



11.2

CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING
DEPARTMENT

PLANNING DIVISION

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ROOM 300
SACRAMENTO, CA

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May 24, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Brookfield Meadows Unit 2 (P02-032)

Entitlements to subdivide 9.45+ acres into 55 single family lots in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard.

A. Environmental Determination: Mitigated Negative Declaration;

B. Mitigation Monitoring Plan;

C. General Plan Amendment to designate 9.45+ gross acres from Medium Density Residential to Low Density;

D. Community Plan Amendment to designate 9.45+ gross acres of the South Sacramento Community Plan from Residential 11-29 to Residential 7-15.

LOCATION/COUNCIL DISTRICT: Southeast corner of Brookfield Drive and Franklin Boulevard
APN: 119-0220-061, 063
Council District 8

RECOMMENDATION: Planning staff recommends that the City Council approve the requested entitlements by adopting the attached resolutions.

CONTACT PERSON: Antonio Ablog, Assistant Planner 808-7702
Thomas Pace, Senior Planner 264-6848

FOR COUNCIL MEETING OF: June 1, 2004 (evening session)

Drive and Franklin Boulevard. These amendments would allow for the property to be subdivided into 55 lots for single-family development.

COMMISSION ACTION: On April 8th, 2004, the Planning Commission voted unanimously (7 – 0 with two commissioners absent) to approve a Tentative Map and a Special Permit to develop single-family home in the Single-family Alternative (R-1A) zone and to forward the remaining entitlements to City Council with a recommendation of approval. There was no public objection to the project heard at the public hearing.

BACKGROUND INFORMATION: The subject site consists of two vacant parcels (APN: 119-0220-061, 063) totalling 9.45± gross that have never been developed. To the north of the site are townhomes and a US Post Office, to the east and west are single family homes and patio homes. To the south the Sunmeadow Retirement Community is under construction. The Tentative Map for this project was submitted on March 20th, 2002. As staff reviewed the project, it was found that the proposed densities were below the minimum requirements of both the General Plan and the South Sacramento Community Plan as they designated the site for medium density residential development. The applicant wished to move forward with the project as submitted and planning staff expanded the project entitlements to include a General Plan and Community Plan Amendment.

On April 8th, 2004, the Planning Commission approved a Tentative Map to subdivide the subject property into 55 lots. A Special Permit was also approved for homes ranging from 1320 to 2270 square feet.

The applicant has requested to amend the General and Community Plan designations to allow for the approved subdivision and single-family homes. These entitlements would amend the General Plan to redesignate 9.45± gross acres *from* Medium Density Residential *to* Low Density Residential. The entitlements, if approved, would also amend the South Sacramento Community Plan by redesignating 9.45± gross *from* Residential 11-29 *to* Residential 7-15.

FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The Negative Declaration was circulated for a public review period from Tuesday, September 30, 2003 through Wednesday, October 29, 2003. 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, Biological Resources, Noise, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

POLICY CONSIDERATIONS: The General Plan and South Sacramento Community Plan designate the site for the development of medium density residential development.

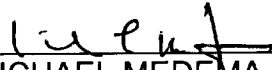
POLICY CONSIDERATIONS: The General Plan and South Sacramento Community Plan designate the site for the development of medium density residential development. Planning Staff believes that amending these plans to allow the development of single-family homes be beneficial to the area in that there are a number of existing medium density units, there is a lack of new single-family homes in the neighborhood, and the additions of single-family homes to the neighborhood would compliment revitalization efforts at Phoenix Park, an apartment development to the north of the site.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. Supporting this project focuses investments within already developed areas, and adds new single-family homes to an existing neighborhood.

Strategic Plan Considerations: The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing areas, allowing for efficient use of existing facilities, features and neighborhoods.

ESBD CONSIDERATIONS: N/A


GARY STONEHOUSE
Planning Director


MICHAEL MEDEMA
Interim Director of Development Services

RECOMMENDATION APPROVED:


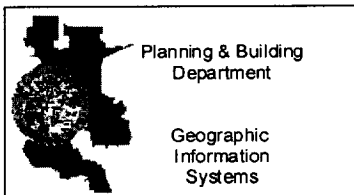
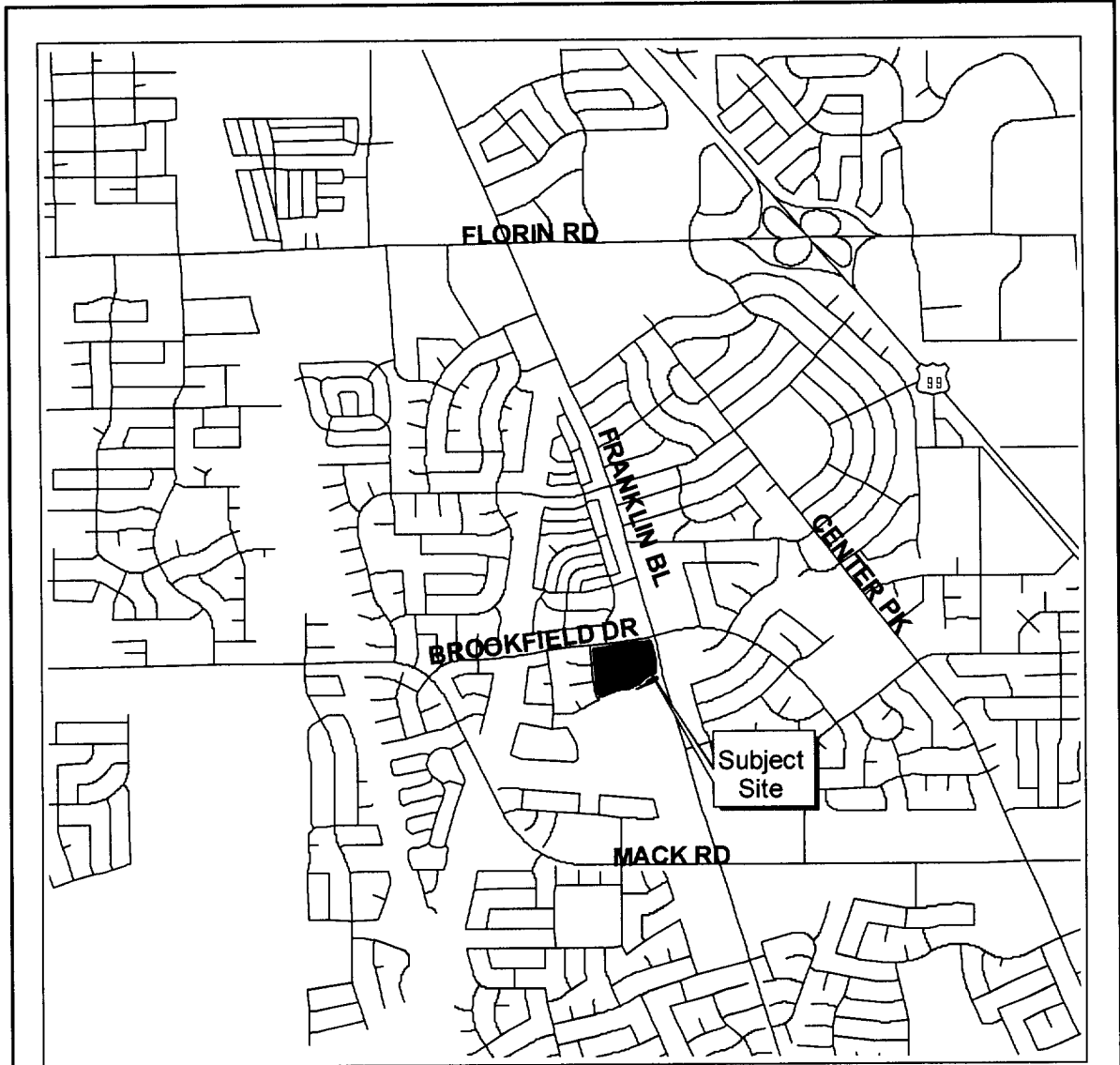

ROBERT P. THOMAS
City Manager

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Vicinity Map Brookfield Meadows #2



P02-032

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT FOR NEGATIVE DECLARATION AND MITIGATION MONITORING FOR BROOKFIELD MEADOWS UNIT 2, SACRAMENTO, CALIFORNIA.

(APN: 119-0220-061, 063)
(P02-032)

WHEREAS, the City Council conducted a public hearing on the above date, concerning the above project and based on documentary and oral evidence submitted at the public hearing, the Council hereby adopts the Notice of Decision and Findings of Fact, as set forth herein.

NOTICE OF DECISION

At the regular meeting on the above date, the City Council heard and considered evidence in the above-entitled matter. Based on verbal and documentary evidence at said hearing, the Council took the following actions for the location listed above:

- A. **Environmental Determination:** Mitigated Negative Declaration;
- B. **Approved the Mitigation Monitoring Plan;**

These actions were made based upon the following findings of fact:

FINDINGS OF FACT

- A. **Mitigated Negative Declaration:** The City Council approves the Mitigated Negative Declaration, based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified

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DATE ADOPTED: _____

project pursuant to the requirements of CEQA;

2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
3. Based upon the whole record before it, the Initial Study and the comments received during the public review process, it has been determined that there is no substantial evidence that the project will have a significant effect on the environment.
4. The Negative Declaration reflects the lead agency's independent judgment and analysis

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

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

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RESOLUTION NO.: _____

DATE ADOPTED: _____

MAYOR

ATTEST:

CITY CLERK

P00-147

Attachments:

Exhibit 1A – Mitigation Monitoring Plan

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RESOLUTION NO.: _____

DATE ADOPTED: _____

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

FOR

**TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION**

**PREPARED FOR:
CITY OF SACRAMENTO, PLANNING AND BUILDING DEPARTMENT**

DATE:
June 25, 2003

**ADOPTED BY:
CITY OF SACRAMENTO
CITY COUNCIL**

DATE:

ATTEST:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Brookfield Meadows Project (P02-032)
Owner/Developer- Name: Sycamore Homes
Address: 2020 Hurley Way, Suite 485
Sacramento, CA 95825

Project Location / Legal Description of Property (if recorded):
The project site is located in the southwest corner of Franklin Boulevard and Brookfield Drive. The Assessor's Parcel Numbers (APNs) are 119-0220-061 and -063.

Project Description:
The proposed project consists of an application to subdivide 9.45+/- acres into 55 single family lots in the Single-Family Alternative (R-1A) zone at the southwest corner of Franklin Boulevard and Brookfield Drive. The entitlements needed include:

- Tentative Map to subdivide 9.45+/- acres into 58 single family lots in the Single-Family Alternative (R-1A) zone
- Special Permit to develop in a R-1A zone.
- General Plan Amendment to redesignate the site from Medium Density Residential to Single Family Residential
- Community Plan Amendment to redesignate the site from Residential 11-29 du/na to Residential 4-8 du/na

SECTION 2: GENERAL INFORMATION

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | VERIFICATION OF COMPLIANCE | | | |
|---|-----------------------------|--|---|---|
| | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing Verification of Compliance (Initials/Date) |
| <p>5. Air Quality:</p> <ol style="list-style-type: none"> The developer/contractor shall enclose, cover, or water all soil piles twice daily. The developer/contractor shall water exposed soil with adequate frequency to keep soil moist at all times. The developer/contractor shall cover load haul/dump trucks securely. The developer/contractor shall water all haul roads twice daily. | Developer/Contractor | City Planning & Building Department & SMAQMD | Note shall be included on all construction plans and documents. | <p>Prior to issuance of any Notice to Proceed, the mitigation measures shall be verified on grading plans.</p> <p>Measures shall be implemented in field during construction.</p> |

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DATE ADOPTED: _____

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|---|-----------------------------|--|---|---|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>7. Biological: <u>Burrowing owls</u></p> <p>1. The Applicant/Developer shall notify and coordinate with the Department of Fish and Game concerning the burrowing owls.</p> <p>2. If construction is scheduled to commence during the breeding season (February 1 through August 31), a preconstruction survey shall be conducted by a qualified biologist within 30 days prior to construction to determine if western burrowing owls are nesting in additional locations within 325 feet of the study area. If no additional active nests are found during the preconstruction survey, no additional mitigation would be necessary. If active nests are found, the following mitigation measures shall be followed:</p> <p>a) Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department of Fish and Game 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.</p> <p>b) To offset the loss of foraging and burrow 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</p> | Applicant | City Planning & Building Department and Dept. of Fish & Game | <p>Submittal of construction plans with mitigation measures identified.</p> <p>Implementation of mitigation measures prior, during, and after construction.</p> | <p>Mitigation measures shall be completed prior to the issuance of a Notice to Proceed.</p> | |

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**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|---|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>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.</p> <p>c) 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.</p> <p>d) 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 alternate burrows.</p> <p>If avoidance is the preferred method of dealing with potential project impacts, the no disturbance should occur within 160 feet of occupied burrows during the nonbreeding season of September 1 through January 31 or within 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 Department of Fish and Game.</p> <p>Passive Relocation – With One-Way Doors</p> <p>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 in burrow</p> | | | | | |

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**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
|---|-----------------------------|---------------------------|----------------------|--------|--|
| <p>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 of new burrows before excavating old 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.</p> <p>Passive Relocation –Without One-Way Doors</p> <p>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.</p> <p><u>Swainson's hawk</u></p> <ol style="list-style-type: none"> 1. If construction begins outside of the March 1 through September 15 breeding season, there will be no need to conduct a preconstruction survey for active nests. 2. If construction is scheduled to commence during the | | | | | |

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DATE ADOPTED: _____

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|--|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>Swainson's hawk breeding season, a preconstruction survey shall be conducted by a qualified biologist to determine if Swainson's hawks are nesting within 0.25 miles of the study area. The preconstruction survey shall be conducted not more than two weeks prior to construction. If no active nests are found, no mitigation would be necessary. If active nests are found, the following mitigation measures shall be followed:</p> <p>a) No intensive new disturbances (e.g., heavy equipment operation associated with construction, use of cranes or draglines, new rock crushing activities) or other project related activities which may cause nest abandonment or forced fledging, should be initiated within ¼ mile (buffer zone) of an active nest between March 1 through September 15 or until August 15 if a Management Authorization or Biological Opinion is obtained for the project. Nest trees should not be removed unless there is no feasible way of avoiding it. If a nest tree must be removed, a Management Authorization (including conditions to off-set the loss of nest tree) must be obtained with the tree removal period specified in the Management Authorization, generally between October 1 through February 1. If construction or other project related activities which may cause nest abandonment or forced fledging are necessary within the buffer zone, monitoring of the nest site (funded by the project sponsor) by a qualified biologist (to determine if the nest is abandoned) should be required. If it is abandoned and if the nestlings are still alive, the project sponsor shall fund the recovery and hacking (controlled release of captive</p> | | | | | |

