

**P00-047 - KLOTZ RANCH COMMERCIAL CENTER PUD**

**REQUEST:** **Klotz Ranch Tentative Map located south of Pocket Road, west of Freeport Boulevard, and east of Interstate 5.** Entitlements to create parcels for the Klotz Ranch Commercial Center Planned Unit Development (PUD) on 18.6± vacant acres in the SC (PUD), C-2 (PUD), and A-OS (PUD) zones.

- A. **Environmental Determination:** Addendum to a Negative Declaration (P92-230)
- B. **Mitigation Monitoring Plan (MMP)**
- C. **Tentative Map** to subdivide 18.6± vacant acres consisting of two parcels into nine parcels for future development, a parcel to be dedicated for a future drainage easement (Parcel A) and a parcel to be dedicated for a future pump station (Parcel B); and

**LOCATION:** South of Pocket Rd., West of Freeport Blvd., and East of Interstate 5  
APN: 031-0200-016 and 039  
Pocket Community Plan  
Sacramento City Unified School District  
Council District 4

<b>APPLICANT:</b>	John Pitalo, c/o Morton & Pitalo, Inc. 1788 Tribute Road, Suite 200, Sacramento, CA 95815
<b>OWNER:</b>	Klotz Trust 49219 Clarksburg Road, Clarksburg, CA 95612
<b>PLANS BY:</b>	Morton & Pitalo, Inc., (916) 927-2400 1788 Tribute Road, Suite 200, Sacramento, CA 95815
<b>APPLICATION FILED:</b>	March 31, 2000
<b>APPLICATION DEEMED COMPLETE:</b>	March 31, 2000
<b>STAFF CONTACT:</b>	Julie Sontag, Assistant Planner, (916) 264-5691

**SUMMARY:** The owner is seeking entitlements to create parcels for the Klotz Ranch Commercial Center Planned Unit Development. The project includes a Tentative Map to subdivide the property for future development, an Addendum to a Negative Declaration, and a Mitigation Monitoring Plan.

The site consists of 18.6± gross acres and 17.6± net acres: 13 acres in the Shopping Center PUD zone (SC PUD); 1.0± acre in the General Commercial PUD zone (C-2 PUD); and 3.6± acres designated as Agriculture-Open Space PUD (AOS PUD). In order to meet the applicant's objective of creating the Klotz Ranch Commercial Center PUD, the project requires the discretionary planning entitlement described above.

**RECOMMENDATION:** Staff recommends approval of the project. This recommendation is based on the project's consistency with the General Plan and Pocket Community Plan land use designations and policies, and the project's compatibility with the adopted Klotz Ranch Planned Unit Development (PUD) Schematic Plan.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Pocket Community Plan Designation:	Highway Commercial
Existing Zoning of Site:	13± acres Shopping Center PUD (SC PUD) 1.0± acre General Commercial PUD (C-2 PUD) 3.6± acres Agriculture-Open Space PUD (AOS PUD)
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Gas Station; Restaurant; Single Family; Mini Storage: HC; R-1; and C-2R  
 South: Interstate 5 Freeway Corridor: TC  
 East: R/R Right-of-Way and State Route 160: R-1 and TC  
 West: Interstate 5 Freeway Corridor: TC

Property Area:	18.6± gross acres 17.6± net acres
Property Dimensions:	Irregular
Topography:	Sloped/Flat
Street Improvements/Utilities:	To be Provided

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Encroachment Permit	Caltrans

**BACKGROUND INFORMATION:** On July 7, 1992, the City Council approved a Tentative Map subdividing 20± vacant acres into two parcels. In addition, the City Council rezoned one of the parcels totaling 1.4± acres from Agriculture (A) to Highway Commercial (HC). As a condition of the Rezone, the applicant agreed to submit an application to establish a Planned Unit Development (PUD) for the remainder of the subject site (18.6± acres), before any further subdivision or development of the subject site could occur. The application to establish the Klotz Ranch Commercial Center PUD was submitted on August 18, 1992.

On November 6, 1997, the City Planning Commission approved the necessary entitlements to allow the creation of the Klotz Ranch Commercial Center PUD. At that time, the City Planning Commission ratified the Negative Declaration and approved a Mitigation Monitoring Plan, a Tentative Map to subdivide the 18.6±-acre site from three parcels into nine for future development, and a Street Name Change from Alma Vista Way south of Pocket Road to Klotz Ranch Court.

