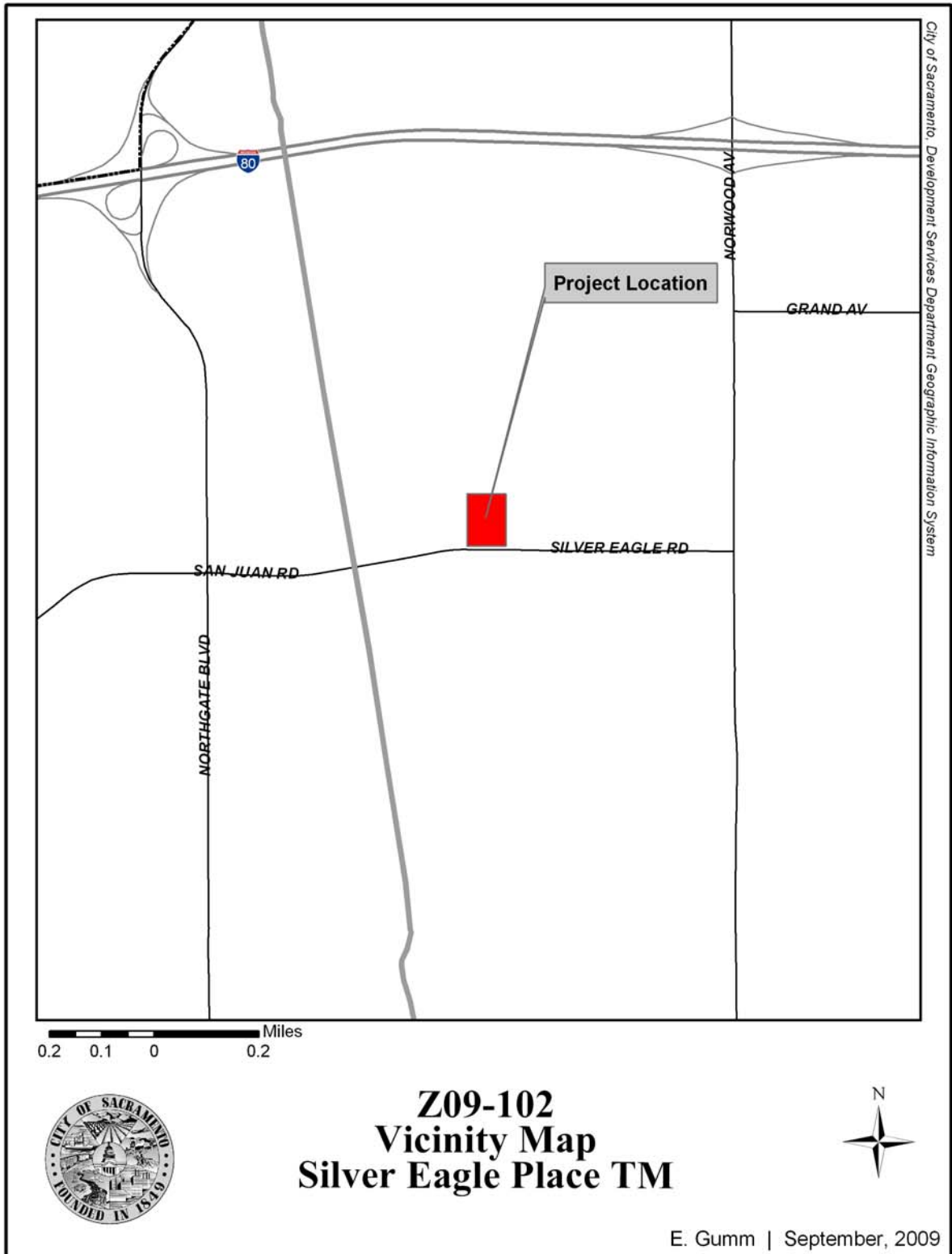


Vicinity Map



Summary

The applicant is proposing to subdivide three parcels totaling approximately 4.5 acres into 22 residential parcels in the Standard Single-Family (R-1) zone in the North Sacramento Community Plan Area. The project site is located northwest of Silver Eagle Road and Norwood Avenue, by the Natomas East Main Drainage Canel. The 2030 General Plan designates the subject site as Suburban Low Density Residential, 3-8 dwelling units per net acre. Staff is recommending approval of the project because the project will provide ownership housing opportunities as well as being consistent with the General designation, and there are no unresolved issues.