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RESOLUTION NO.: _____

DATE ADOPTED: _____

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**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|--|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>reared young) of the nesting(s). Routine disturbances such as agricultural activities, commuter traffic, and routine facility maintenance activities within ¼ mile of an active nest should not be prohibited.</p> <p>b) Hacking as a substitute for avoidance of impacts during the nesting period may be used in unusual circumstances after review and approval of a hacking plan by the Department of Fish and Game. Proponents who propose using hacking will be required to fund the full costs of the effort, including any telemetry work specified by the Department.</p> <p>Swainson's hawk foraging habitat (March 10, 2004 - The following mitigation measures will be added to the existing one:</p> <p>Projects within one mile of an active nest tree shall provide:</p> <ul style="list-style-type: none"> • One acre of Habitat Management (HM) land (at least 10% of the HM land requirements shall be met by fee title acquisition or a conservation easement allowing for the active management of the habitat, with the remaining 90% of the HM lands protected by a conservation easement that is acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk, for each acre of development authorized (1:1 ratio); or • One-half acre of HM land (all of the HM land | | | | | |

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**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|--|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p><i>requirements shall be met by fee title acquisition or a conservation easement that is acceptable to the Department) which allows for the active management of the habitat for prey production on the HM lands, for each acre of development authorized (0.5:1 ratio).</i></p> <p><i>Projects within 5 miles of an active nest tree but greater than one mile from the nest tree:</i></p> <ul style="list-style-type: none"> •0.75 acres of HM land for each acre of urban development authorized (0.75:1 ratio) shall be provided. All HM lands protected under this requirement may be protected through fee title acquisition or conservation easement (acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk. <p><i>Projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree:</i></p> <ul style="list-style-type: none"> •0.5 acres of HM land for each acre of urban development authorized (0.5:1 ratio) shall be provided. All HM lands protected under this requirement may be protected through fee title acquisition or conservation easement (acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk. <p align="center">OR</p> <p><i>The Applicant shall satisfy any other mitigation measures that the</i></p> | | | | | |

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RESOLUTION NO.: _____

DATE ADOPTED: _____

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|---|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p><i>Department of Fish and Game develops and deems appropriate.</i></p> <p align="center">OR</p> <p>1. The Developer shall pay into a fee program established jointly by the City of Sacramento and the Department of Fish and Game.</p> <p><u>White-tailed kite and other raptors</u></p> <p>1. If construction begins outside the February 1 through August 31 breeding season, there would be no need to conduct a preconstruction survey for active nests.</p> <p>2. If construction is scheduled to commence during the breeding season, a preconstruction survey shall be conducted by a qualified biologist to determine if white-tailed kites and/or other birds of prey are nesting within 250 feet of the project area. A preconstruction survey shall be conducted not more than two weeks prior to construction. If no active nests are found, no mitigation will be necessary. If active nests are found within 250 feet of the project area, the Department of Fish and Game (DFG) shall be notified and no project related activities that would result in nest abandonment (e.g., noise generated from the operation of heavy equipment) would be conducted during the breeding season without DFG approval.</p> <p>3. During construction, a qualified biologist shall monitor raptor nests weekly to evaluate potential nesting disturbance caused by construction activities. The biological monitor will have the authority to stop construction if the nesting raptors appear to be adversely</p> | | | | | |

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DATE ADOPTED: _____

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| | | | VERIFICATION OF COMPLIANCE | | | |
|---|-----------------------------|-------------------------------------|---|---|--|--|
| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials/Date) | |
| affected. | | | | | | |
| 10. Noise: 1. An eight-foot tall sound wall that will run along Lots 30 through 36 shall be constructed behind the landscape area (Lot A). This wall shall wrap around Lot 30 along Brookfield Drive and around Lot 36 along Sunmeadow Drive (please see Attachment E for more information). | Applicant | City Planning & Building Department | Submittal of construction plans with the mitigation measure identified. | Mitigation measure shall be completed prior to approval of plans and issuance of a building permit. | | |
| 11. Cultural Resources: 1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction | Applicant | City Planning & Building Department | Note shall be included on the Map and within the Standard Construction Specifications | Measures shall be implemented in field during grading and construction activities. | | |

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RESOLUTION NO.: _____

DATE ADOPTED: _____

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | VERIFICATION OF COMPLIANCE | | | | |
|---|-----------------------------|---------------------------|----------------------|--------|--|
| | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>continues.</p> <p>2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p> | | | | | |

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP TO REDESIGNATE 9.45± ACRES FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL AT THE SOUTHWEST CORNER OF BROOKFIELD DRIVE AND FRANKLIN BOULEVARD, SACRAMENTO, CALIFORNIA.

(APN: 119-0220-061, 063)
(P02-032)

WHEREAS, the City Council conducted a public hearing on the above date concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;
2. The subject site is suitable for community/neighborhood commercial development; and
3. The proposal is consistent with the policies of the Plan and the General Plan.

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

The property described on the attached Exhibit A in the City of Sacramento is hereby redesignated on the General Plan land use map from 9.45± acres of Medium Density Residential to Low Density Residential (APNs: 119-0220-061, 063)

MAYOR

ATTEST:

CITY CLERK

P02-032

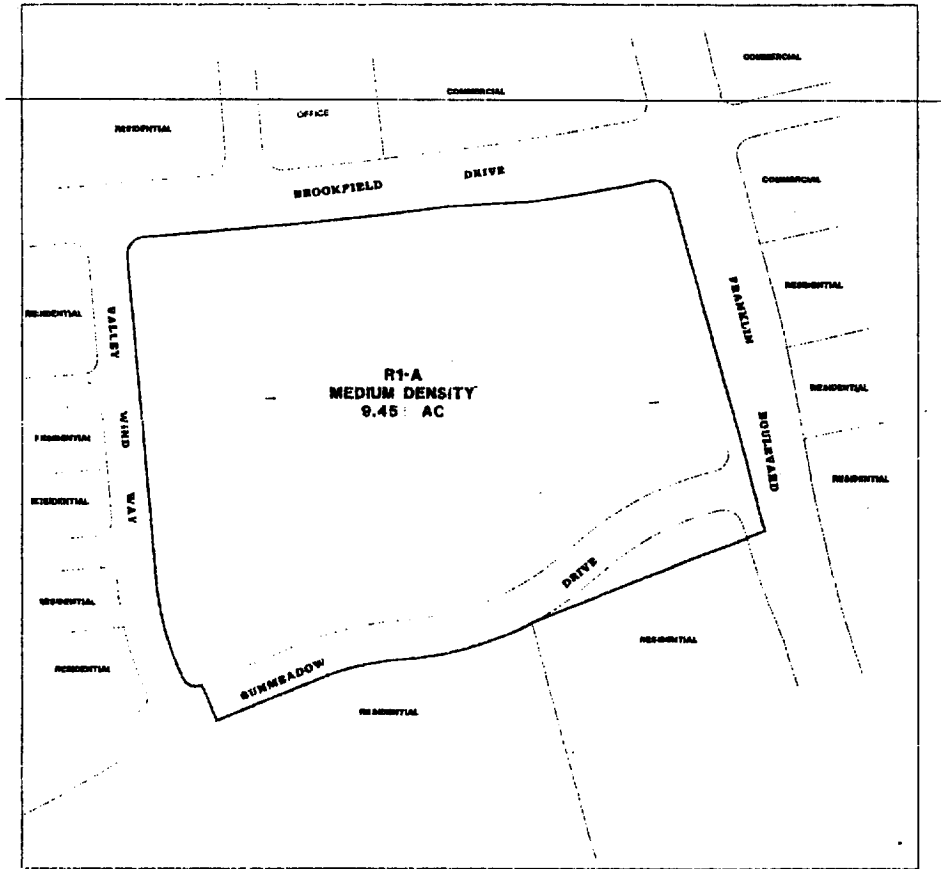
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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EXHIBIT 1A – General Plan Amendment (Existing)



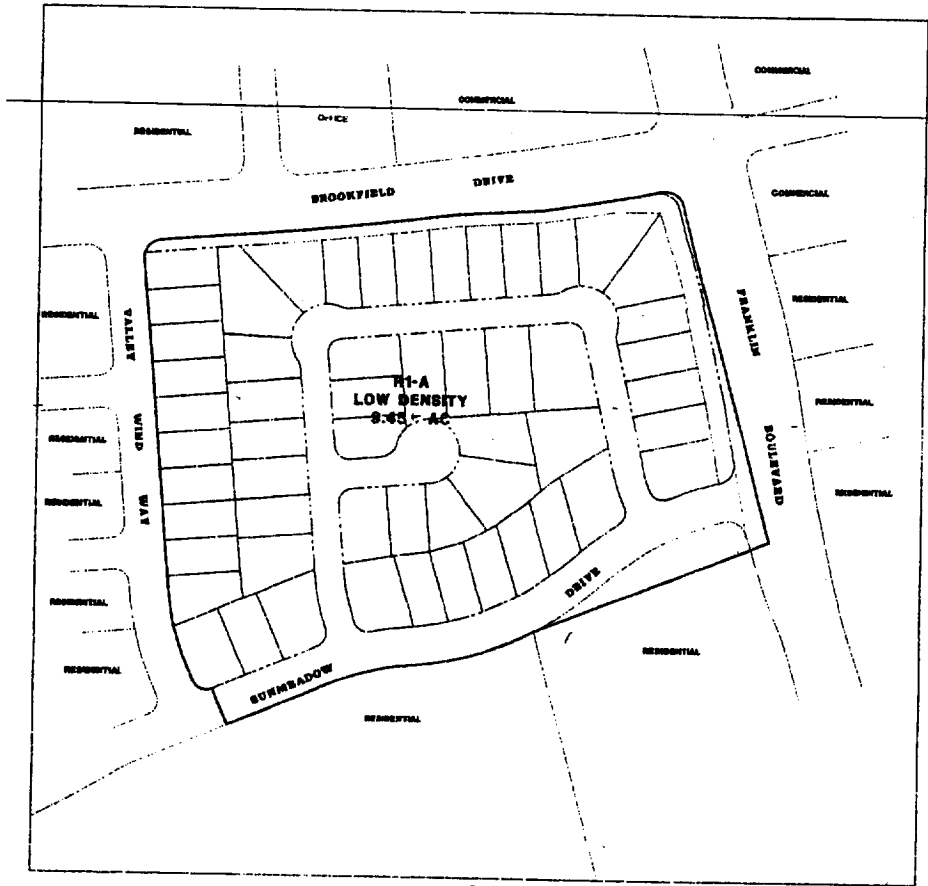
EXISTING G P DESIGNATION

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT 1B – General Plan Amendment (Proposed)



PROPOSED GP DESIGNATION

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE 9.45± GROSS ACRES OF THE SOUTH SACRAMENTO COMMUNITY PLAN FROM RESIDENTIAL 11-29 TO RESIDENTIAL 7-15 AT THE SOUTHWEST CORNER OF BROOKFIELD DRIVE AND FRANKLIN BOULEVARD, SACRAMENTO, CALIFORNIA.
(APN: 119-0220-061, 063)
(P02-032)

WHEREAS, the City council conducted a Public Hearing on the above date concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;
2. The subject site is suitable for residential development; and
3. The proposal is consistent with the policies of the South Sacramento Community Plan and the General Plan.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento that:

The property as described on the attached Exhibit 1 in the City of Sacramento is hereby redesignated on the South Sacramento Community Plan land use map from 9.45± acres from Residential (11-29 du/na) to Residential 7-15 in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard (APNs: 119-0220-061, 063).

MAYOR

ATTEST:

CITY CLERK

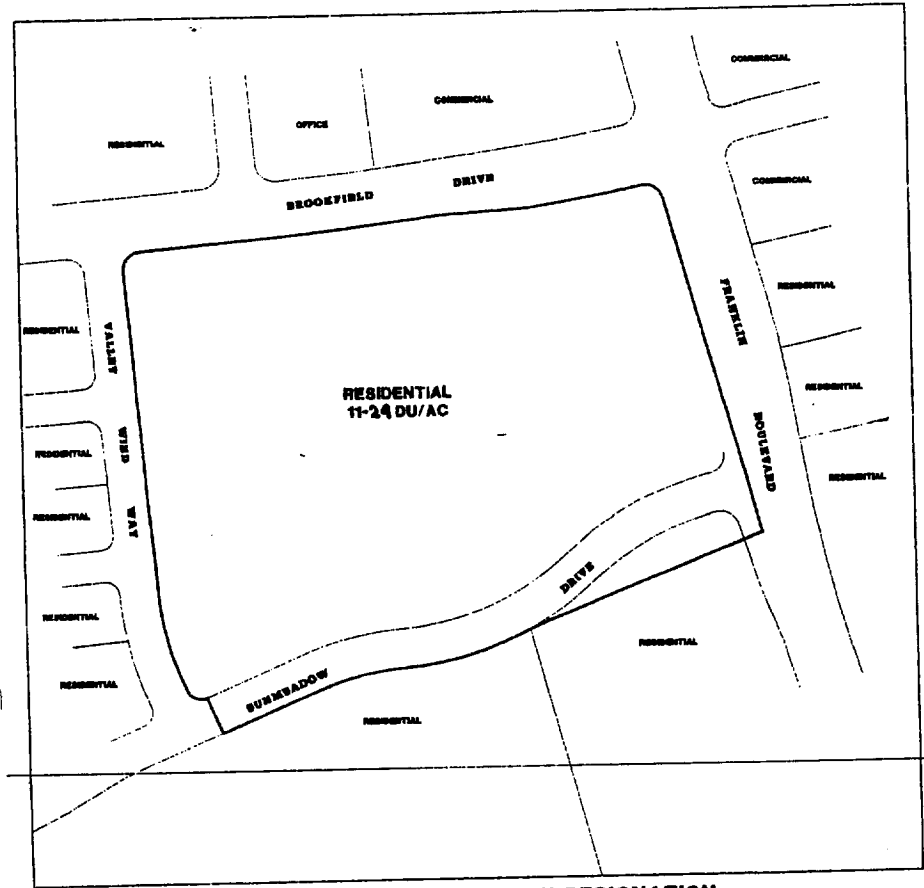
P02-032

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT 1A - Community Plan Amendment (Existing)



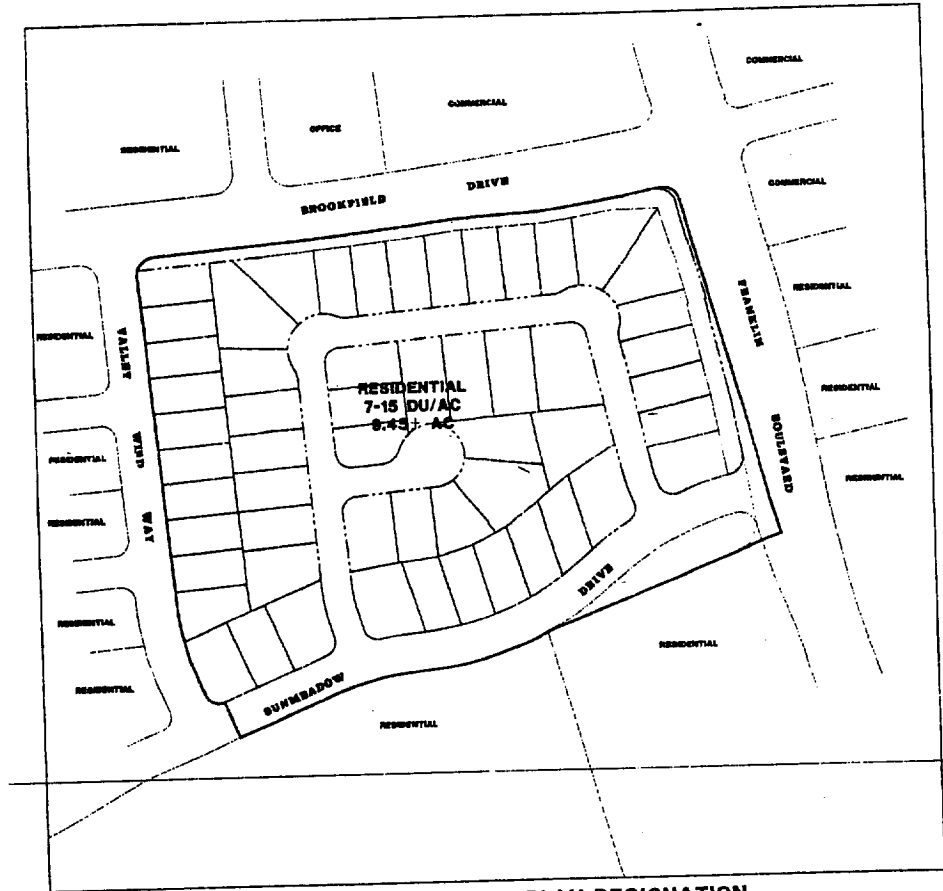
EXISTING COMMUNITY PLAN DESIGNATION

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT 1B - Community Plan Amendment (Proposed)