On December 9, 1997, the City Council approved a Rezone of the 18.6±-gross acre site (17.6±-net acres) from Agriculture (A) to: 13± acres of Shopping Center Planned Unit Development {SC (PUD)}; 1.0± acre of General Commercial Planned Unit Development {C-2 (PUD)}; and 3.6± acres of Agriculture-Open Space Planned Unit Development {A-OS (PUD)}. At that time the City Council also ratified the Negative Declaration, adopted the Resolutions approving a Mitigation Monitoring Plan, the Pocket Community Plan Amendment, the PUD Designation, the Development Guidelines, and a Schematic Plan for the site.

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On November 4, 1999, the Planning Commission approved Special Permits to construct and operate a 3,770-square foot, 90-seat Carl's Jr. restaurant with a drive-thru service facility on what will become Parcel 9 (P99-035). It has not yet been constructed.

The approved Klotz Ranch Tentative Map expired on November 6, 1999. The applicant has resubmitted the same map, with no alterations, for reapproval.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The proposed project is consistent with the General Plan and Pocket Community Plan land use designation for Community/Neighborhood Commercial and Offices, and Commercial/Shopping, respectively. The proposed lots are adequately-sized to accommodate future commercial development. The lot sizes are consistent with the approved Klotz Ranch Commercial Center PUD Schematic Plan.

B. Tentative Map Design (Exhibit 1b):

The Tentative Map reflects the subdivision of two parcels totaling 18.6± gross acres into nine parcels for future development, a parcel to be dedicated for a future drainage easement (Parcel A) and a parcel to be dedicated for a future pump station (Parcel B - if needed). As proposed, the parcels will be large enough to allow for retail/commercial development. Adequate street frontage with landscaping will be provided along Klotz Ranch Court. Staff has no objection to the proposed Tentative Map provided that the conditions listed in the attached Notice of Decision and Findings of Fact are met (Attachment 1).

C. Site Plan Design/Zoning Requirements

Development within a PUD requires Special Permit approval by the Planning Commission. Each development within the Klotz Ranch Commercial Center PUD will be required to meet land use, setbacks, landscaping, parking, and shading per the City's Zoning Ordinance requirements as well as the specific PUD Guidelines. Any temporary or permanent signage placed on the properties shall comply with the City's Sign Ordinance. Sign permits must be obtained prior to placing signage on the site.

PROJECT REVIEW PROCESS:

A. Environmental Determination

Significant environmental issues regarding animal life and transportation/circulation were discussed and mitigated in the previous Negative Declaration for the Klotz Ranch Commercial Center PUD (P92-230). However, the mitigation measure for Swainson's hawk foraging habitat, previously identified in the prior Negative Declaration, has been revised to reflect the California Department of Fish and Game's (CDFG) currently preferred mitigation for the protection of this species (CDFG, 1999). Additionally since the prior Negative Declaration was written in 1997, it has become known that the subject site is also suitable habitat for burrowing owls, a California species of special concern, and mitigation to protect the species is also included. See the Addendum to an Adopted Negative Declaration (P99-230).

B. Summary of Agency Comments

The application was routed to the appropriate City Departments and local agencies. Comments were received from the Utilities Department, Public Works Department, Waste Removal, PG&E, and Regional Transit. The comments received have been incorporated into the attached Notice of Decision (Attachment 1).

C. Subdivision Review Committee:

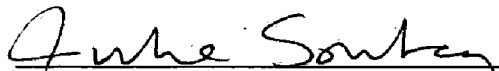
On June 14, 2000, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to conditions in the attached Notice of Decision.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, the Planning Commission has the authority to approve or deny the Tentative Map to subdivide the subject site. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.


**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Addendum to the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide 18.6+ vacant acres consisting of two parcels into nine parcels for future development, a parcel to be dedicated for a future drainage easement (Parcel A) and a parcel to be dedicated for a future pump station (Parcel B).

Report Prepared by,

  
Julie Sontag, Assistant Planner

Report Reviewed by,

  
Barbara L. Wendt, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
  - Exhibit 1a Mitigation Monitoring Plan
  - Exhibit 1b Tentative Map
- Attachment 2 Vicinity Map
- Attachment 3 Land Use & Zoning Map

**AMENDED BY STAFF 6-22-00****ATTACHMENT 1  
NOD/FOF**

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE KLOTZ RANCH TENTATIVE MAP TO SUBDIVIDE 18.6± UNDEVELOPED ACRES FROM TWO LOTS INTO NINE FOR FUTURE RETAIL/COMMERCIAL DEVELOPMENT, LOCATED SOUTH OF POCKET ROAD, WEST OF FREEPORT BOULEVARD, AND EAST OF INTERSTATE 5, SACRAMENTO, CALIFORNIA, IN THE SHOPPING CENTER PUD (SC PUD), GENERAL COMMERCIAL PUD (C-2 PUD), AND AGRICULTURE-OPEN SPACE PUD (AOS PUD) ZONES (APN: 031-0200-016 and 039). (P00-047)**