Table 1: Project Information
General Plan designation: Suburban Low Density Residential
Existing zoning of site: Standard Single-Family (R-1) zone
Existing use of site: Partial Developed with SFR / Vacant
Property area: approximately 4.5 gross acres

Background Information

The project site is partial developed with a single family home and a duplex at the southeast corner, while mostly the site is vacant and has never been developed. A lot line adjustment application (Z04-146) was approved on June 16, 2004 by the Zoning Administrator with the intent to separate out the existing duplex units from inclusion on this map. No records reflect the creation of the new lots.

A Tentative Map application (P04-112) to subdivide the project site into 21 single family residential lots, including the remainder duplex lot, plus one landscape lot as street medium, was approved by Planning Commission on August 11, 2005.

The applicant came in June this year and tried to submit a time extension for the approved Tentative Map. The proposed tentative map was substantially modified by removing the landscape lot as street medium; as the result, the modified map creates an additional buildable lot, totaling of 22 residential lots.

Zoning Administrator heard the project on September 10, 2009 and considered the proposed tentative map is not eligible to be extended as the original approval, so this application is elevated to the Planning Commission for approval as a new tentative map.

The project is located within the Strawberry Manor Design Review District. Any future residential development on these residential lots will be subject to review and approval of Design Review section, consistent with the single family design checklist.

Public/Neighborhood Outreach and Comments

The proposed project was routed to Del Paso Heights Improvement Association. In addition, property owners within 500' of the proposed project were sent notification of the public hearing. Staff has not received any comments or concerns at the time of writing of this report.

Environmental Considerations

A Mitigated Negative Declaration (MND) was prepared for the original project (P04-112), and included approval of the MND and a Mitigation Monitoring Plan. The proposed project would reconfigure the project site and tentative map to eliminate the landscape lot, which would result in the addition of one buildable lot. The inclusion of the additional buildable lot would not result in any new significant effects, and would not increase the severity of impacts identified in the original MND. The environmental action is approval of the previously-approved MND and Mitigation Monitoring Plan.

Policy Consideration**General Plan**

The project site was annexed into the City in the 1960s and is zoned for Low Density Residential. The site is within proximity to residential homes and Northgate commercial corridor. The 2030 General Plan designates the site to be Suburban Low Density Residential.

The proposed project will be consistent with the land use diagram in the 2030 General Plan and the residential land use is compatible with surrounding land uses. The project is consistent with General Plan's goals to:

- Provide housing opportunities and accommodate projected housing needed for the City.
- Provide all necessary infrastructure for the development area.
- Implement strategies that increase owner occupancy rates in redevelopment and target areas.

Staff believes the proposal is consistent with the above goals and policies and supports the proposal.

Project Design**Land Use**

The project site is zoned Single Family Residential (R-1). The applicant proposes to develop 22 single family lots, which are consistent with the residential land use policies and density requirements of the General Plan and Single Family Residential Zone.

Tentative Map Design

The applicant is proposing to subdivide three (3) parcels totaling approximately 4.5 gross acre parcels into 22 single family lots. Most of lots are substantially bigger than the standard size of 5,200 square feet for an interior lot or 6,200 square feet for a corner lot. The size of the remainder lot for the existing duplex is approximately 20,000 square feet, and the size of corner lot for the existing single family home is approximately 13,800 square feet.

With the construction of the infrastructural improvement, City services will be available to serve all of the proposed parcels. All off-site improvements shall be designed and constructed to the satisfaction of the Development Engineering Division.

Most of proposed parcels are oriented in west-east direction, where the proposed Silver Eagle Place is located, with the exception of the Parcel 14-17 that fronts on proposed Road Z. The proposed orientation for the project is the most feasible layout for gaining future passive or natural heating and cooling opportunities. Staff supports the current configuration and considers that the proposal is feasible solution.

