shall be consistent with the new residential standard (53-foot right-of-way). Improvements required shall be determined by the city, but at a minimum, streets shall include half-streets and at least one travel lane in each direction plus appropriate drainage;
63. The applicant shall extend the existing raised curb median on Stockton Boulevard towards 48th Street and extend a minimum of 50-feet from 48th Street to restrict the left-in and left-out turn movements to the satisfaction of the Development Services Department;
64. The site plan shall conform to A.D.A. requirements in all respects;
65. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance). All maneuvering areas for parking shall be 26 feet in width;
66. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Services Department;

Buildings:

67. A water flow test shall be obtained from Utilities and the fire flow calculated. The applicant shall determine if the proposed building area and construction type complies with the Fire Code. If not, the building area shall be reduced or a change in construction type will be needed.
68. The site and ground floor apartment units shall be handicapped accessible per UBC Chapter 11A.

Fire:

69. Extension of water main and hydrants per code on 48th Street.
70. If project is to be fenced on 48th Street, man gates with walkways and knox locks required. See Fire Department for locations.
71. **Fire Apparatus Access.** Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1

72. **Fire Hydrant Systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2..2.2
73. **Fire-protection Equipment and Fire Hydrants.** Fire protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3
74. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance or not less than 13 feet 6 inches. CFC 902.2.2.1
75. **Surface.** Fire apparatus access roads 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 902.2.2.3
76. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 **Note: contact utilities for flow test 264-5371.**
77. **Turning radius.** All turning radius for fire access shall be designed as 35' inside and 55' outside. Cul-de-sac shall be 45' radius or city standard hammerhead. CFC 902.2.2.3
78. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3
79. **Gated system.** Shall be reviewed by fire single gate 20' clear width, dual gate 16' each side.
80. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants
81. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3

82. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4

Public Works – Solid Waste:

83. The applicant needs to describe the flow of recyclable materials through the building and to identify the recyclable commodities that will be diverted from the waste stream. The project proponent should plan to divert cardboard, mixed paper, and beverage containers.
84. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal.
85. The applicant should provide the education/public relations program instructing users of the development about the benefits of recycling and how to recycle.

Parks:

86. The applicant must provide proof of compliance with City Code 16.64 (Parkland Dedication) prior to approval of special permits or issuance of building permit if the parcel was created after March 5, 1981, the effective date of City Ordinance #81-007 relating to the Dedication of Land, Payment of Fees, or both, for Park and Recreational Purposes.
87. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for the formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Public Works Department, Special Districts, Program Specialist)

County Sanitation District (CSD-1):

88. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
89. Construction of private collector sewer will be required.

Mitigation Monitoring Plan:

90. The project contractor shall maintain the equipment according to the manufacturer's specifications.
91. The project contractor shall enclose, cover or water twice daily all soil piles during construction of the project.
92. The project contractor shall water all exposed soil twice daily.
93. The project contractor shall water all haul roads twice daily.
94. The project contractor shall maintain at least two feet of freeboard.
95. The project contractor shall maintain all construction equipment (both mobile and stationary) according to the manufacturer's specifications.
96. A survey for Sanford's Arrowhead and Western Pond Turtle shall be conducted by a qualified biologist two weeks prior to any vegetation removal or ground-breaking activities. If Sanford's Arrowhead and/or Western Pond Turtle are found, the following mitigation measures shall be implemented:
 - 96(a). Sanford's Arrowhead The U.S. Fish and Wildlife Service (USFWS) shall be contacted. The Sanford's Arrowhead shall be transplanted to an approved USFWS mitigation bank by a qualified biologist or shall be mitigated by any other measures deemed appropriate by USFWS. All activities near Morrison Creek (USFWS shall make the determination of the distance) shall be stopped until the mitigation measures are implemented.
 - 96(b). Western Pond Turtle Both the USFWS and the California Department of Fish and Game (DFG) shall be contacted. The Western Pond Turtle shall be gently herded out of the area by a qualified biologist. Any other mitigation measures deemed appropriate by DFG and USFWS shall be implemented.
97. The project applicant/developer shall retain a qualified wildlife biologist to conduct a burrowing owl survey prior to construction, according to the latest DFG's Burrowing Owl Survey Protocol and Mitigation Guidelines to verify that no burrowing owls are present on site. If no burrowing owls are found within 500 feet of the construction areas during the pre-construction survey, no further action would be necessary. If burrowing owls are detected within 500 feet of the proposed construction areas, the following mitigation measures outlined in the 1995 California Department of Fish and Game's Staff Report on Burrowing Owl Mitigation shall be implemented to ensure that impacts to burrowing owls are less-than-significant:
 - 97(a). If avoidance is the preferred method of dealing with potential project impacts, then no disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31. Avoidance also requires that a minimum of 6.5 acres of foraging habitat be permanently preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird. The configuration of the protected habitat should be approved by the DFG.