At the regular meeting of June 22, 2000, the City Planning Commission heard and considered evidence in the above-entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Ratified an Addendum to a previous Negative Declaration (P92-230);
- B. Approved a Mitigation Monitoring Plan; and
- C. Approved a Tentative Map to subdivide 18.6± vacant acres consisting of two ~~parcels into nine parcels for future development, a parcel to be dedicated for a future drainage easement (Parcel A) and a parcel to be dedicated for a future pump station (Parcel B).~~

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

**FINDINGS OF FACT**

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Environmental Document was prepared and ratified by the City of Sacramento on December 9, 1997, for the Klotz Ranch Commercial Center PUD (P99-230), and that pursuant to the CEQA Guidelines (Section 15162 and 15164), for the reasons set forth below, no additional environmental review is required and an Addendum to this prior Negative Declaration has been prepared:
  - 1. No substantial changes are proposed to the project which will require major revisions of the previous Negative Declaration;

2. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous Negative Declaration; and
  3. No new information of substantial importance has been found that shows any of the following:
    - a. Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
    - b. The project will have one or more significant effects not discussed in the previous Negative Declaration;
    - c. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
    - d. Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan (Exhibit 1a) is approved based upon the following findings:
1. One or more mitigation measures has been added to the above-identified project;
  2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1a;
  3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and
  4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Tentative Map to subdivide 18.6± acres into nine parcels for future development, a parcel to be dedicated for a future drainage easement (Parcel A) and a parcel to be dedicated for a future pump station (Parcel B): The Tentative Map to subdivide 18.6± acres is approved subject to the following findings of fact and conditions of approval:
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 General Plan, and Chapter 40 of the

City Code. The subject site is designated for Community/Neighborhood Commercial and Office in the General Plan and for Commercial/Shopping in the Pocket Community Plan;

3. The design of the proposed subdivision provides, to the extent feasible, for the future passive or natural heating and cooling opportunities; and
4. 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 Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

**CONDITIONS OF APPROVAL:**

C. The Tentative Map for the Klotz Ranch Commercial Center PUD (Exhibit 1b) is hereby approved subject to the following conditions. 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 this condition:

- C1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
- C2. Submit a soils test prepared by a registered engineer to be used in street design;
- C3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- C4. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P92-230);
- C5. 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;
- C6. Comply with the PUD Guidelines and conditions of approval for P92-230;
- C7. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;

- C8. Dedicate the East 5 feet of Parcels 1, 2, and 3 as a public utility easement for underground facilities and appurtenances;
- C9. Show all existing easements;
- C10. Place a note on the Final Map: Private reciprocal ingress, egress, and parking easements shall be conveyed with the sale of each parcel;
- C11. Abandon any existing wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- C12. Remove and reconstruct any existing deteriorated curb, gutter and sidewalk per City standards;
- C13. This map will be allowed to be phased. Improvements required for each phase shall be determined by the City prior to recording that phase. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards. A requirement of any phasing may include a turn-around approved by the City's Public Works and Fire Departments;
- C14. A water distribution system designed and constructed to City Standards and installed in public streets is required by the Engineering Service Division for this proposed development. Adequate fire flows shall be verified to the satisfaction of the Department of Utilities prior to construction of the public water distribution system;
- C15. 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 or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

- The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approved;
- C16. A sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities;
- C17. 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. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities. Fill the site, or construct a pump station, or construct an approved drainage retention/detention facility to allow this site to drain into the South Sacramento Drainage Canal. If an interim drainage solution is selected, a permanent solution shall be paid for or bonded for based upon the pro-rata share. The partial contribution deposited by McDonald's can be used toward construction of the permanent solution;
- C18. Dedicate Lot A in Fee Title to the City of Sacramento for a drainage easement. Any vegetation within Lot A shall be maintained by the City in a manner which will not obstruct visibility of permitted attached and detached signage on buildings in the PUD;
- C19. If required, create and dedicate an additional lot (Lot B) in fee to the City of Sacramento as a pump station site or an approved drainage retention/detention facility and the required water quality control facilities to the satisfaction of the Department of Utilities (As shown on the Tentative Map, Lot B is not centrally located and will require considerable public piping. Placing the pump station /detention site in the vicinity of Parcels 6 & 7, would achieve that central location);
- C20. If required, dedicate an ingress, egress easement to the pump station or an approved drainage retention/detention facility to the satisfaction of the Department of Utilities;
- C21. If required, dedicate an ingress, egress easement and an easement for the drainage outfall from Klotz Ranch Court to the South Sacramento Drainage Canal, to the satisfaction of the Department of Utilities;
- C22. 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;