PROPOSED COMMUNITY PLAN DESIGNATION

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**CITY PLANNING COMMISSION
CONSENT ITEMS**

CPC AGENDA DATE: April 8, 2004

| Item No. | Project No. | Title/Location | Action: Approved/ Denied/Cont'd |
|---------------|---------------------|---|---------------------------------|
| 1. | P03-096 | Franklin & Mack Monopole located at the southeast corner of Franklin Blvd, and Mack Road | DETM |
| 4. | P02- 023 | Brookfield Meadows Unit | APPROVED |
| 6. | P03-023 | Wilkinson Street Variance located at 5860 Wilkinson Street | APPROVED |
| 7. | P03-114 | Fruitridge & 65 th Tentative Map located at the southeast corner of Fruitridge Road and 65 th Street Expressway | APPROVED AS AMENDED |
| 8. | P03-124 | Cambay West Office located on the east of Duckorn Drive between Del Paso Road, and Snowy Egret Blvd., North Natomas Community Plan Area | APPROVED AS AMENDED |
| 9. | P03-130 | Arcade Verizon Wireless located at 3167 Callecita Street | APPROVED |
| | | | |
| | | | |
| | | | |

VOTE OF THE PLANNING COMMISSION:

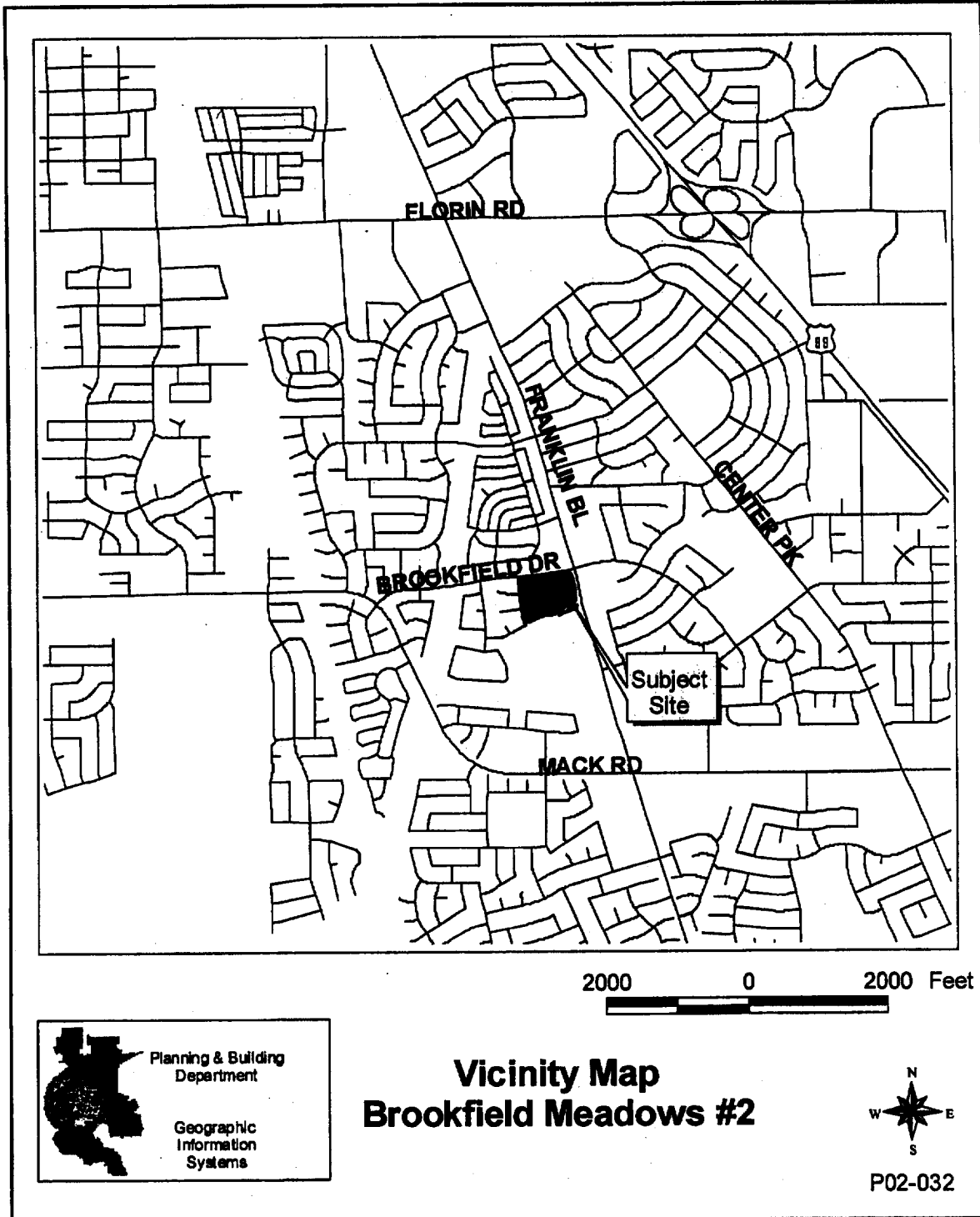
| Bacchini | | ✓ | | |
|----------------|---|---|--|--|
| Banes | M | ✓ | | |
| Duruissseau | | - | | |
| Jones | | - | | |
| Kennedy | | ✓ | | |
| Taylor-Carroll | | ✓ | | |
| Vallencia | | ✓ | | |
| Woo | | ✓ | | |
| Yee | S | ✓ | | |

P02-032 – Brookfield Meadows #2

- REQUEST:
- A. **Environmental Determination: Mitigated Negative Declaration**
 - B. **Mitigation Monitoring Plan**
 - C. **General Plan Amendment** to designate 9.45+ gross acres from Medium Density Residential to Low Density Residential in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard.
 - D. **Community Plan Amendment** to designate 9.45+ gross acres of the South Sacramento Community Plan from Residential 11-29 to Residential 7-15 in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard
 - E. **Tentative Map** to subdivide 9.45+ acres into 55 single family lots in the Single-Family Alternative (R-1A) zone; **Special Permit** to develop in a R-1A zone.
 - F. **Special Permit** to develop 55 single family homes in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard.

LOCATION: Southwest corner of Brookfield Drive and Franklin Boulevard.
APN: 119-0220-061, 063
South Sacramento Community Plan
Elk Grove Unified School District
Council District 8

| | |
|-------------------------------|---|
| APPLICANT: | Steve Norman CNA Engineering 2575 Valley Drive Sacramento, Ca 95821 |
| OWNER: | D.J. Properties 2004 Crest Mar Ct. Sacramento, CA 95762 |
| APPLICATION FILED: | March 20, 2002 |
| APPLICATION COMPLETED: | July 17, 2002 |
| STAFF CONTACT: | Antonio Ablog, 808-7702 |



SUMMARY:

The applicant is seeking entitlements to subdivide 9.45± acres into 55 single family lots in the Standard Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard. The entitlements requested for this subdivision include a Mitigated Negative Declaration, a Mitigation Monitoring Plan, a General Plan Amendment, Community Plan Amendment, a Tentative Map, and a Special Permit to develop homes in the R-1A zone. Currently the General and South Sacramento Community Plans designate the site for medium density residential development. Also, the zoning calls for single family residences at a density slightly higher than the Standard Single Family (R-1) zone. Planning staff believes that lowering the density of the site to allow for standard single-family homes will be beneficial for the area. With nearby apartment complexes and townhomes, planning staff believes that the development of new single-family homes will add to the variety of housing types in the vicinity. Staff has heard no objections to this project and recommends approval of the Tentative Map and Special permit and recommends that the General Plan and Community Plan Amendments be forwarded to The City Council with a recommendation of approval.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions in the Notice of Decision.

PROJECT INFORMATION:

| | |
|-----------------------------|--|
| General Plan Designation: | Medium Density Residential |
| Community Plan Designation: | Residential 11-16 |
| Existing Land Use of Site: | Vacant |
| Existing Zoning of Site: | Single Family Residential Alternative (R-1A) |

Surrounding Land Use and Zoning:

| | |
|-----------------------------------|----------------|
| North: Townhomes, US Post Office; | C-1, OB-R, R-3 |
| South: Vacant; | R-1 |
| East: Apartments, Gas Station; | R-3, C-2 |
| West: Single Family Homes; | R-1 |

| | |
|----------------------|------------------------|
| Property Dimensions: | 630'x 800' (irregular) |
| Property Area: | 9.5± gross acres |
| Topography: | Flat |
| Street Improvements: | None |

Utilities: None

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 |
| Building Permit | Building Department |

BACKGROUND INFORMATION:

The subject site consists of two vacant parcels (APN: 119-0220-061, 063) totalling 9.45+ gross that have never been developed. To the north of the site are townhomes and a US Post Office, to the east and west are single family homes. To the south the Sunmeadow retirement community is under construction. The Tentative Map for this project was submitted on March 20th, 2002. As staff reviewed the project, it was found that the proposed densities were below the minimum requirements of both the General Plan and the South Sacramento Community Plan as they designated the site for medium density residential development. The applicant wished to move forward with the project as submitted and planning staff expanded the project entitlements to include a General Plan and Community Plan Amendment.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General & Community Plan

The general plan designates the site as Medium Density Residential and the South Sacramento Community Plan designates the site as Residential (11-29 units/acre). At a project density of approximately eight units per net acre, the proposed project falls short of the General and Community plan density designations. As proposed, the project would result in a net loss of housing units. Since the project proposed a density below the target for the site, staff presented the project at an internal policy meeting. Some of the comments made at this meeting included the following:

- There is a lack of new single family homes in the immediate vicinity
- Single family homes would add to the revitalization efforts occurring at Phoenix Park to the north.
- A net loss of less than 20 units does not present a significant loss

of housing units

- While the subject site is designated for medium density residential units, there is a large supply of these type of units nearby (apartments, townhouses, half-plexes).

After hearing such comments regarding amending the designated densities, Staff was in support amending the plan designations to allow for lower density development. To amend the existing plan designations, the General Plan and Community Plan Amendments were added to the project. The General Plan amendment would lower the density from Medium Density Residential to Low Density Residential. The project is consistent with this proposed General Plan designation as the density of eight units per net acre is consistent with the 4-15 dwelling units per net acre as recommended by the General Plan. Furthermore, the project is consistent with the General Plan as:

- being an infill project, the proposed subdivision develops land uses in a manner which is efficient and utilizes existing urban resources (Goal C, sec 2);
- the project is located in an area where City services are provided in a manner which meets the needs of the proposed development (Goal D, sec 2);
- the project will improve the quality of the existing residential neighborhood as it will bring new single-family homes to a neighborhood that already contains a mix of housing types (Goal A, sec 2)

The project, as proposed, will also require an amendment to the South Sacramento Community Plan as the site is currently designated for residential uses at a density of 11 to 29 units per net acre. The applicant has requested to amend this designation and redesignate the site for residential development at a density of four to eight dwelling units per net acre. The proposed subdivision is consistent with the goals and policies of the South Sacramento Community Plan in that:

- the Community Plan encourages the infilling of skipped over parcels within developed areas (p. 30)
- the project will provide landscape lots along both Brookfield Drive and Franklin Boulevard (p. 33)

Zoning

The proposed subdivision is in the Standard Single Family Alternative (R-1A) zone. Within this zone, the zoning code allows deviations from the R-1 subdivision and

requirements but also calls for the processing of a Special Permit. The standard R-1 lot size is 52' x 100' with a minimum area of 5200 square feet. Within the proposed subdivision the minimum lot width measured at the setback line is 50 feet while the minimum lot depth is 93 feet. While four of the lots (lots 22, 23, 33 and 34) deviate from both the minimum dimensions and minimum area, the remainder of the lots meet the 5200 square foot minimum lot area. Of the remaining lots, those that do not meet the minimum dimensions only have minor deviations from the standard lot size.

The applicant has submitted house plans for review. The review of the special permit is included under Special Permit in the Site Design section of this report.

B. Site Design

Tentative Map design

The Tentative Map will create 55 lots on 9.45+ gross acres. The project site is bounded by Brookfield Drive on the north, Franklin Boulevard on the east, and Valley wind way on the west, all of which are existing. Sunmeadow drive is proposed to be extended as a part of this subdivision, however, the extension may be constructed as part of the Sunmeadow Retirement Community being developed to the south.

The tentative map will create a circle that will provide access to the interior of the site via Sunmeadow Drive. There will also be a cul-de-sac on the interior of the site. While homes will front onto Valley Wind Way and Sunmeadow Drive, a landscape lot will buffer the subdivision from Brookfield Drive and Franklin Boulevard. Homes cannot front onto Franklin Boulevard as noise levels are too high to allow for such orientation. Though, planning staff originally recommended that homes front onto Brookfield Drive, the Distict Councilmember commented that she believed that vehicle speeds on Brookfield were high enough to cause concern for children playing in front yards adjacent to Brookfield. Furthermore, the Department of Public Works recommended against any new driveways on Brookfield Drive. Staff and the applicant worked to reach a design that incorporates a landscape setback area for lots that will back onto Brookfield. The proposed subdivision will incorporate a 15.5 foot landscape setback along Brookfield, and a 25 foot landscape setback along Franklin.

The subdivision design, though deviating from the R-1 subdivision requirements, meets all requirements for the R-1A zone.

Access\Circulation

The proposed subdivision will have access from both Brookfield Drive, and Franklin Boulevard. Access to Brookfield Drive will be via Valley Wind Way which currently

provides full access to Brookfield. Access to Franklin Boulevard will be via Sunmeadow Drive which will be extended to intersect with Franklin. The access at this intersection will be limited with right-in and right-out only. Internal circulation will be provided by way of a circle off of Sunmeadow Drive. Five of the lots will have access from a cul-de-sac. The site has also been reviewed by City Fire and it has been determined that there is adequate area on-site for emergency apparatus maneuvering.