97(b). Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

97(c). To offset the loss of foraging habitat on the project site. A minimum of 6.5 acres of foraging habitat (calculated on a 100 meters or approximately 300 feet foraging radius around the burrow) per pair or unpaired resident bird, should be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the DFG. Protection of additional habitat acreage per pair or unpaired resident bird may be applicable in some instances.

97(d). When destruction of occupied burrows is unavoidable, existing unsuitable burrows should be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site.

97(e). If owls must be moved away from the disturbance area, passive relocation techniques (as described below) should be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternative burrows.

Passive Relocation- With One-Way Doors

Owls should be excluded from burrows in the immediate impact zone and within a 50 meter (approximately 160 feet) buffer zone by installing one-way doors to burrow entrances. One-way doors (e.g. modified dryer vents) should be left in place 48 hours to ensure owls have left the burrow before excavation. Two natural or artificial burrows should be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be monitored daily for one week to confirm owl use or burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

Passive Relocation- Without One-Way Doors

Two natural or artificial burrows should be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be monitored daily until the owls have relocated to the new burrows. The formerly occupied burrows may then be excavated. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into burrows during excavation to maintain an escape route for any animals inside the burrow.

98. Section 10 and Section 404 Corps permits, a Section 401 Water Quality Certification, and a 1603 DFG Streambed Alteration Agreement shall be obtained prior to the start of any construction activities within Morrison Creek. Any mitigation measures required by the permitting agencies shall be followed.
99. The project proponent shall set up silt fencing along the western boundary of the project site.

100. All lighting shall be directed toward the facility and away from the surrounding areas.
101. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.
102. 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 should be solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.

Advisory Notes:

Utilities:

- A. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

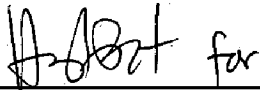
County Sanitation District (CSD-1):

- B. CSD-1 will provide maintenance only in public right-of-ways and in 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. Currently, CSD-1 policy prohibits gates that prevent access to sewer easements unless CSD-1 standards for accessibility through gates are met.
- C. Developing this property may require the payment of additional sewer impact fees. Application should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Findings of Fact

1. The proposed development, including but not limited to the density of the proposed residential development, is consistent with the General Plan, which designates the site Medium Density Residential 16-29 dwelling units per net acre, and the South Sacramento Community Plan, which designates the site as Residential 11-21 dwelling units per net acre;
2. Facilities, including utilities, access roads, sanitation and drainage for the proposed project are adequate and consistent with city standards, and the proposed project would be properly related to existing and proposed streets and highways;
3. The proposed development is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setbacks, parking areas, courtyards, and other development standards set forth in the City Code are met; and

4. Granting the Planning Director's Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The project use is compatible with the uses in the vicinity of the project site in that apartments are a permitted use in the R-2A-R zone;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural design of the proposed building is consistent with the Multi-Family Residential Design Guidelines.