- C23. 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. If the on-site treatment controls are to be incorporated into the subdivision on a subdivision-wide basis, then the subdivision improvement plans must include the on-site treatment controls. If no subdivision-wide controls are incorporated, then a note shall be placed on the final map requiring that the on-site treatment controls shall be incorporated into the design of each individual parcel within this subdivision. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Refer to the draft "Manual of Standards for Design of New Development On-site Stormwater Quality Control Measures," dated January 23, 1995, for appropriate source control measures and recommended on-site control measures;
- C24. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction; and
- C25. This project is greater than 5 acres (18.6 ± acres), 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 from the Department of Utilities by calling 264-1400.
- C26. ***The subdivider shall enter into a recordable agreement for disclosure with the City to provide disclosure to future buyers/owners of property within the boundaries of this tentative map of the existence of a Sacramento Municipal Utility District electrical substation at the northwest corner of Pocket Road and Freeport Boulevard and an overhead electrical 69 kV line running along the north side of Pocket Road (Added by staff 6-22-00).***

**ADVISORY NOTES:**

- C27. Applicant will be required to install the following to the satisfaction of the City Public Works Department:

- a. A new traffic signal at Pocket Road and I-5 northbound off ramp. Applicant shall fund the entire cost of the signal unless other funds become available;
- b. A dedicated right-turn-only lane eastbound to southbound at Pocket Road and Alma Vista Court (Klotz Ranch Court); and
- c. A revised lane arrangement for the northbound approach of Alma Vista Court (Klotz Ranch Court).

The above shall be in accordance with the most current DKS Associates traffic study for this project. The above shall also be made a part of the PUD Guidelines for this project; and

- C28. The proposed project is located in a FEMA designated A-99 Zone. The site is also within the Morrison Creek 100-year flood plain with a base flood elevation of 10.3 feet. Within the Morrison Creek 100-year flood plain the following regulations will apply:

All new commercial development will be required to be constructed with the lowest floor, including basement, at or above elevation 10.3 feet, or 3 feet above the highest adjacent grade, whichever is lower.

Commercial projects will have the option of flood proofing in lieu of the elevation requirement.

Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P00-047)

Exhibit 1a Mitigation Monitoring Plan  
Exhibit 1b Tentative Map

Recording  
Not  
Required

EXHIBIT 1-a  
MMP

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**MITIGATION MONITORING PLAN**

FOR

KLOTZ RANCH PUD (P92-230)

Type of Environmental Document:  
**Negative Declaration Addendum**

Prepared By:  
**City of Sacramento, Planning Division  
Julie Sontag, Phone Number 264-5691**

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Date:  
**June 22, 2000**

Adopted By:  
**City of Sacramento Planning Commission**

## CITY OF SACRAMENTO MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7037, pursuant to CEQA Guidelines Section 21081.

### SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Klotz Ranch PUD/P92-230  
Applicant - Name: Morton & Pitalo, Inc.  
Address: 1788 Tribute Road, Suite 200  
Sacramento, CA 95815

Project Location/Legal Description  
of Property (if recorded): APN# 031-0200-016 and 039

### SECTION 2: GENERAL INFORMATION

The project as approved includes three mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified in Attachment A of 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 above-mentioned applicant.

The California Department of Fish and Game has revised mitigation requirements regarding plant/animal life that were covered in the previous Mitigation Monitoring Plan. The previously approved mitigation measures appear below. Some of these mitigation measures have been updated to reflect updated language and practices. Previously approved mitigation measures that are no longer applicable are reflected in ~~strikeout font~~. Updated and new mitigation measures appear in **bold italics**.