Special Permit

As a development in a R-1A subdivision, the proposed single family homes require the approval of a special permit. The homes will be a mix of one and two-story units. Two of the plans will be one-story and three of the plans will be two-story. There are a total of five floor plans that range in size from 1,320 square feet to 2168 square feet. The range in size of the floor plans offers an adequate mix of smaller and larger units. The floor plans provide porches of adequate depth on all plans (4-6 feet). All plans feature garages that are set back from the building façade. Plan four features a garage to the rear of the main living area.

| House Plan Model Number | Square Footage | No. of Stories | No. of Bedrms. | No. of Plans in Subdiv. | Max House Dims. | |
|-------------------------|----------------|----------------|----------------|-------------------------|-----------------|---------|
| | | | | | (width) | (depth) |
| Plan 1 | 1320 | 1 | 3 | 11 | 42.0 | 52.0 |
| Plan 2 | 1368 | 1 | | 10 | 40.0 | 54.0 |
| Plan 2 (Option) | 1519 | 1 | 3 | | 40.0 | 58.0 |
| Plan 3 | 1783 | 2 | 2 | 11 | 40.0 | 37.6 |
| Plan 4 | 1827 | 2 | 4 | 13 | 42.0 | 56.0 |
| Plan 5 | 1871 | 2 | 4 | 10 | | |
| Plan 5 (Option) | 2168 | 2 | 4 | | 42.0 | 44.0 |

The five floor plans will have an "A" and "B" elevation. These two elevations each have a distinct style that will be applied to each of the five plans. Elevation "A" will have stone wainscoting with wood trim in the street facing gable ends. Elevation "B" will feature brick wainscoting and columns on the front elevation. Window shutters will also be incorporated to enhance selected windows on the plans with the "B" elevations.

The unit mix will be fairly balanced for plans one through five. A Plot Matrix (Attachment 3) depicts the plans and elevations designated for each lot. Based on this matrix, each plan is proposed to be well distributed throughout the site. According to

the matrix, identical plans will not be placed side-by-side. The "A" and "B" elevations will also be distributed throughout the site.

Single-family homes developed in the Single-Family Alternative (R-1A) Zone are allowed to deviate from the standard R-1 setbacks. For this project the front setback will be a minimum of 20 feet as opposed to the standard 25-foot setback. On most lots, with most plans, the rear setback will be at least 20 feet. The project has also been conditioned to provide 5-foot setbacks throughout the site although most.

The proposed single-family development will provide quality homes and an alternative to the apartments, halfplexes, and townhouses that already exist in the immediate vicinity. The plans provided for the R-1A subdivision contain a mix of plans, elevations, and home sizes.

PROJECT REVIEW PROCESS:

A. 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. The Negative Declaration was circulated for a public review period from Tuesday, September 30, 2003 through Wednesday, October 29, 2003. 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, Biological Resources, Noise, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A)

B. Public/Neighborhood/Business Association Comments

Upon receipt of the original application, the project information was forwarded to Brookfield Homeowner's Association, the Wildwood Homeowner's Association, the Morrison Creek Terrace Homeowner's Association, the Morrison Creek Commons Homeowner's Association, the Creekside Neighborhood Association, and the Polloch Ranch Neighborhood Association. As of the date of this report, no public comments on this project have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Public works**

All comments are addressed in the project conditions.

2. **Department of Utilities**

All applicable comments are addressed in the project conditions

3. **Fire**

All comments are addressed in the project conditions.

4. **Parks & Recreation**

All applicable comments are addressed in the project conditions

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny E and F, City Council must approve A, B, C and D. 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 notice of decision and findings of fact approving the **Environmental Determination: Mitigated Negative Declaration;**
- B. Adopt the notice of decision and findings of fact approving the **Mitigation Monitoring Plan;**
- C. Recommend approval of the **General Plan Amendment** to designate 9.45+ gross acres from Medium Density Residential to Low Density Residential in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard;
- D. Recommend approval of the **Community Plan Amendment** to designate 9.45+ gross acres of the South Sacramento Community

Plan from Residential 11-29 to Residential 7-15 in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard

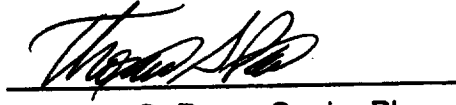
- E. Adopt the attached Notice of Decision and Findings of Fact approving **Tentative Map** to subdivide 9.45± acres into 55 single family lots in the Single-Family Alternative (R-1A) zone; **Special Permit** to develop in a R-1A zone.
- F. Adopt the attached Notice of Decision and Findings of Fact approving **Special Permit** to develop 55 single family homes in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard.

Report Prepared By,



Antonio A. Ablog, Assistant Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

- | | |
|--------------|---------------------------------------|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1A | Mitigation Monitoring Plan |
| Exhibit 1B | Tentative Map |
| Exhibit 1C | Plot Matrix |
| Exhibit 1D | Floor Plans/Elevations (Plans 1-6) |
| Attachment 2 | Land Use and Zoning Map |
| Attachment 3 | General Plan Resolution (Draft) |
| Attachment 4 | Community Plan Resolution (Draft) |

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR BROOKFIELD ESTATES #2
LOCATED AT THE SOUTHWEST CORNER OF BROOKFIELD DRIVE AND FRANKLIN
BOULEVARD SACRAMENTO, CALIFORNIA IN THE SINGLE-FAMILY ALTERNATIVE (R-
1A) ZONE. (P02-032)**

At the regular meeting of March 25th, 2004, 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. Approved the **Environmental Determination: Mitigated Negative Declaration**;
- B. Approved the **Mitigation Monitoring Plan**;
- C. Recommend approval of the **General Plan Amendment** to designate 9.45± gross acres from Medium Density Residential to Low Density Residential in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard;
- D. Recommend approval of the **Community Plan Amendment** to designate 9.45± gross acres of the South Sacramento Community Plan from Residential 11-29 to Residential 7-15 in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard
- E. Approved the **Tentative Map** to subdivide 9.45± acres into 55 single family lots in the Single-Family Alternative (R-1A) zone; **Special Permit** to develop in a R-1A zone.
- F. Approved the **Special Permit** to develop 55 single family homes in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard.

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

FINDINGS OF FACT**A. Mitigated Negative Declaration: The City Planning Commission approves the Mitigation Negative Declaration (the Mitigated Negative Declaration is approved), based upon the following findings:**

1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
3. Based upon the whole record before it, the Initial Study and the comments received during the public review process, it has been determined that there is no substantial evidence that the project will have a significant effect on the environment.
4. The Negative Declaration reflects the lead agency's independent judgment and analysis

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

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

- E. The Tentative Subdivision Map** to subdivide 9.45± acres into 55 single family lots in the Single-Family Alternative (R-1A) zone is 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 General Plan, South Sacramento Community Plan, and subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code. The City General Plan designates the site for Low Density Residential and the South Sacramento Community Plan designates the site for Low Density Residential (4-8 du/acre).
 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 Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision
- F. The Special Permit** to develop 55 single family homes in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard is approved based on the following findings of fact.
1. Granting of the Special Permit is based upon sound principles of land use in that:
 - A. Single Family homes provide an additional housing type to supplement the halfplexes, townhouses, and apartments in the area
 - B. The proposed single-family homes are compatible with the existing surrounding residential development.
 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. The proposed single-family homes are compatible with the existing neighborhood;

B. The project had been designed to meet all requirements for circulation and emergency access;

3. The project is consistent with the General Plan in that Planning Staff supports an amendment to lower the density called out by the General Plan. The proposed project will be consistent new designations as proposed by the applicant.

CONDITIONS OF APPROVAL

E. The **Tentative Map** to subdivide 9.45± acres into 55 single family lots in the Single-Family Alternative (R-1A) zone is approved subject to the following conditions:

CONDITIONS: Tentative Map

GENERAL: All Projects

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map for this project (P02-032). 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:

GENERAL: All Projects

- E1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- E2. 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 of the Department of Public Works after consultation with the U.S. Postal Service;
- E3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P02-032);
- E4. Show all continuing and proposed/required easements on the Final Map;
- E5. 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;

PUBLIC WORKS: Streets

- E6. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
- E7. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk on Brookfield Drive per City standards to the satisfaction of the Department of Public Works;
- E8. 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 Department of Public Works. 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 standards;
- E9. This project shall require street lighting. There is an existing street lighting system in the project area. Improvements to the right-of-way may require modifications to the existing system;
- E10. The applicant shall construct a Traffic Circle at the intersection of Valley Wind Way and Sunmeadow Drive to the satisfaction of the Department of Public Works. If the Traffic Circle incorporates landscaping within it, then the landscaping shall be maintained by the same landscape maintenance district as lot A and lot B (landscape corridors);
- E11. Dedicate and construct the proposed extension of Sunmeadow Drive with a matching 54 foot right-of-way to the satisfaction of the Department of Public Works;
- E12. Dedicate sufficient right-of-way (if needed) and construct full frontage improvements on Franklin Boulevard to the satisfaction of the Department of Public Works. Franklin Boulevard shall be constructed as a standard 4-lane arterial with separated sidewalks and bike lanes;

- E13. Dedicate a 5-foot wide "Wall Maintenance Easement" adjacent to Lot "A" along Brookfield Drive and Franklin Boulevard to the satisfaction of the department of Public Works. The Easement shall be on the private residential lots side for the purposes of maintaining the wall in the future;
- E14. Parking shall be restricted (on both sides) along the proposed extension of Sunmeadow Drive from Franklin Boulevard to 100 feet on Sunmeadow Drive. The applicant shall provide the appropriate signage and striping for the parking restriction to the satisfaction of the Department of public Works;
- E15. The design and placement of walls, fences, signs and Landscaping 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. The area of exclusion shall be determined by the Department of Public Works;
- E16. Construct A.D.A. compliant ramps at the following locations:
1. At the south-west corner of the intersection of Franklin Boulevard and Brookfield Drive.
 2. At the north-east corner of the intersection of Valley Wind Way and the proposed Sunmeadow Drive.
 3. At the south-east corner of the intersection of Brookfield drive and Valley Wind Way.
- E17. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;
- E18. 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 Department of Public Works.

PUBLIC/PRIVATE UTILITIES

- E19. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities

and appurtenances adjacent to all street right of ways;

- E20. Dedicate Lot A, the landscape Corridors as a Public Utility Easement for underground facilities and appurtenances;
- E21. Show all existing SMUD right of way easements on the Final Map;
- E22. The owner/developer must disclose to future/potential owners the existing 69kv electrical facilities;
- E23. Construction of public collector sewer and dedication of public sewer easements will be required to the satisfaction of CSD-1. The sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to on-site sewer construction;
- E24. CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1;

CITY UTILITIES

Water

- E25. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered;
- E26. 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:
 - 1. 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.
 - 2. 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 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. Provide two points of connection to the public water distribution system for this subdivision.

Sewer:

- E27. The proposed development is located within Sacramento County Sanitation District No.1. Meet all County Sanitation District requirements. (Call 875-6820)

Drainage:

- E28. 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 HGL's shall be shown on the improvement plans and shall be based upon a pumping capacity within shed 115. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release elevation and approved by the Department of Utilities. The drainage study for this site shall include the information from Sunmeadow retirement Community (P00-077) south of Sunmeadow Drive and from sump 115 at the intersection of Brookfield Drive and Morrison creek. The applicant shall contract with the City to update the SWMM model for drainage shed 115 to include the proposed subdivision. The drainage study shall be consistent with the most current drainage standards, and shall not cause any additional flooding in the surrounding areas, and will require construction of on-site detention facilities. Underground detention storage can be located within the streets or the applicant shall dedicate land, to the satisfaction of the Department of Utilities for a detention basin. Streets shall be designed to store the 100-year storm event within the subdivision streets with high points located at both entrances to the project;
- E29. The proposed project is located in the 100 year floodplain, designated as an AH zone (base flood elevation (BFE) 17.0 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Lot pads shall be elevated so that residential structures can be constructed with the lowest floor, including basement, a minimum of 1.5 feet above the BFE. The applicant/owner is required to apply to FEMA for a Letter of Map Revision (LOMR) to remove the subdivision from the Special Flood Hazard Area. This will require that the buildable area of each lot be above the BFE.

Grading and water Quality:

- E30. 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;

- E31. 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;
- E32. 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. If construction begins on or before July 2004, then only source control measures are required. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.

If construction begins on or after July 2004, then the project will be required to provide on-site water quality treatment control measures per the then current Department of Utilities Standards. 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 Department of Utilities for the most current regulations;

- E33. This project is 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 that 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 BMP's, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative;

SPECIAL DISTRICTS: Assessment Districts

- E34. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors, and Open Space areas (Lot A and Lot B). 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 in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Parks Planning, Design and Development (PPDD), and the Planning Division. Acceptance of the

required landscaping, irrigation and walls by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;

PPDD: Parks

- E35. The applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; and/or, as determined by PPDD, request the City have prepared, at the applicant's expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in-lieu fees based on the community Planning area "fixed market value" per acre of land as adopted by the Sacramento City Council Resolution No. 2003-842;
- E36. 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 recording a Final Map. The applicant shall pay all city fees for 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 hearing report which specifies the tax rate and method of apportionment. (Contact Public Works Department, Special Districts, Program Specialist);

MISCELLANEOUS

- E37. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant

shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;

- E38. In accordance with City Code Section 16.24.095(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of the required General Plan and Community Plan Amendments. The Final Map may not be recorded unless and until such time as the City Council approves such General Plan and Community Plan Amendments;

ADVISORY NOTES:

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

- E39. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information;
- E40. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school district(s);
- E41. The proposed project is located in the 100 year floodplain, designated as an AH zone (BFE elevation 17 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. All new residential structures shall be constructed with the lowest floor, including basement, a minimum of one foot above the BFE. An elevation certificate will be required with the building permit application and before final inspection. Structures built with the lowest adjacent grade at or above the BFE may apply to FEMA for a Letter of Map Revision (LOMR) to remove the structure from the Special Flood Hazard Area;
- E42. **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 start of construction. CFC 901.2.2.2
- E43. **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
- E44. **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

- E45. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1
- E46. **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 902.2.2.2
- E47. **Turning radius.** All turning radius for fire access shall be designed as 45' inside and 55' outside. Cul-de-sac shall be 45' radius or city standard hammerhead. CFC 902.2.2.3
- E48. **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.**
- E49. **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.
- F. The **Special Permit** to develop 55 single family homes in the Single-Family Alternative (R-1A) zone at the southwest corner of Brookfield Drive and Franklin Boulevard is approved subject to the following conditions.

Planning

- F1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and approval prior to the issuance of building permits.
- F2. Identical plans with identical elevations shall not be permitted side-by-side or directly across the street.
- F3. Garage doors shall be metal sectional with raised panels.

- F4. Automatic front yard sprinklers and landscaping with a minimum of one shade tree shall be provided within the front yard of each residence at the time of construction.
- F5. Provide seamless gutters along all appropriate roof lines with down spouts where applicable.
- F6. The front windows for all homes shall be constructed as shown on the plans.
- F7. The standard roofing materials shall be concrete tile in a color to match the homes.
- F8. All rear and side elevations visible from the street shall incorporate window treatments consistent with window treatments on the front elevations.
- F9. Except where needed to meet side setback requirements, identical elevations shall not be located adjacent to one another.
- F10. Houses with the same color scheme shall not be located adjacent to one another.
- F11. The project shall be required to divert construction waste by recycling. The project proponent should target cardboard, wood waste, scrap metal, and dry wall for recovery.
- F12. The fencing on the corner lots along the street side shall start at the rear corner of the house and extend toward the street and to the rear lot line, meeting all setback requirements.
- F13. Side yard setbacks shall be a minimum of 5 feet and 20 feet for front and rear yard setbacks.