 for

Thomas Pace
Senior Planner


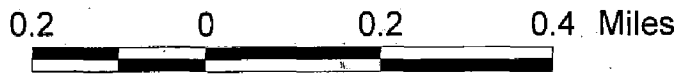
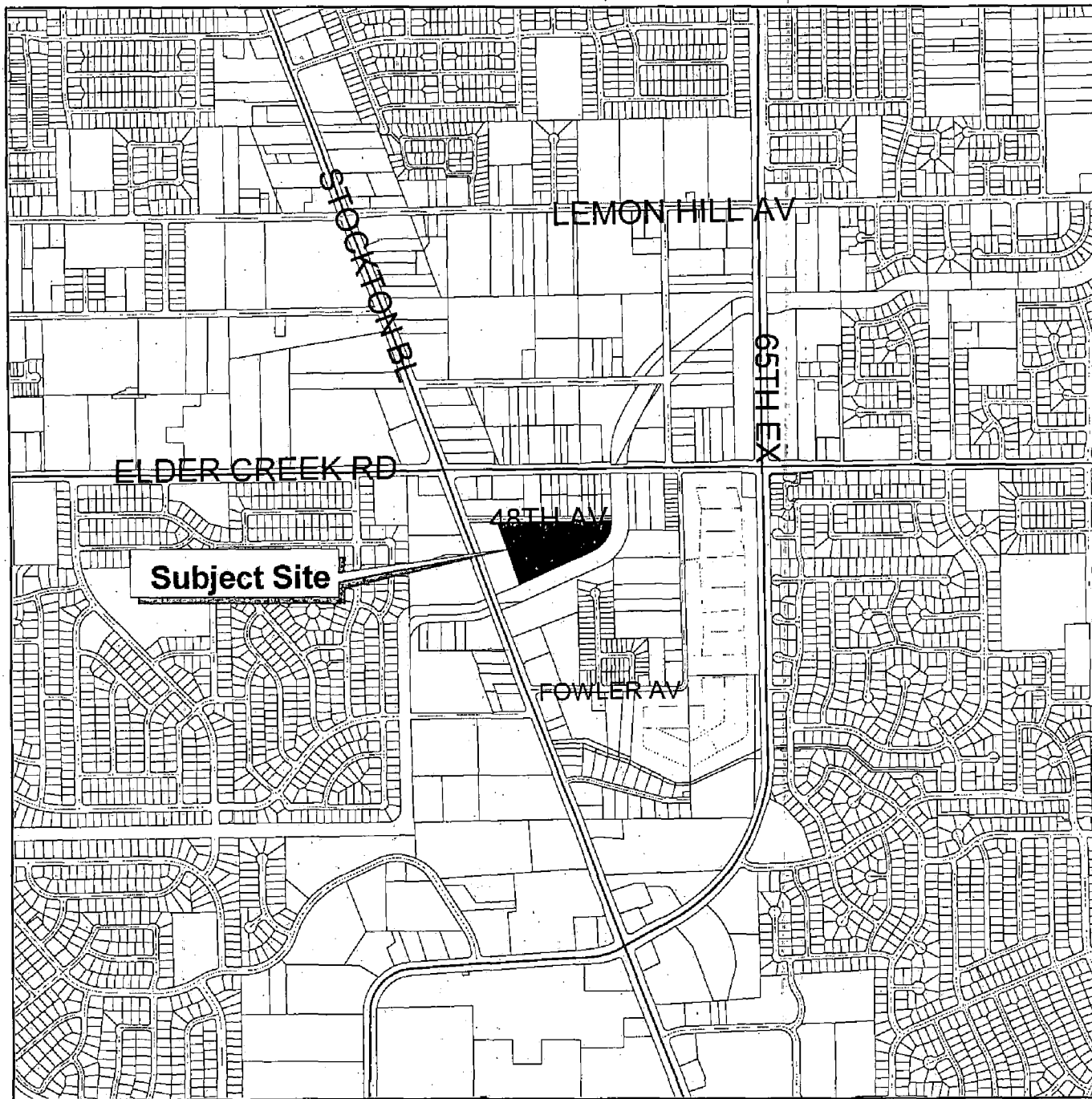
A use for which a Plan Review is granted must be established within two years after such permit is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Plan Review use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

The decision of the Planning Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the decision of the Planning Director. If an appeal is not filed, the action of the Planning Director is final.