### SECTION 3: PLAN COMPONENTS

#### A. PLANT/ANIMAL LIFE

~~As a condition to obtaining a building permit for each parcel of the PUD, the applicant shall execute in recordable form and deliver to the City a mitigation agreement applicable to that particular parcel, in a form and content Satisfactory to the City Attorney, which obligates the applicant to pay such fair, equitable and appropriate fees or assessments or taxes as are imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other similar fair, equitable and appropriate mechanisms designed to address Swainson's Hawk foraging habitat mitigation.~~

**Swainson's Hawk Mitigation**

**To mitigate the loss of Swainson's hawk foraging habitat, prior to approval of a City grading permit, the applicant shall purchase mitigation credits at a mitigation bank approved by the California Department of Fish and Game (CDFG). The applicant shall provide proof (i.e., a receipt from the mitigation bank or a letter from CDFG) to the City Planning Department for the purchased mitigation credit(s).**

**ENTITY RESPONSIBLE FOR COMPLIANCE**

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

**MONITORING PROGRAM**

**Prior to the issuance of a Notice to Proceed by the Public Works Department, and prior to the issuance of any building permit by the Building Division, the applicant shall provide to the Planning and Building Department proof of the purchase of mitigation as required by CDFG.**

**Burrowing Owl Mitigation**

**To mitigate the loss of burrowing owls, the applicant, in consultation with CDFG, shall conduct a pre-construction breeding-season survey (approximately February 1 through August 31) of the area to be disturbed during the same calendar year that construction is planned to begin, prior to approval of a City grading permit. The survey shall be conducted by a qualified biologist to determine if any burrowing owls are nesting on or near the project site.**

**If phased construction procedures are planned for the project, the results of the above survey shall be valid only for the season in which it was conducted.**

**If the above survey does not identify any nesting burrowing owls on the project site, then no further mitigation would be required. However, if any burrowing owls are found nesting on or near the project site, then the applicant shall consult with CDFG to determine the appropriate mitigation measures, according to the then current CDFG protocol, to prevent the loss of the species. Mitigation measures may include, but are not limited to, nest avoidance, pre-breeding season exclusion measures, passive relocation to artificial burrows on nearby protected lands, and/or purchase of replacement habitat at a mitigation bank approved by CDFG. The applicant shall provide proof of fulfillment of CDFG mitigation requirements (i.e., a receipt from the mitigation bank or a letter from CDFG) to the City Planning Department.**

**ENTITY RESPONSIBLE FOR COMPLIANCE**

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

**MONITORING PROGRAM**

***Prior to the issuance of a Notice to Proceed by the Public Works Department, and prior to the issuance of any building permit by the Building Division, the applicant shall provide to the Planning and Building Department either a biological survey (performed by a qualified biologist) indicating no presence of burrowing owls, or proof of the purchase of mitigation as required by CDFG.***

**B. TRANSPORTATION/CIRCULATION**

The significant impact at this location can be mitigated by signaling the intersection of Pocket Road and the northbound I-5 off-ramp. This new traffic signal would need to be interconnected with the adjacent traffic signals at the intersections of Pocket Road with the I-5 southbound ramps and with Alma Vista Way/Klotz Ranch Court. With implementation of this mitigation measure, the delay would decrease to 7.4 seconds, and the level of service would improve to "B". Implementation of this mitigation measure would reduce the identified impact to a less-than-significant level.

**ENTITY RESPONSIBLE FOR COMPLIANCE**

Department of Public Works, City of Sacramento  
Department of Planning and Development, City of Sacramento  
Department of Transportation, State of California (Caltrans)

**MONITORING PROGRAM**

Prior to the issuance of any Building Permit, the Building Division shall require that the traffic signal construction plans have been designed to the satisfaction of the Department of Transportation (Caltrans) and the Department of Public Works. Prior to the issuance of any Final Permits, Certificate of Occupancy, or Certificate of Completion, the Building Division shall require full compliance and completion of the specified traffic/circulation measures listed above.

Applicant shall, in addition to funding the design and construction of the traffic signal, enter into an agreement satisfactory to the City which provides for the possible reimbursement to Applicant, at the sole discretion of the City, of some or all of the costs of the traffic signal from funds received by the City from other sources. It is agreed and understood that the City may, in its sole discretion, seek additional funding for the traffic signal through a variety of mechanisms, including but not limited to the establishment of a fee or fee mechanism, the formation of a fee or assessment district, or otherwise seek funding from future projects in the vicinity that benefit from the installation of the traffic signal. It is agreed and understood that the deposit of the full funding for the traffic signal by Applicant is not conditioned upon reimbursement of Applicant by the City of any of the cost of the traffic signal; that reimbursement of Applicant of some or any of the costs of the

traffic signal is discretionary solely with City, and the reimbursement is dependent upon a determination by the City in its sole discretion that reimbursement pursuant to one or more mechanisms is lawful, permissible, and appropriate.

For purposes of this condition, the cost of the traffic signal shall include the full costs associated with development, construction and installation of the traffic signal, including but not limited to the following: design, plan preparation, all necessary approvals, review fees, construction, inspection, and City administrative costs.