CHAIRPERSON

ATTEST: _____
SECRETARY TO CITY PLANNING COMMISSION

DATE (P02-032)

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

FOR

**TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION**

**PREPARED FOR:
CITY OF SACRAMENTO, PLANNING AND BUILDING DEPARTMENT**

**DATE:
June 25, 2003**

**ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION**

DATE:

ATTEST:

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Brookfield Meadows Project (P02-032)
Owner/Developer- Name: Sycamore Homes
Address: 2020 Hurley Way, Suite 485
Sacramento, CA 95825

Project Location / Legal Description of Property (if recorded):
The project site is located in the southwest corner of Franklin Boulevard and Brookfield Drive. The Assessor's Parcel Numbers (APNs) are 119-0220-061 and -063.

Project Description:

The proposed project consists of an application to subdivide 9.45+/- acres into 55 single family lots in the Single-Family Alternative (R-1A) zone at the southwest corner of Franklin Boulevard and Brookfield Drive. The entitlements needed include:

- Tentative Map to subdivide 9.45+/- acres into 58 single family lots in the Single-Family Alternative (R-1A) zone
- Special Permit to develop in a R-1A zone.
- General Plan Amendment to redesignate the site from Medium Density Residential to Single Family Residential
- Community Plan Amendment to redesignate the site from Residential 11-29 du/na to Residential 4-8 du/na

SECTION 2: GENERAL INFORMATION

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

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

BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN

| Mitigation Measure | VERIFICATION OF COMPLIANCE | | | |
|---|-----------------------------|--|---|--|
| | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing |
| <p>5. Air Quality:</p> <ol style="list-style-type: none"> The developer/contractor shall enclose, cover, or water all soil piles twice daily. The developer/contractor shall water exposed soil with adequate frequency to keep soil moist at all times. The developer/contractor shall cover load haul/dump trucks securely. The developer/contractor shall water all haul roads twice daily. | Developer/Contractor | City Planning & Building Department & SMAQMD | Note shall be included on all construction plans and documents. | <p>Prior to issuance of any Notice to Proceed, the mitigation measures shall be verified on grading plans. Measures shall be implemented in field during construction.</p> |

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|---|-----------------------------|--|--|---|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>7. Biological: <u>Burrowing owls</u></p> <p>1. The Applicant/Developer shall notify and coordinate with the Department of Fish and Game concerning the burrowing owls.</p> <p>2. If construction is scheduled to commence during the breeding season (February 1 through August 31), a preconstruction survey shall be conducted by a qualified biologist within 30 days prior to construction to determine if western burrowing owls are nesting in additional locations within 325 feet of the study area. If no additional active nests are found during the preconstruction survey, no additional mitigation would be necessary. If active nests are found, the following mitigation measures shall be followed:</p> <p>a) Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department of Fish and Game 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.</p> <p>b) To offset the loss of foraging and burrow 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</p> | Applicant | City Planning & Building Department and Dept. of Fish & Game | <p>Submission of construction plans with mitigation measures identified.</p> <p>Implementation of mitigation measures prior, during, and after construction.</p> | <p>Mitigation measures shall be completed prior to the issuance of a Notice to Proceed.</p> | |

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | VERIFICATION OF COMPLIANCE | | | |
|---|-----------------------------|---------------------------|----------------------|--|
| | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing Verification of Compliance (Initials/Date) |
| <p>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.</p> <p>c) 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.</p> <p>d) 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 alternate burrows.</p> <p>If avoidance is the preferred method of dealing with potential project impacts, the no disturbance should occur within 180 feet of occupied burrows during the nonbreeding season of September 1 through January 31 or within 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 Department of Fish and Game.</p> <p>Passive Relocation – With One-Way Doors</p> <p>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 in burrow</p> | | | | |

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|--|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>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 of new burrows before excavating old 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.</p> <p>Passive Relocation –Without One-Way Doors</p> <p>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.</p> | | | | | |
| <p>Swainson's hawk</p> <ol style="list-style-type: none"> 1. If construction begins outside of the March 1 through September 15 breeding season, there will be no need to conduct a preconstruction survey for active nests. 2. If construction is scheduled to commence during the | | | | | |

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**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|--|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>Swainson's hawk breeding season, a preconstruction survey shall be conducted by a qualified biologist to determine if Swainson's hawks are nesting within 0.25 miles of the study area. The preconstruction survey shall be conducted not more than two weeks prior to construction. If no active nests are found, no mitigation would be necessary. If active nests are found, the following mitigation measures shall be followed:</p> <p>a) No intensive new disturbances (e.g., heavy equipment operation associated with construction, use of cranes or draglines, new rock crushing activities) or other project related activities which may cause nest abandonment or forced fledging, should be initiated within 1/4 mile (buffer zone) of an active nest between March 1 through September 15 or until August 15 if a Management Authorization or Biological Opinion is obtained for the project. Nest trees should not be removed unless there is no feasible way of avoiding it. If a nest tree must be removed, a Management Authorization (including conditions to off-set the loss of nest tree) must be obtained with the tree removal period specified in the Management Authorization, generally between October 1 through February 1. If construction or other project related activities which may cause nest abandonment or forced fledging are necessary within the buffer zone, monitoring of the nest site (funded by the project sponsor) by a qualified biologist (to determine if the nest is abandoned) should be required. If it is abandoned and if the nestlings are still alive, the project sponsor shall fund the recovery and hacking (controlled release of captive</p> | | | | | |

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|---|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>reared young) of the nestling(s). Routine disturbances such as agricultural activities, commuter traffic, and routine facility maintenance activities within 1/4 mile of an active nest should not be prohibited.</p> <p>b) Hacking as a substitute for avoidance of impacts during the nesting period may be used in unusual circumstances after review and approval of a hacking plan by the Department of Fish and Game. Proponents who propose using hacking will be required to fund the full costs of the effort, including any telemetry work specified by the Department.</p> <p>Swainson's hawk foraging habitat (March 10, 2004 - The following mitigation measures will be added to the existing one:</p> <p>Projects within one mile of an active nest tree shall provide:</p> <ul style="list-style-type: none"> • One acre of Habitat Management (HM) land (at least 10% of the HM land requirements shall be met by fee title acquisition or a conservation easement allowing for the active management of the habitat, with the remaining 90% of the HM lands protected by a conservation easement that is acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk, for each acre of development authorized (1:1 ratio); or • One-half acre of HM land (all of the HM land | | | | | |

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|---|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>requirements shall be met by fee title acquisition or a conservation easement that is acceptable to the Department) which allows for the active management of the habitat for prey production on the HM lands, for each acre of development authorized (0.5:1 ratio).</p> <p>Projects within 5 miles of an active nest tree but greater than one mile from the nest tree:</p> <ul style="list-style-type: none"> • 0.75 acres of HM land for each acre of urban development authorized (0.75:1 ratio) shall be provided. All HM lands protected under this requirement may be protected through fee title acquisition or conservation easement (acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk. <p>Projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree:</p> <ul style="list-style-type: none"> • 0.5 acres of HM land for each acre of urban development authorized (0.5:1 ratio) shall be provided. All HM lands protected under this requirement may be protected through fee title acquisition or conservation easement (acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk. <p style="text-align: center;">OR</p> <p>The Applicant shall satisfy any other mitigation measures that the</p> | | | | | |

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|--|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p><i>Department of Fish and Game develops and deems appropriate.</i></p> <p style="text-align: center;"><i>OR</i></p> <p>1. The Developer shall pay into a fee program established jointly by the City of Sacramento and the Department of Fish and Game.</p> <p><u>White-tailed kite and other raptors</u></p> <p>1. If construction begins outside the February 1 through August 31 breeding season, there would be no need to conduct a preconstruction survey for active nests.</p> <p>2. If construction is scheduled to commence during the breeding season, a preconstruction survey shall be conducted by a qualified biologist to determine if white-tailed kites and/or other birds of prey are nesting within 250 feet of the project area. A preconstruction survey shall be conducted not more than two weeks prior to construction. If no active nests are found, no mitigation will be necessary. If active nests are found within 250 feet of the project area, the Department of Fish and Game (DFG) shall be notified and no project related activities that would result in nest abandonment (e.g., noise generated from the operation of heavy equipment) would be conducted during the breeding season without DFG approval.</p> <p>3. During construction, a qualified biologist shall monitor raptor nests weekly to evaluate potential nesting disturbance caused by construction activities. The biological monitor will have the authority to stop construction if the nesting raptors appear to be adversely</p> | | | | | |

BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN

| Mitigation Measure | VERIFICATION OF COMPLIANCE | | | |
|--|-----------------------------|-------------------------------------|--|--|
| | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing Verification of Compliance (Initials/Date) |
| affected. | | | | |
| <p>10. Noise:</p> <p>1. An eight-foot tall sound wall that will run along Lots 30 through 36 shall be constructed behind the landscape area (Lot A). This wall shall wrap around Lot 30 along Brookfield Drive and around Lot 36 along Sunmeadow Drive (please see Attachment E for more information).</p> | Applicant | City Planning & Building Department | <p>Submittal of construction plans with the mitigation measure identified.</p> | <p>Mitigation measure shall be completed prior to approval of plans and issuance of a building permit.</p> |
| <p>11. Cultural Resources:</p> <p>1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction</p> | Applicant | City Planning & Building Department | <p>Note shall be included on the Map and within the Standard Construction Specifications</p> | <p>Measures shall be implemented in field during grading and construction activities.</p> |

**BROOKFIELD MEADOWS PROJECT (P02-032)(Q100)
MITIGATION MONITORING PLAN**

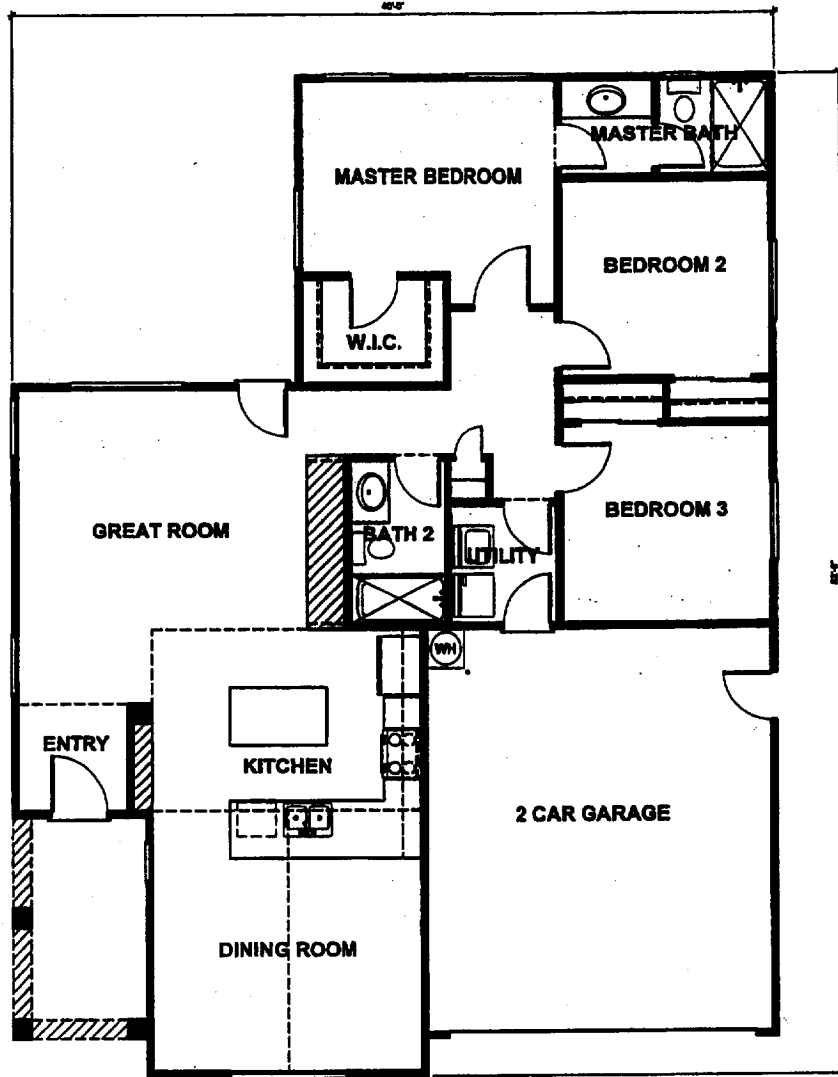
| Mitigation Measure | VERIFICATION OF COMPLIANCE | | | | |
|---|-----------------------------|---------------------------|----------------------|--------|--|
| | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>continues.</p> <p>2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7060.5; Public Resources Code Section 5097.94 and 5097.98.</p> | | | | | |

Exhibit 1C - Plot Matrix

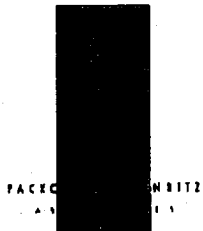
BROOKFIELD
MEADOWS
Pct North et al.
Dynamilis Ventures

| PLAN | Plan 1 1250 RIA | | Plan 2 at 1470 RIA | | Plan 3 at 1670 RIA | | Plan 4 1870 RIA | | Plan 5 at 2070 RIA | |
|--------|--------------------|--------|-----------------------|--------|-----------------------|--------|--------------------|--------|-----------------------|--------|
| | WIDTH | LENGTH | WIDTH | LENGTH | WIDTH | LENGTH | WIDTH | LENGTH | WIDTH | LENGTH |
| Lot 1 | 53.5 | 57 | | | | | | | | |
| Lot 2 | 57 | 57 | | | | | | | | |
| Lot 3 | 57 | 57 | | | | | | | | |
| Lot 4 | 57 | 57 | | | | | | | | |
| Lot 5 | 57 | 57 | | | | | | | | |
| Lot 6 | 57 | 57 | | | | | | | | |
| Lot 7 | 57 | 57 | | | | | | | | |
| Lot 8 | 57 | 57 | | | | | | | | |
| Lot 9 | 57 | 57 | | | | | | | | |
| Lot 10 | 57 | 57 | | | | | | | | |
| Lot 11 | 57 | 57 | | | | | | | | |
| Lot 12 | 57 | 57 | | | | | | | | |
| Lot 13 | 57 | 57 | | | | | | | | |
| Lot 14 | 57 | 57 | | | | | | | | |
| Lot 15 | 57 | 57 | | | | | | | | |
| Lot 16 | 57 | 57 | | | | | | | | |
| Lot 17 | 57 | 57 | | | | | | | | |
| Lot 18 | 57 | 57 | | | | | | | | |
| Lot 19 | 57 | 57 | | | | | | | | |
| Lot 20 | 57 | 57 | | | | | | | | |
| Lot 21 | 57 | 57 | | | | | | | | |
| Lot 22 | 57 | 57 | | | | | | | | |
| Lot 23 | 57 | 57 | | | | | | | | |
| Lot 24 | 57 | 57 | | | | | | | | |
| Lot 25 | 57 | 57 | | | | | | | | |
| Lot 26 | 57 | 57 | | | | | | | | |
| Lot 27 | 57 | 57 | | | | | | | | |
| Lot 28 | 57 | 57 | | | | | | | | |
| Lot 29 | 57 | 57 | | | | | | | | |
| Lot 30 | 57 | 57 | | | | | | | | |
| Lot 31 | 57 | 57 | | | | | | | | |
| Lot 32 | 57 | 57 | | | | | | | | |
| Lot 33 | 57 | 57 | | | | | | | | |
| Lot 34 | 57 | 57 | | | | | | | | |
| Lot 35 | 57 | 57 | | | | | | | | |
| Lot 36 | 57 | 57 | | | | | | | | |
| Lot 37 | 57 | 57 | | | | | | | | |
| Lot 38 | 57 | 57 | | | | | | | | |
| Lot 39 | 57 | 57 | | | | | | | | |
| Lot 40 | 57 | 57 | | | | | | | | |
| Lot 41 | 57 | 57 | | | | | | | | |
| Lot 42 | 57 | 57 | | | | | | | | |
| Lot 43 | 57 | 57 | | | | | | | | |
| Lot 44 | 57 | 57 | | | | | | | | |
| Lot 45 | 57 | 57 | | | | | | | | |
| Lot 46 | 57 | 57 | | | | | | | | |
| Lot 47 | 57 | 57 | | | | | | | | |
| Lot 48 | 57 | 57 | | | | | | | | |
| Lot 49 | 57 | 57 | | | | | | | | |
| Lot 50 | 57 | 57 | | | | | | | | |
| Lot 51 | 57 | 57 | | | | | | | | |
| Lot 52 | 57 | 57 | | | | | | | | |
| Lot 53 | 57 | 57 | | | | | | | | |
| Lot 54 | 57 | 57 | | | | | | | | |
| Lot 55 | 57 | 57 | | | | | | | | |
| Lot 56 | 57 | 57 | | | | | | | | |