cc: File (original)
Applicant

Attachment A – Mitigation Monitoring Plan

Attachment B – Vicinity Map



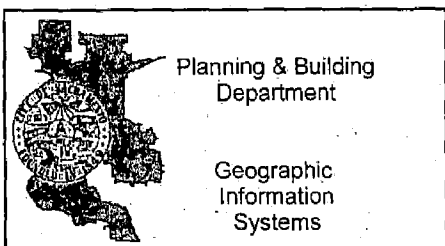
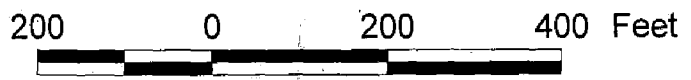
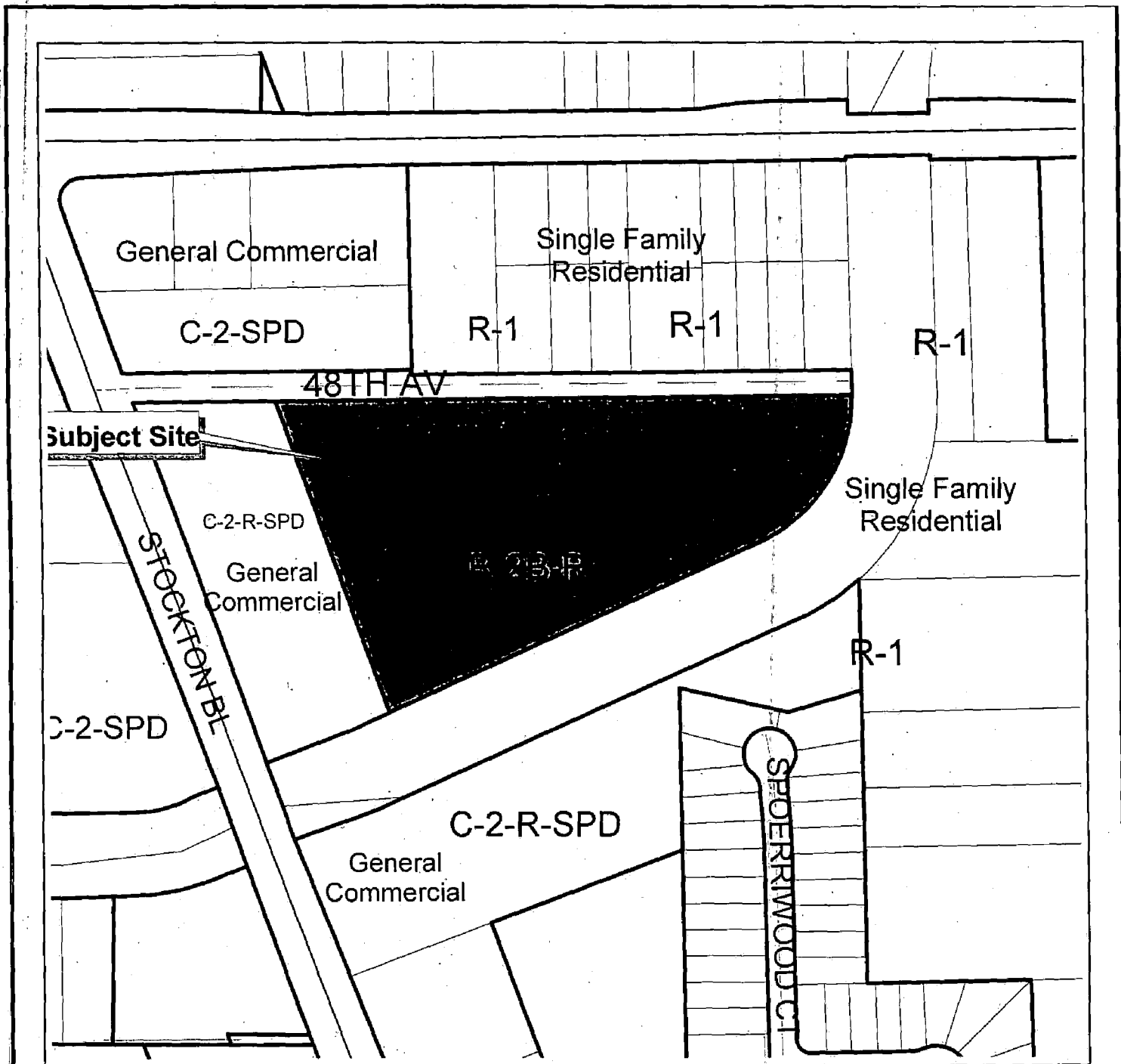
Planning & Building
Department

Geographic
Information
Systems

Vicinity Map
P03-161



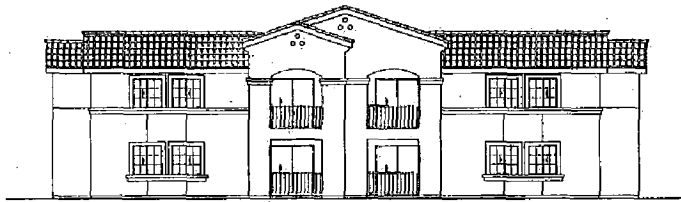
Attachment C – Land Use & Zoning Map



February 24, 2004

Land Use & Zoning
P03-161





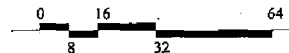
SIDE ELEVATION (Three-Bedroom)