**C. TRANSPORTATION/CIRCULATION**

The significant impact at the intersection of Pocket Road and the northbound I-5 off-ramp can be mitigated by revising the lane arrangement and signaling this intersection. The northbound (Klotz Ranch Court) approach to this intersection should be revised to allow left turns from both lanes. Right turns and through movements would be accommodated in the right lane. Concurrently, the signal operations should be modified to provide "split" phasing in the north-south direction, in which the northbound (Klotz Ranch Court) and southbound (Alma Vista Way) approaches proceed in separate signal phases. With implementation of this mitigation measure, the delay would decrease to 17.5 seconds during the a.m. peak hour, and to 18.8 seconds during the p.m. peak hour. The level of service would improve to "C" during both peak hours. Implementation of this mitigation measure would reduce the identified impact to a less-than-significant level.

**ENTITY RESPONSIBLE FOR COMPLIANCE**

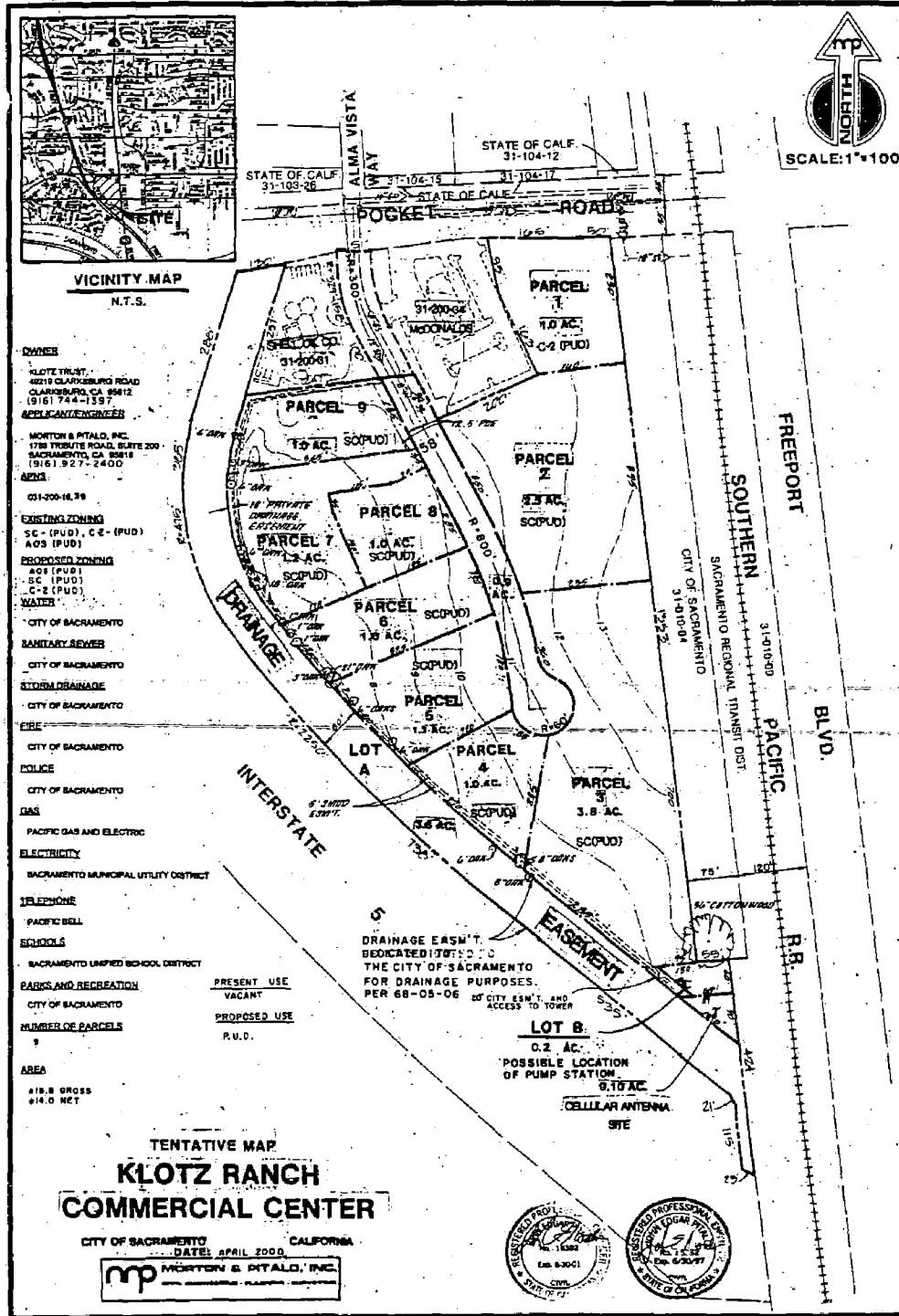
Department of Public Works, City of Sacramento  
Department of Planning and Development, City of Sacramento  
Department of Transportation, State of California (Caltrans)