Exhibit 1D - Floor Plans/Elevations (Plans 1-6)

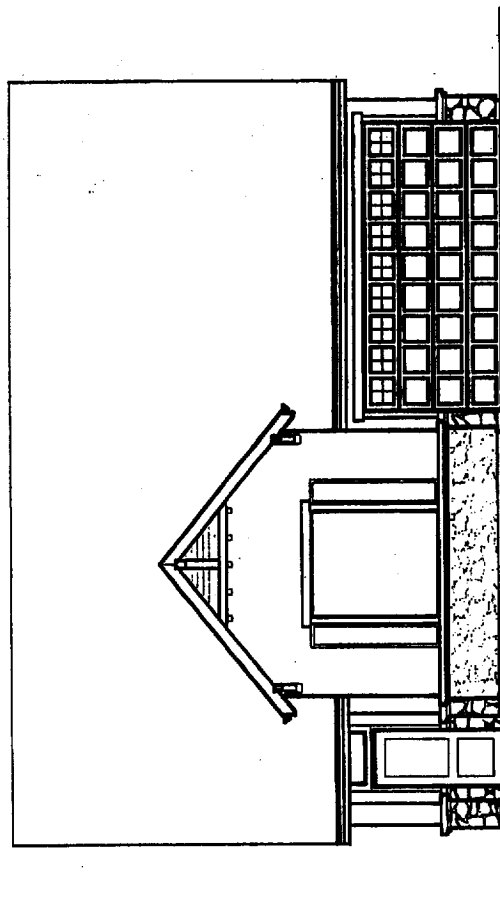


Sycamore Series Plan 1
Main Level Floor Plan - 1,320 s.f.



SYCAMORE VENTURES LLC
November 07, 2003

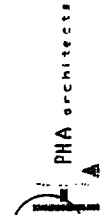


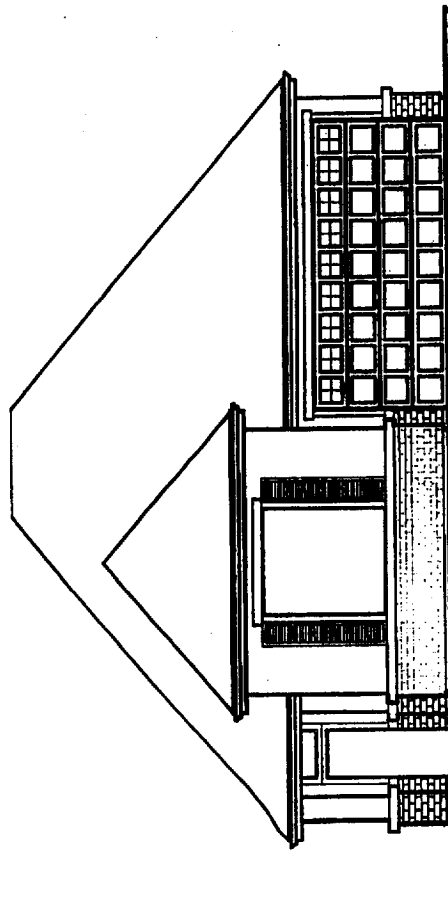


PLAN 1

ELEVATION A FRONT
SCALE : 1/8"=1'-0"

BROOKFIELD MEADOWS
315204

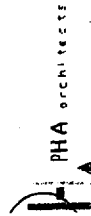


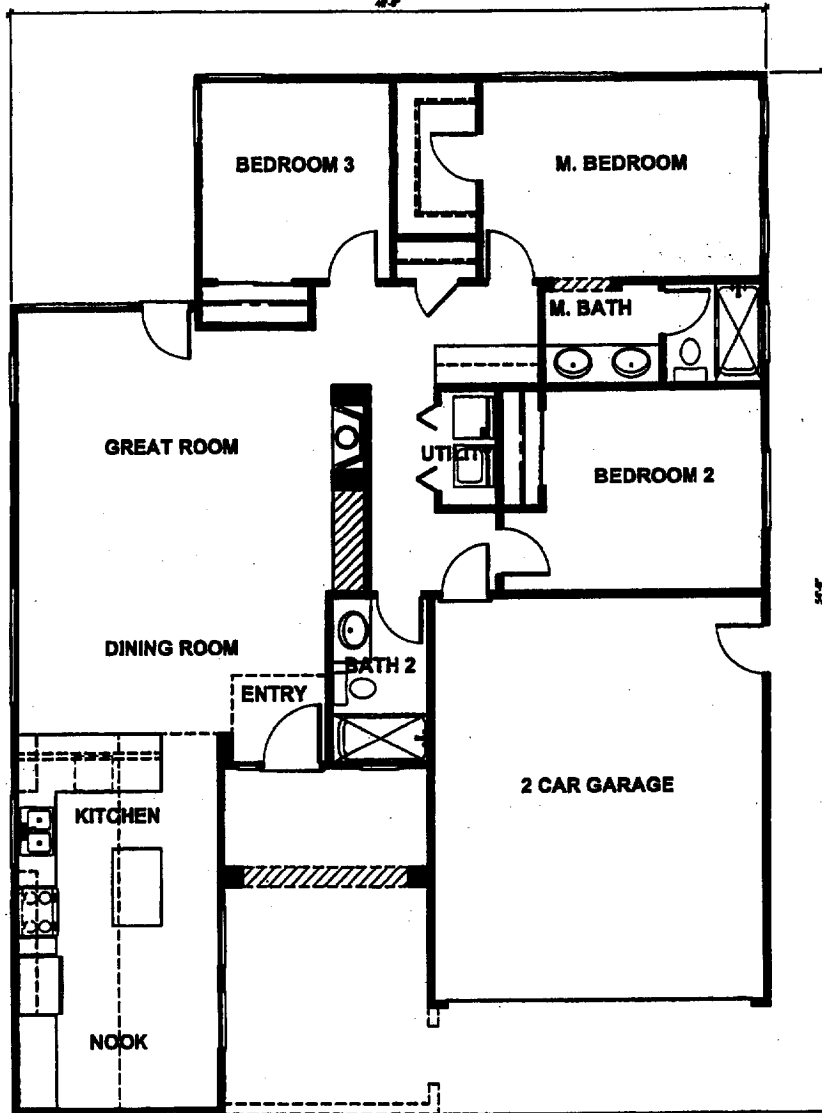


PLAN 1

ELEVATION B FRONT
SCALE : 1/8"=1'-0"

BROOKFIELD MEADOWS
3/15/04





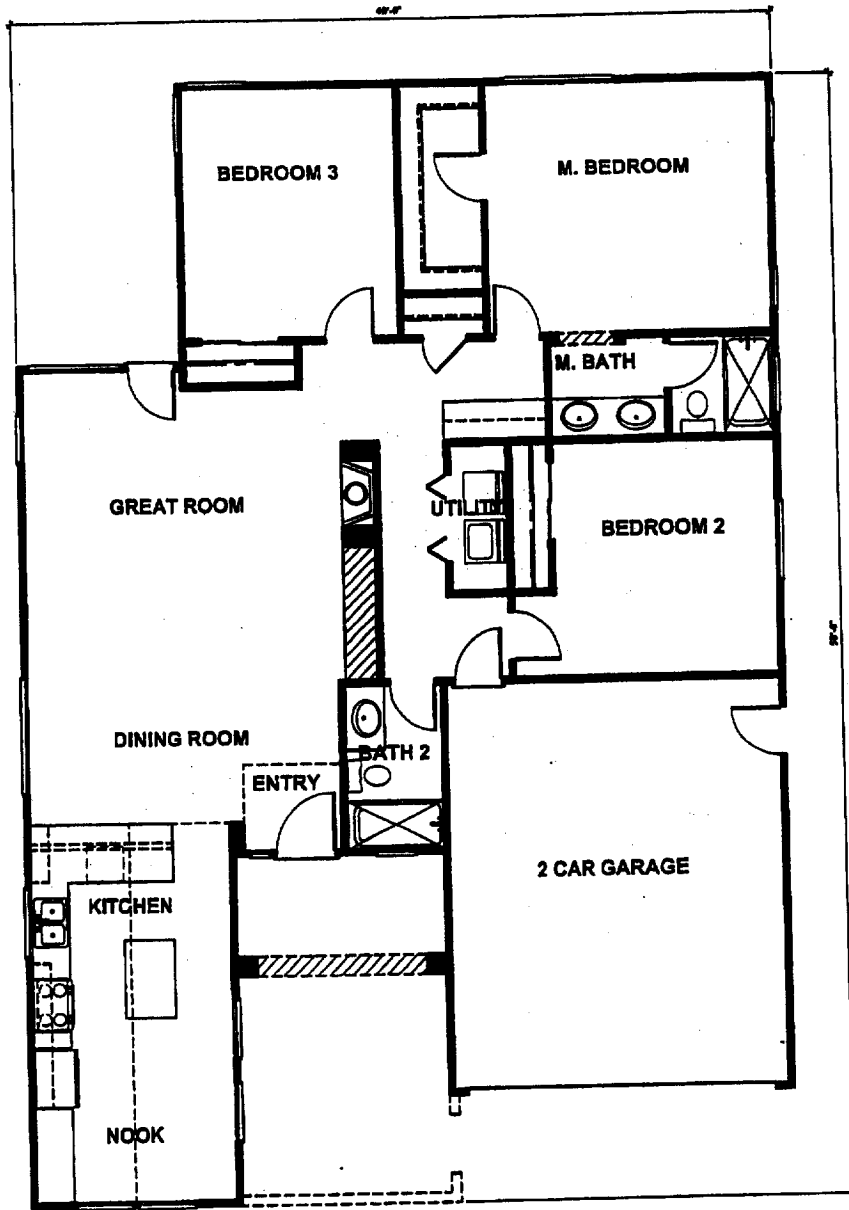
Sycamore Series Plan 2
Main Level Floor Plan - 1,368 s.f.



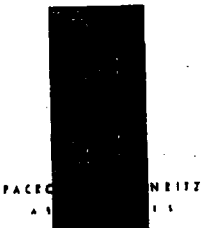
SYCAMORE VENTURES LLC
November 07, 2003



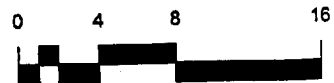
67

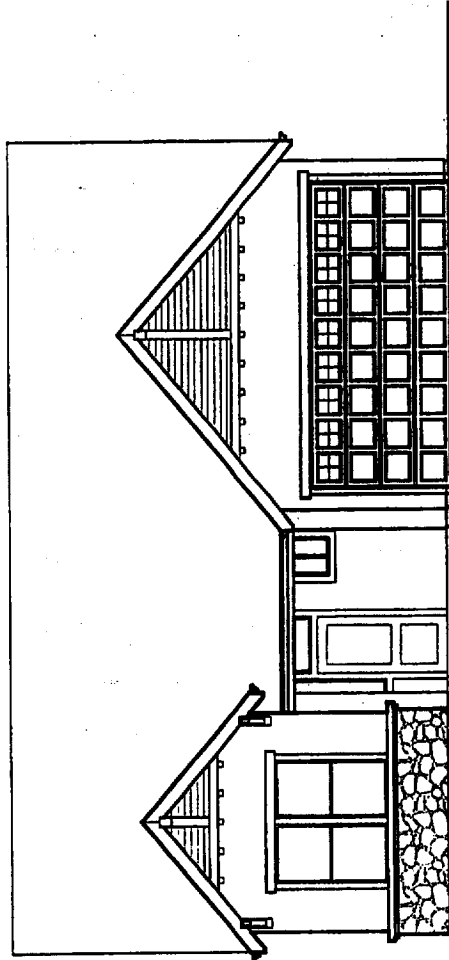


Sycamore Series Plan 2 alt.
Main Level Floor Plan - 1,519 s.f.