SIDE ELEVATION (Two Bedroom)



FRONT AND REAR ELEVATION



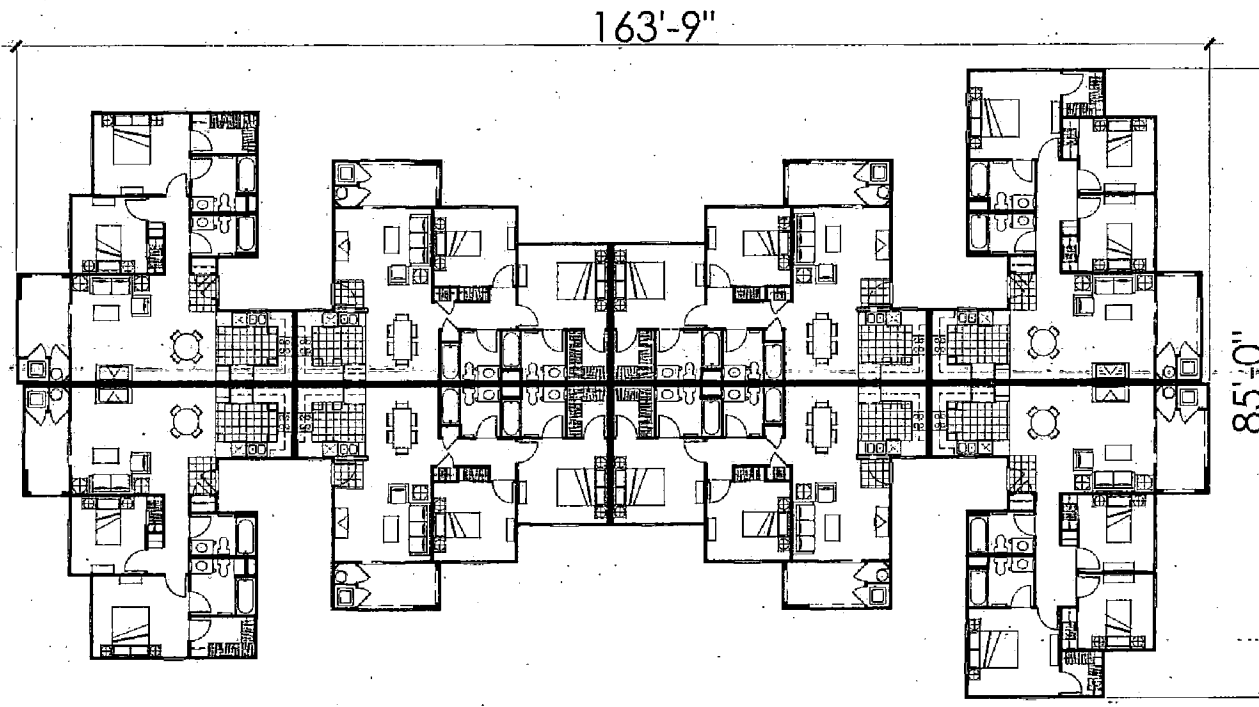
CONCEPTUAL ELEVATION
SOMERSET PLACE
SACRAMENTO, CALIFORNIA

GLOBAL PREMIER MARKETING
1012 Brioso Drive, Suite 202
Costa Mesa, California 92627
Tel: 949-722-8000 Fax: 949-722-9860