**MONITORING PROGRAM**

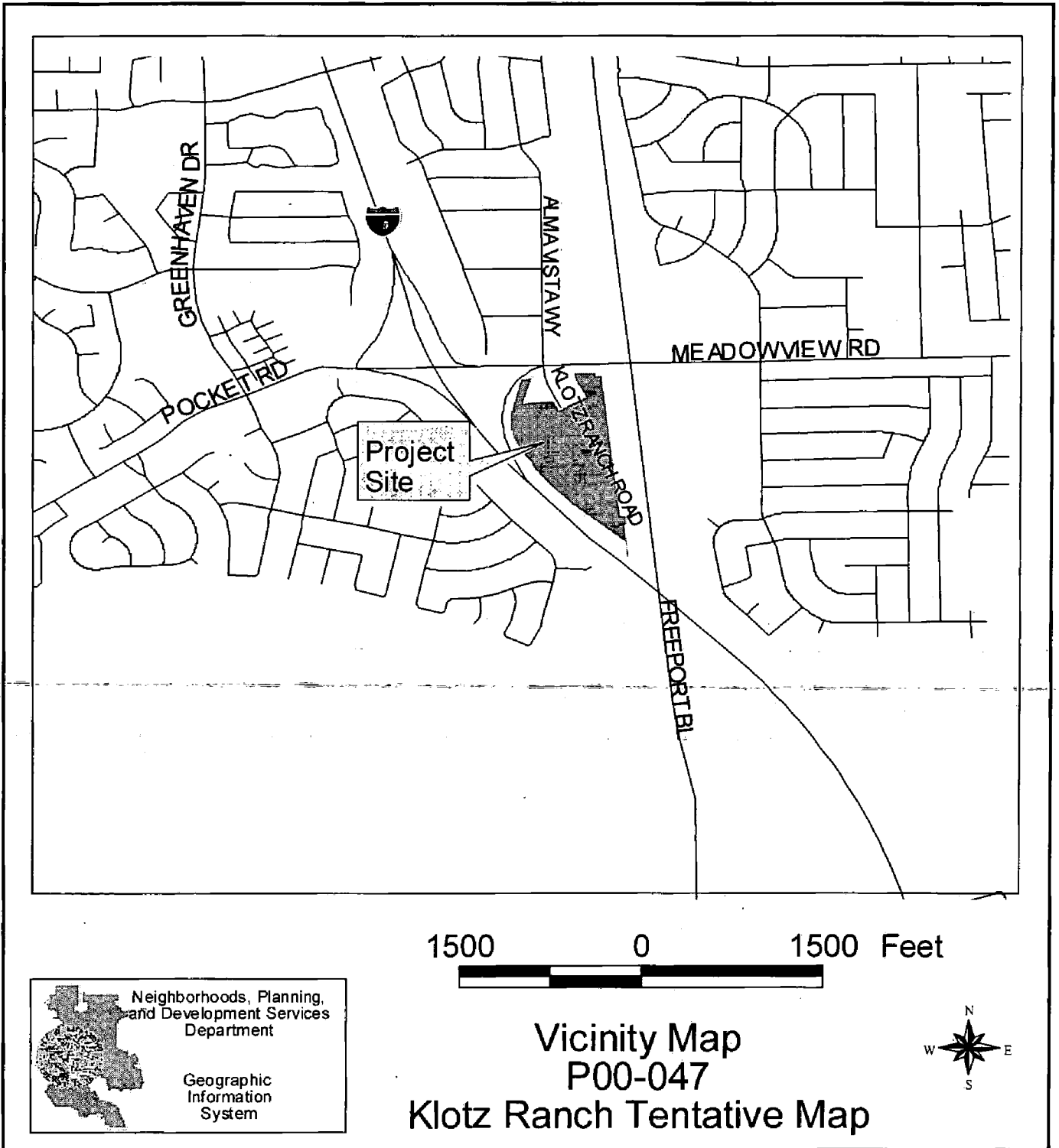
Prior to the issuance of a Notice to Proceed by the Public Works Department, and prior to the issuance of any Building Permit, the Building Division shall require that the construction plans have been designed to the satisfaction of the Department of Transportation (Caltrans) and the Department of Public Works. Prior to the issuance of any Final Permits, Certificate of Occupancy, or Certificate of Completion, the Building Division shall require full compliance and completion of the specified traffic/circulation measures listed above.