SYCAMORE VENTURES LLC
November 07, 2003

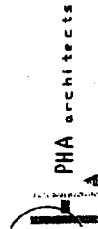


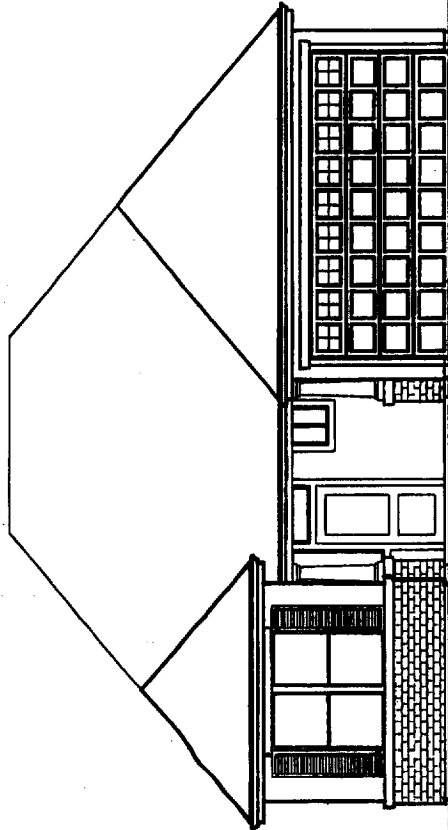


PLAN 2A

ELEVATION A FRONT
SCALE : 1/8"=1'-0"

BROOKFIELD MEADOWS
3/15/04



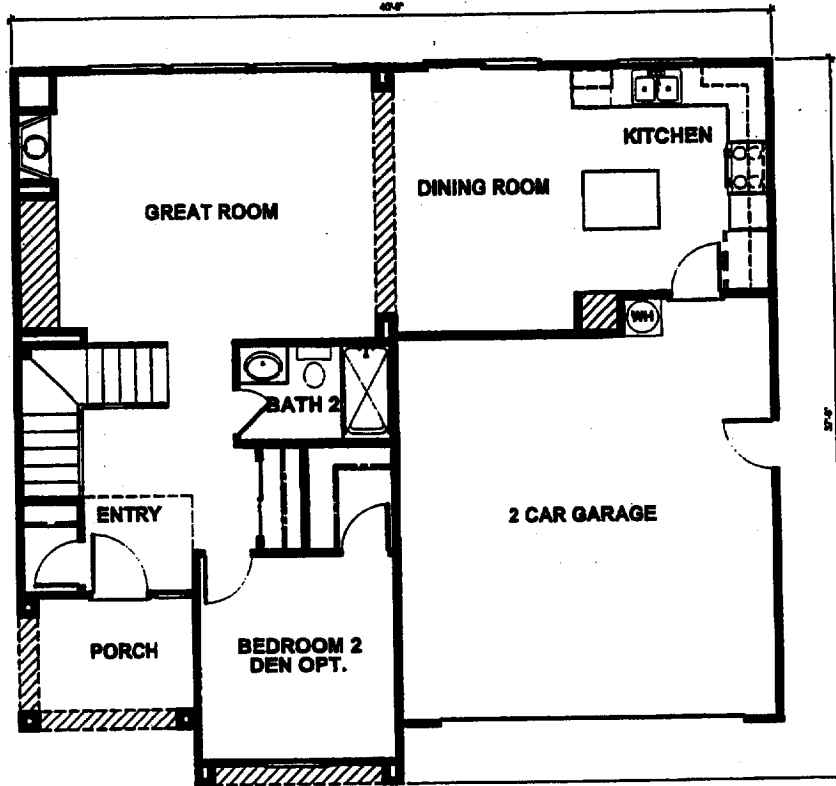


PLAN 2B

ELEVATION B FRONT
SCALE : 1/8"=1'-0"

BROOKFIELD MEADOWS
3/15/04





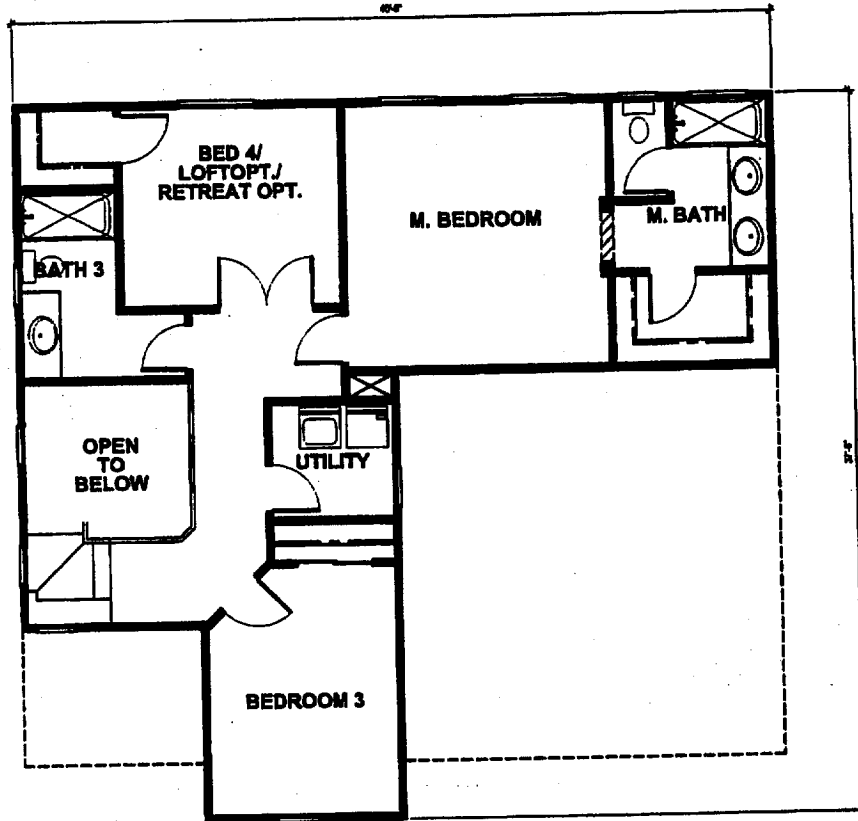
Sycamore Series Plan 3
Main Level Floor Plan - 914 s.f.
Scale: 1/4" = 1'-0"

PAGE 45
A 1112
11

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November 07, 2003

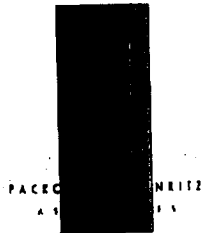


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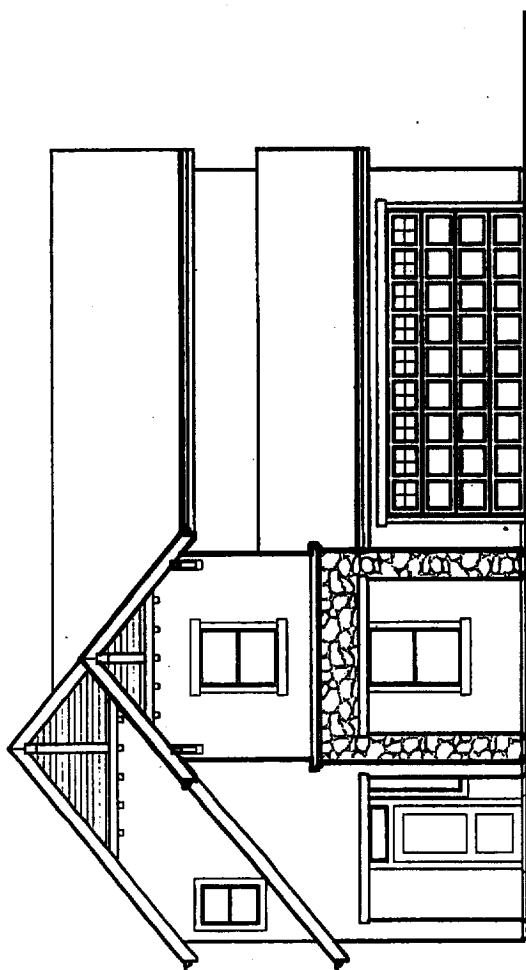


Sycamore Series Plan 3
Upper Level Floor Plan - 845 s.f.
Total - 1,759 s.f.
Scale: 1/4" = 1'-0"

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November 07, 2003



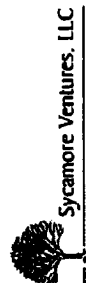
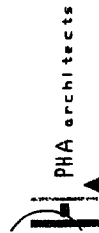
72

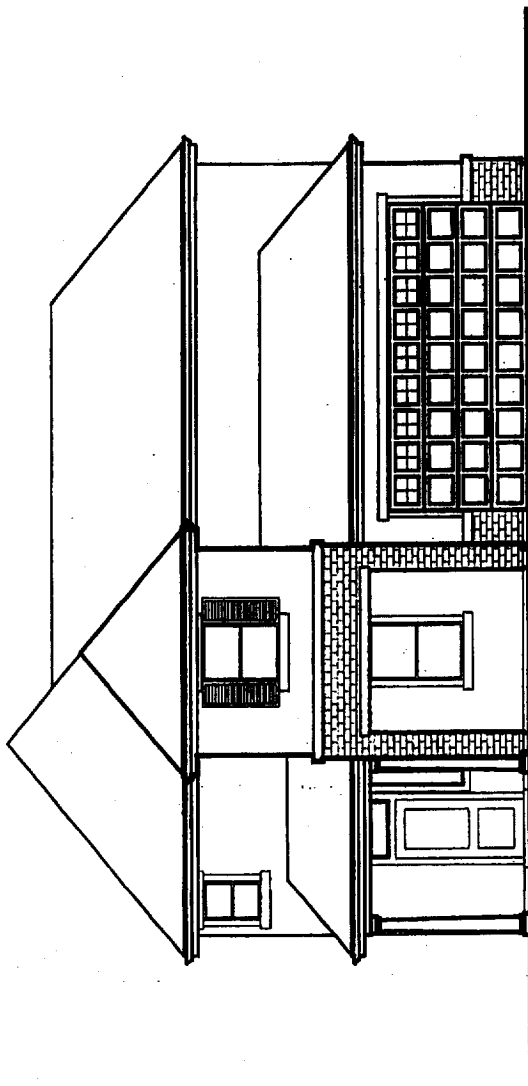


PLAN 3A

ELEVATION A FRONT
SCALE : 1/8"=1'-0"

BROOKFIELD MEADOWS
3/15/04

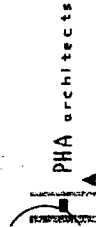


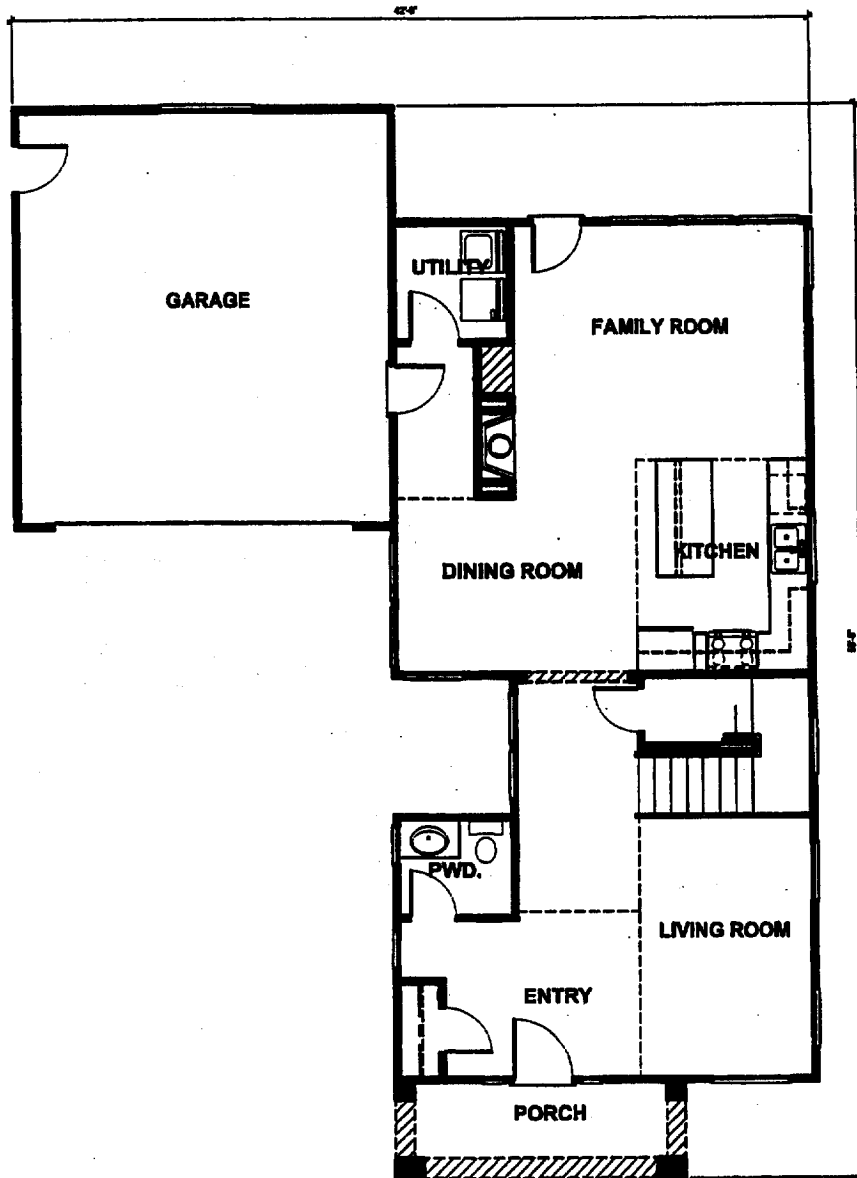


PLAN 3B

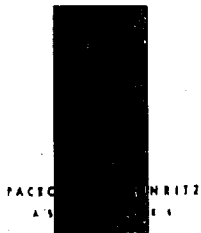
ELEVATION B FRONT
SCALE : 1/8"=1'-0"

BROOKFIELD MEADOWS
3/15/04

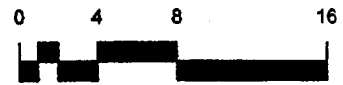




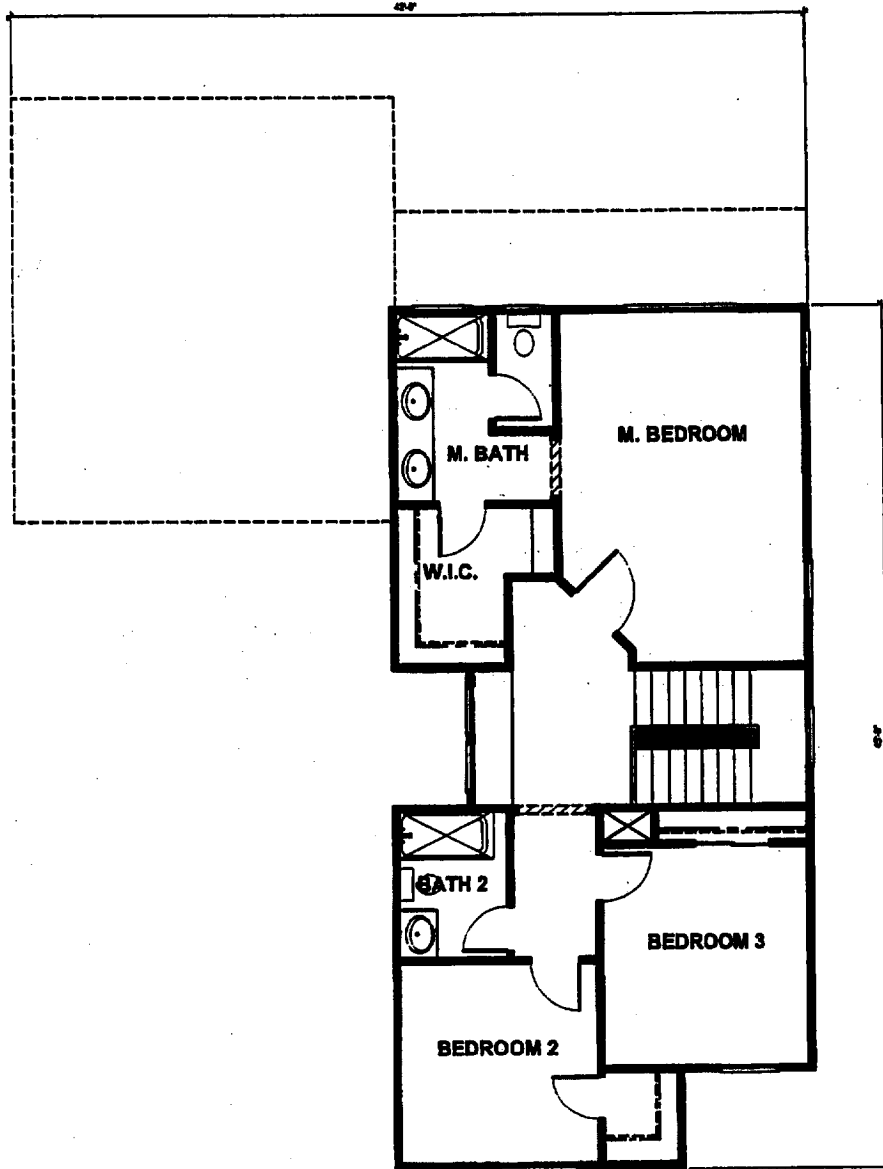
Sycamore Series Plan 4
Main Level Floor Plan - 947 s.f.