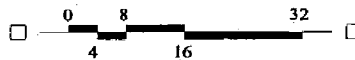


KTGY NO. 2003603

09/18/2003 rev:11/15/2003, 01/16/04, 02/06/

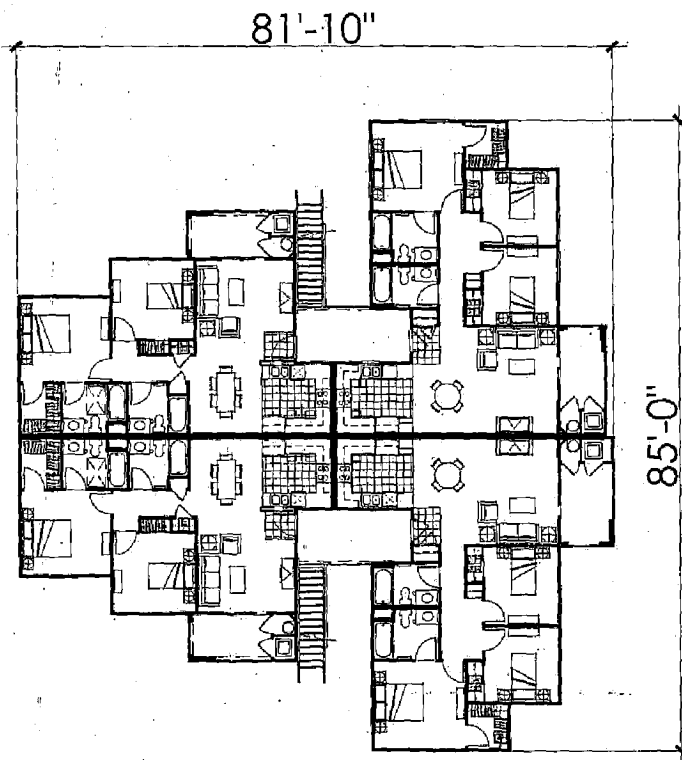


BLDG "A" 1ST FLOOR PLAN
(2ND AND 3RD FLOOR SIM.)

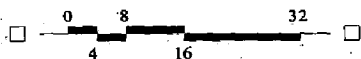


COMPOSITE PLANS BLDG "A"
SOMERSET PLACE
SACRAMENTO, CALIFORNIA



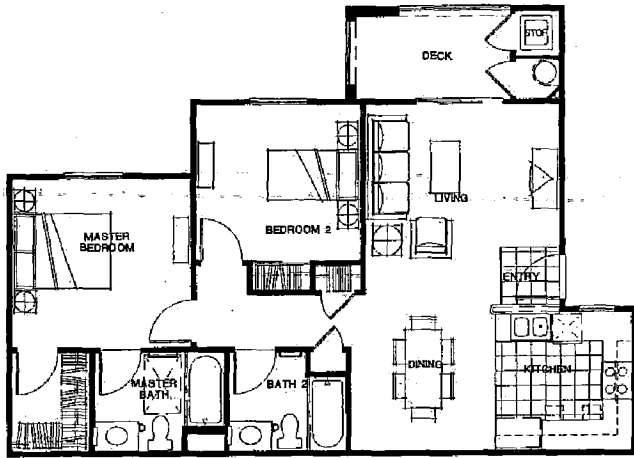


BLDG "B" 1ST FLOOR PLAN
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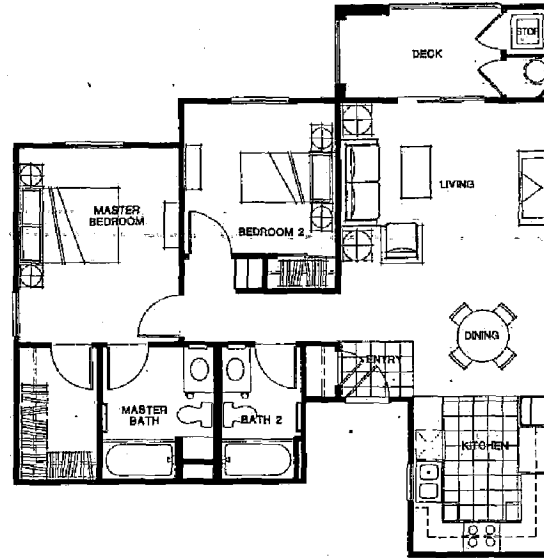