**MMP PREPARED BY:** Julie Sontag, Phone Number (916) 264-5691

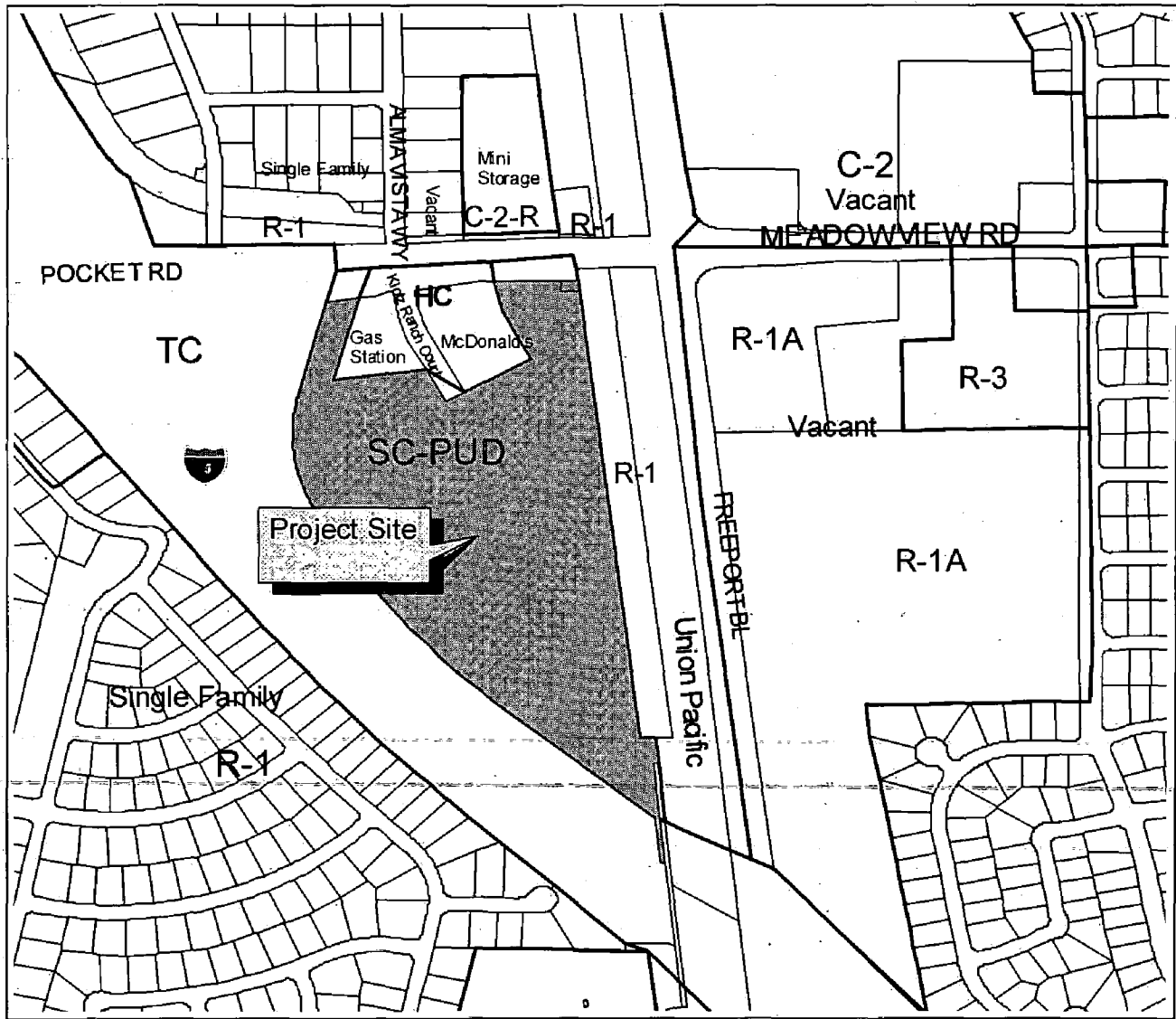
EXHIBIT 1b  
Tentative Map



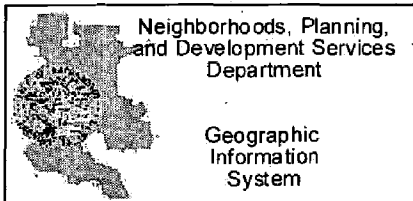
Attachment 2



Attachment 3



300 0 300 Feet



Land Use and Zoning Map  
P00-047  
Klotz Ranch Tentative Map