SYCAMORE VENTURES LLC
November 07, 2003



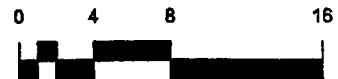
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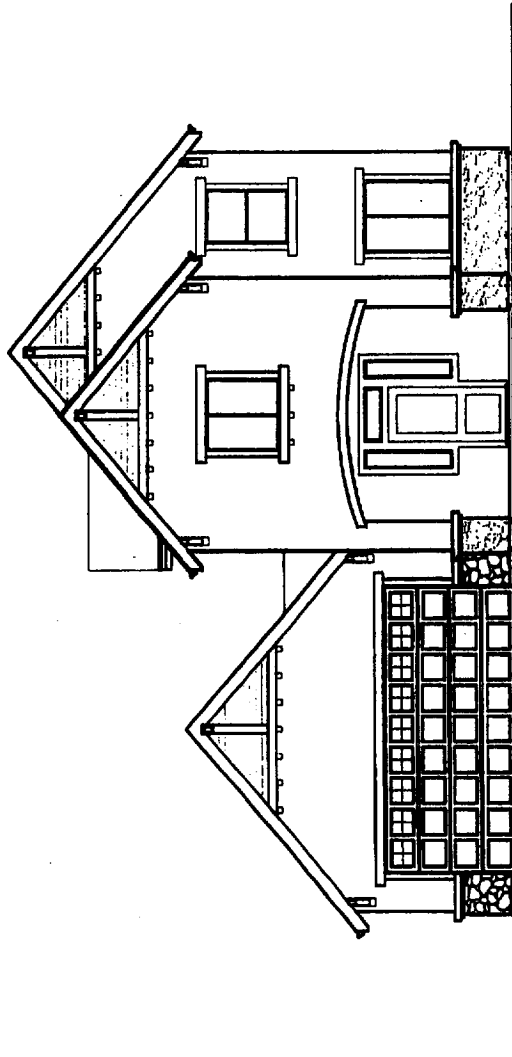
Sycamore Series Plan 4
Upper Level Floor Plan - 895 s.f.
Total - 1,806 s.f.

PAGE 50
DATE 11/07/03

SYCAMORE VENTURES LLC
November 07, 2003



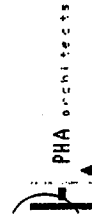
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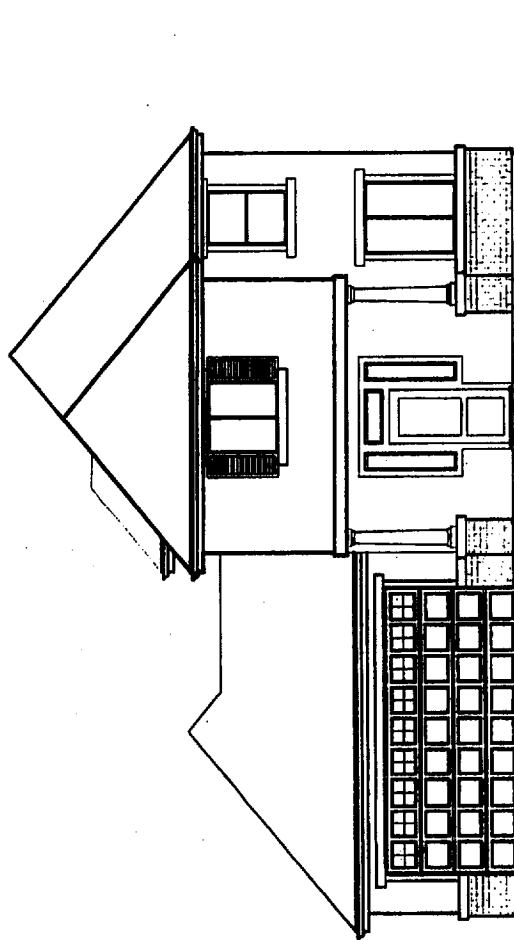


PLAN 4

ELEVATION A FRONT
SCALE: 1/8"=1'-0"

BROOKFIELD MEADOWS
3/15/04

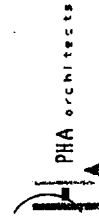


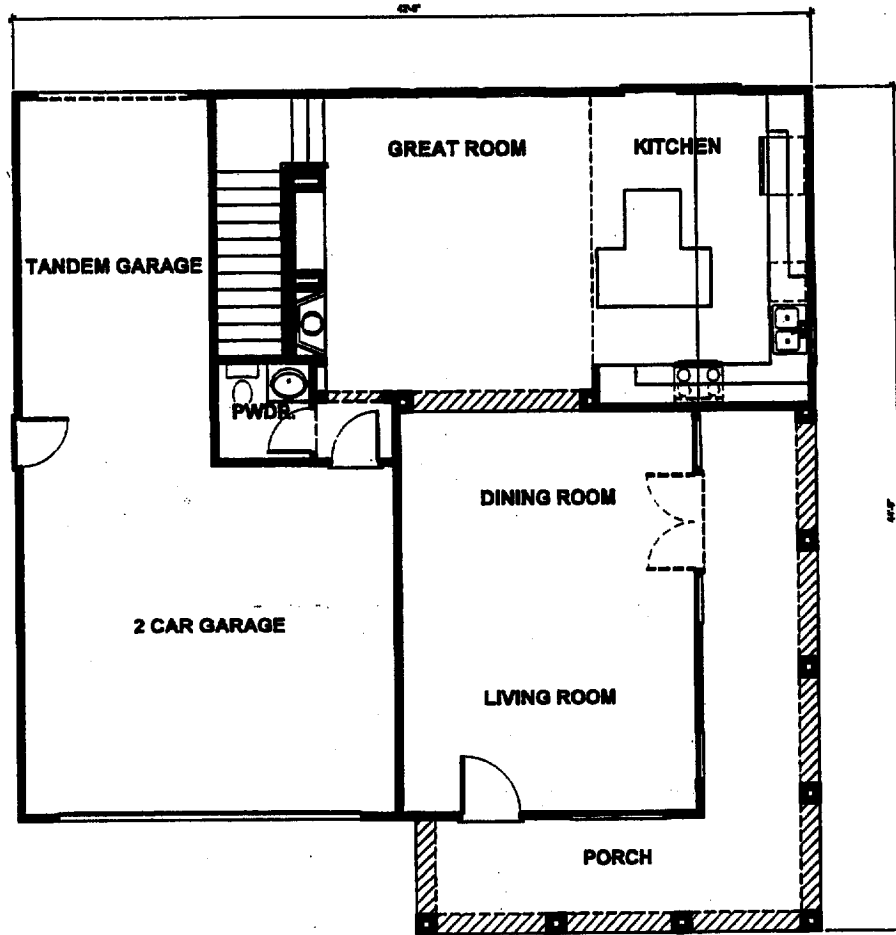


PLAN 4

ELEVATION B FRONT
SCALE : 1/8"=1'-0"

BROOKFIELD MEADOWS
3/15/04



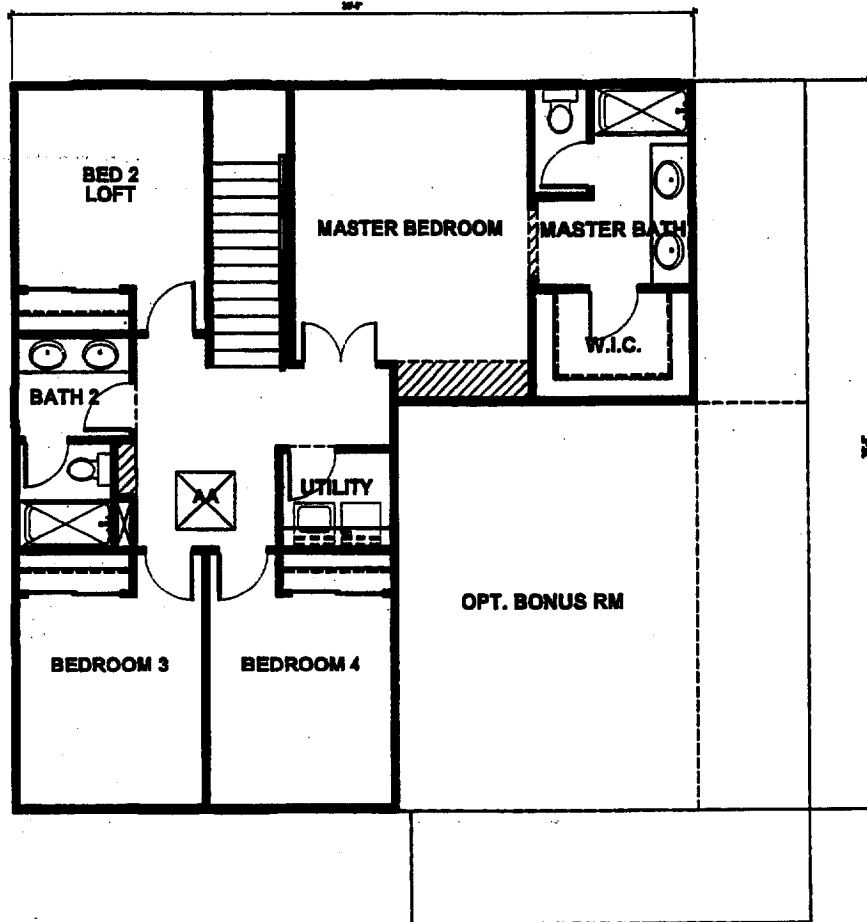


Sycamore Series Plan 5
Main Level Floor Plan - 896 s.f.



SYCAMORE VENTURES LLC
August 28, 2003



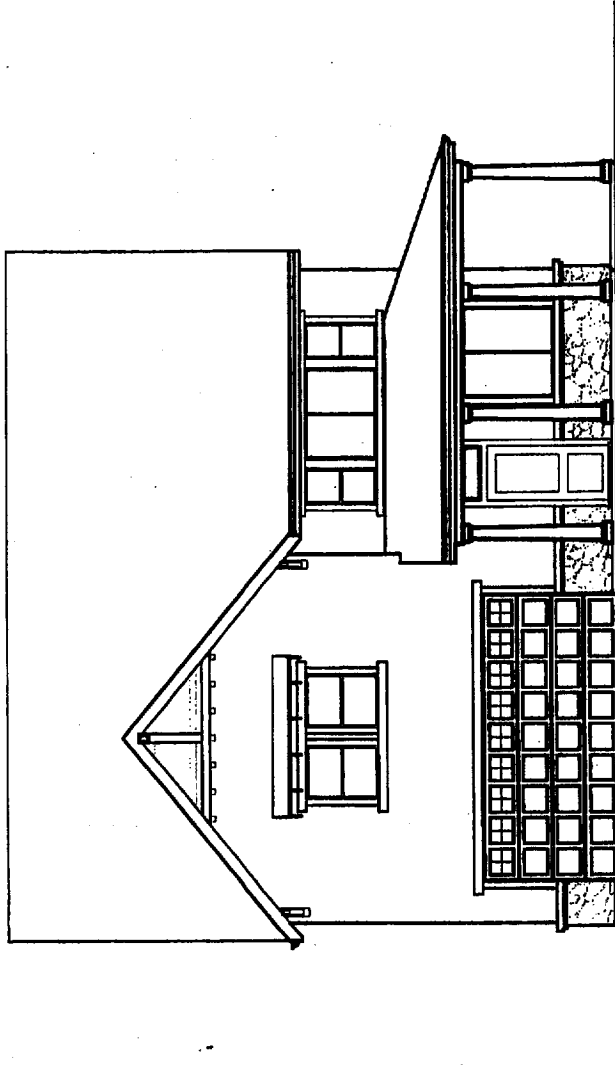


Sycamore Series Plan 5
Upper Level Floor Plan - 975 s.f.
Total - 1,871 s.f. (2,207 w/ BONUS)

PAGE 4
FRITZ
11

SYCAMORE VENTURES LLC
August 28, 2003

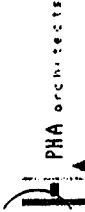


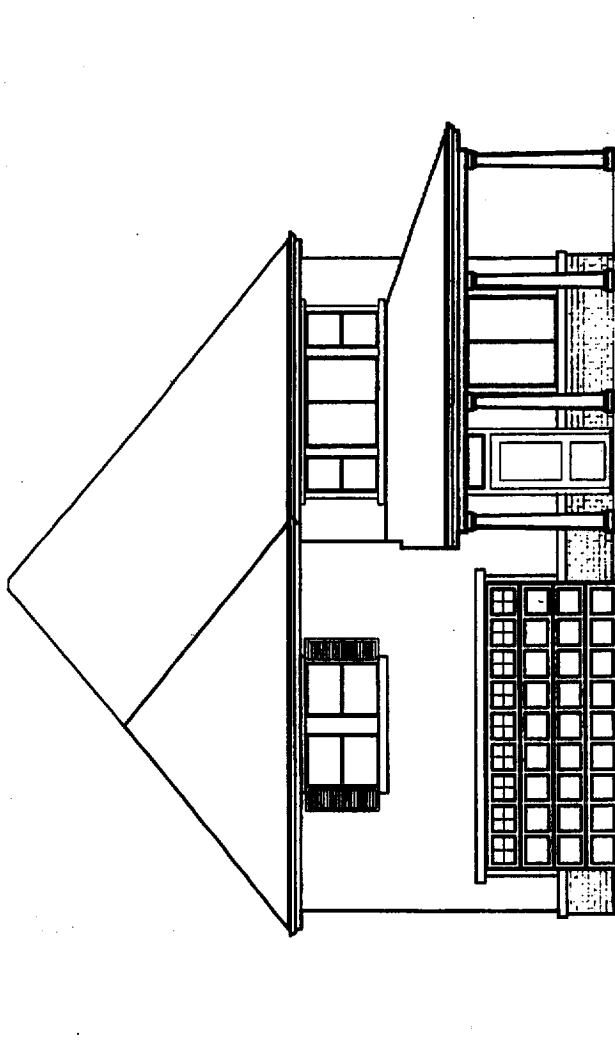


BROOKFIELD MEADOWS

ELEVATION A FRONT
SCALE: 1/8"=1'-0"

PLAN 5A

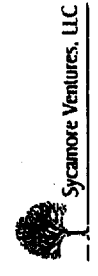
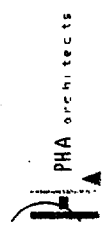




PLAN 5A

ELEVATION B FRONT
SCALE : 1/8"=1'-0"

BROOKFIELD MEADOWS



Attachment 2 - Land Use and Zoning Map