COMPOSITE PLANS BLDG "B"
SOMERSET PLACE
SACRAMENTO, CALIFORNIA

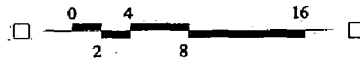




PLAN 2A - 2BR / 2BA



PLAN 2B - 2BR / 2BA



TWO-BEDROOM UNIT PLANS

SOMERSET PLACE SACRAMENTO, CALIFORNIA

ETING

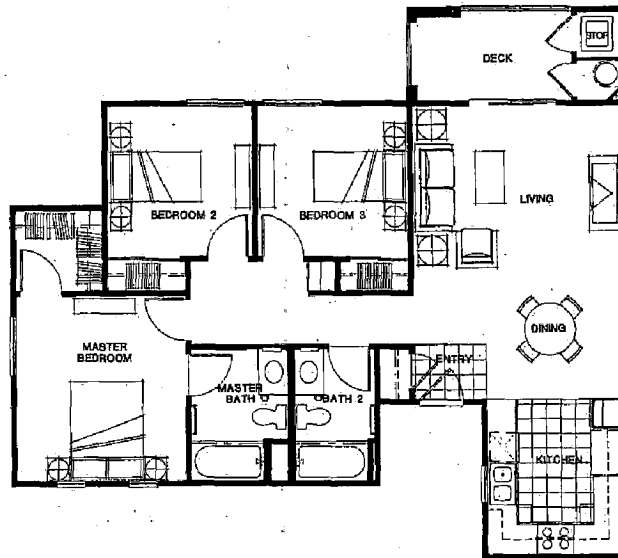
1-722-9860



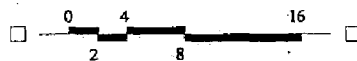
09/18/2003 rev:11/15/2003, 01/16/04, 02/06/04

July 13, 2004

P03-161



PLAN 3 - 3BR / 2BA



THREE-BEDROOM UNIT PLAN

SOMERSET PLACE

SACRAMENTO, CALIFORNIA



09/18/2003 rev:11/1

Exhibit 1F - Recreation Building Elevations



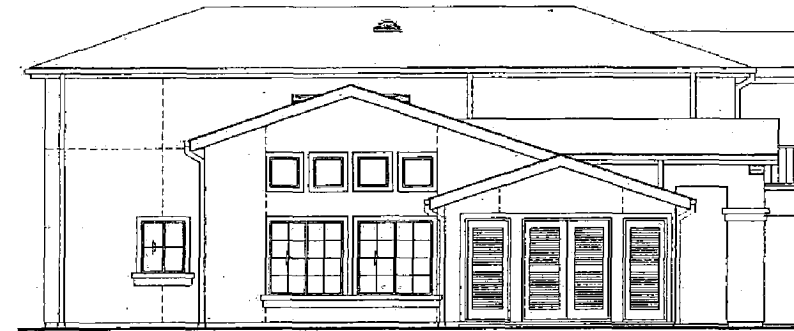
REAR ELEVATION (SOUTH)



SIDE ELEVATION (EAST)

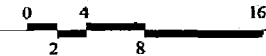


FRONT ELEVATION (NORTH)



SIDE ELEVATION (WEST)

RECREATION BUILDING ELEVATIONS



GLOBAL PREMIER MARKETING
1012 Brioso Drive, Suite 202
Costa Mesa, California 92627
Tel: 949-722-8000 Fax: 949-722-9860

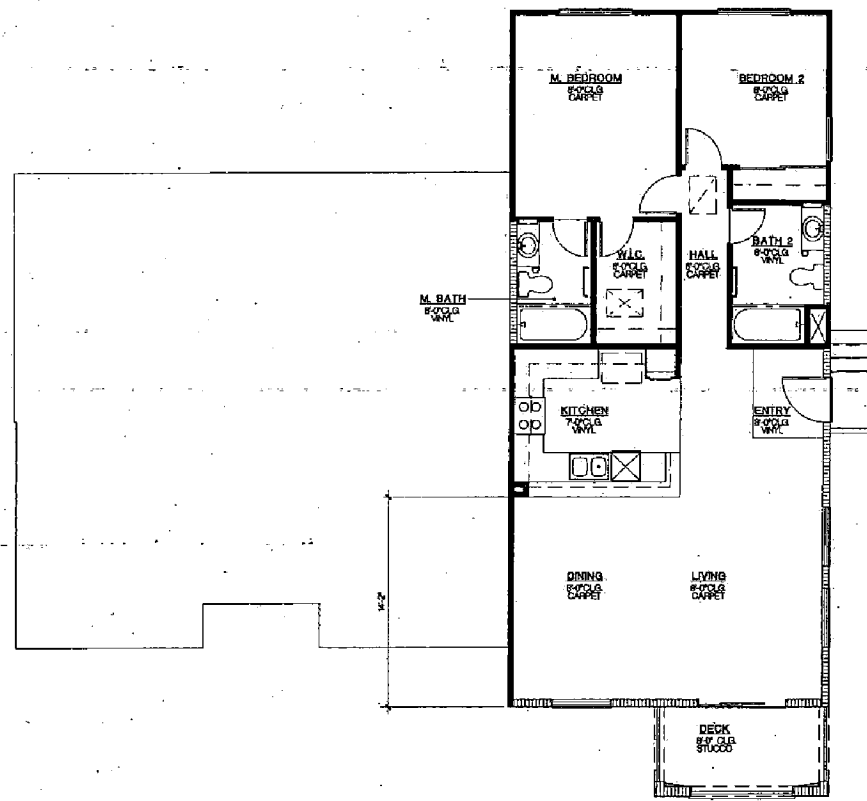
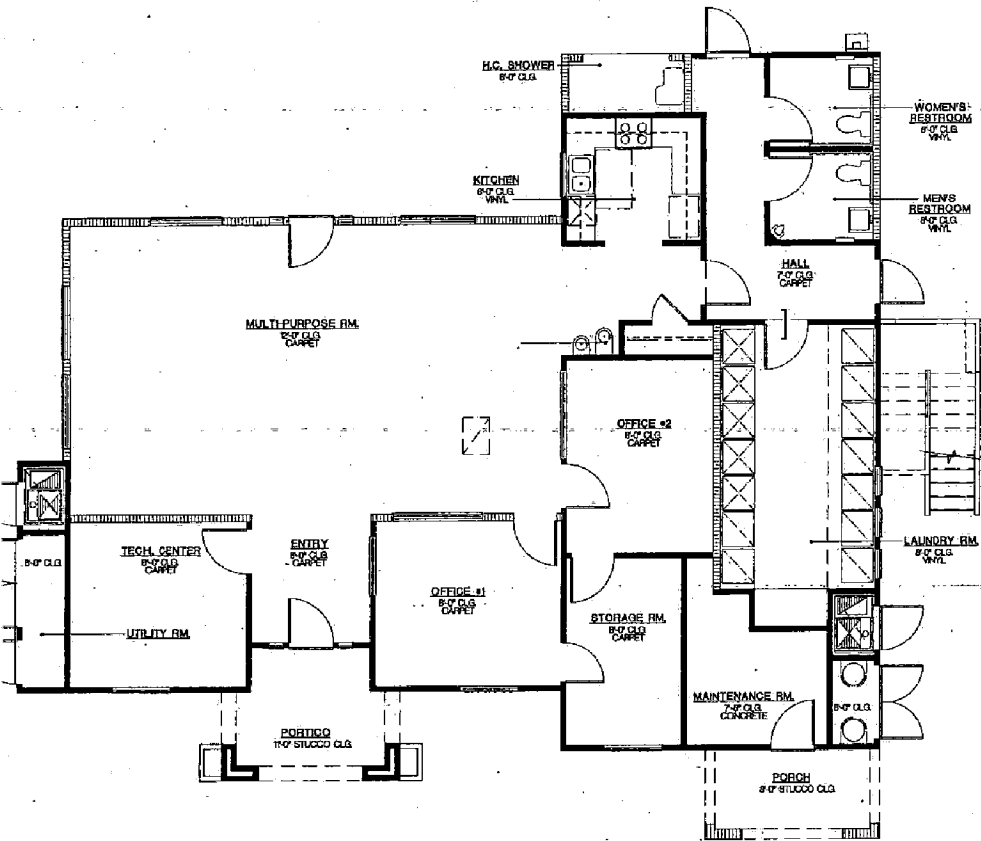
SOMERSET PLACE

SACRAMENTO, CALIFORNIA



KTGY NO. 2003603

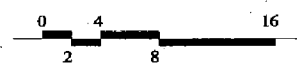
09/18/2003 rev:11/15/2003, 01/16/04, 02/06/04



FIRST FLOOR PLAN (RECREATION FACILITY)

SECOND FLOOR PLAN (MANAGER'S UNIT)

RECREATION BUILDING FLOOR PLAN



GLOBAL PREMIER MARKETING
 1012 Briosa Drive, Suite 202
 Costa Mesa, California 92627
 Tel: 949-722-8000 Fax: 949-722-9860

SOMERSET PLACE SACRAMENTO, CALIFORNIA



09/18/2003 rev:11/15/2003, 01/16/04, 02/06/04

KTGY NO. 2003603

Exhibit 1G - Recreation Building Floor Plan