Vehicular Circulation: The project site is located north of Silver Eagle Road. A proposed new street, Silver Eagle Place, will connect to Silver Eagle Road, on south-north direction, providing the access to the back of the site. Proposed Road Z that runs east to west will connect to the proposed Silver Eagle Place and will provide access to parcel 14-17. At the end of proposed Road Z, a hammer head will be constructed for temporary fire truck turn around until Road Z can be punched out in future development. There will be an access easement on Parcel 13, for planning of construction of future roads in the area.

Pedestrian Circulation: Curb, gutter, and sidewalks currently do not exist on Silver Eagle Road. The project is conditioned to construct standard subdivision improvements for all existing and proposed road ways per City standards to the satisfaction of the Department of Transportation.

Walls, Fencing & Trees: Fencing for private yards shall not exceed 6 feet in height and shall not be located within the front setback area. Any fencing at the corner shall meet the City standards to the satisfaction of the Department of Transportation. No heritage trees were identified on the subject site.

Subdivision Review Committee Recommendation:

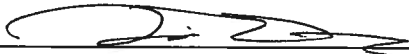
On August 19, 2009, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in Attachment 1.

Staff recommends approval of the tentative map with conditions since it conforms to the requirements of the City of Sacramento Subdivision Ordinance and other standards required by the City's Development Engineering Division.

Recommendation:

Staff recommends the Planning Commission approve the requested entitlements based on the findings and subject to the conditions listed in Attachment 1.

Respectfully submitted by:



ELISE GUMM, LEED AP
Associate Planner



Reviewed by:

SANDRA YOPE
Senior Planner

Recommendation Approved:



JOY PATTERSON
Principal Planner

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Attachment 1 Recommended Findings of Fact & Conditions of Approval

Findings of Fact**A. & B. Mitigated Negative Declaration and Mitigation Monitoring Program:**

1. The Planning Commission of the City of Sacramento finds as follows:
 - a. On August 11, 2005 pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the Planning Commission adopted a mitigated negative declaration (MND) and a mitigation monitoring program and approved the Silver Eagle Place (P04-112) (Project).
 - b. The Silver Eagles Place Tentative Map project (Z09-012) (Project Modification) proposes to modify the previously approved Project as follows: the affected parcel would be subdivided into twenty-two (22) parcels that include land area previously identified as a landscape lot, resulting in the addition of one buildable parcel. The remainder parcel that was included in the original project approval will remain.
 - c. Staff has reviewed the Project Modification and has determined that the proposed changes to the original Project do not require the preparation of a subsequent environmental impact report or negative declaration.
2. The Planning Commission has reviewed and considered the information contained in the previously adopted MND for the Project, and all oral and documentary evidence received during the hearing on the Project Modification. The Planning Commission has determined that the previously adopted MND constitutes an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:
 - a. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The addition of one buildable parcel will not result in any new significant impacts or an increase in the severity of impacts identified in the Mitigated Negative Declaration.
 - b. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There have been no significant changes in the vicinity of the project site that would result in new impacts.

- c. No new information of substantial importance has been found that shows any of the following:
 - i. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;
 - iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or
 - iv. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.
3. Based on its review of the previously adopted MND for the Project, and all oral and documentary evidence received during the hearing on the Project Modification, the Planning Commission finds that the MND reflect the Planning Commission's independent judgment and analysis and adopts the MND for the Project Modification and readopts the findings of fact in support of the MND.
4. The mitigation monitoring program for the Project is adopted for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact:
 - a. The mitigation monitoring program has been adopted and implemented as part of the Project;
 - b. The addendum to the MND does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring program;
 - c. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15074.
5. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.
6. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the

City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.

- C. Tentative Subdivision Map** to subdivide 3 parcels totaling approximately 4.5 acres into 22 residential lots in the Standard Single Family Residential (R-1) Zone is **approved** subject to the following Findings of Fact and Conditions of Approval:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
 - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
 - b. The site is physically suitable for the type of development proposed and suited for the proposed density;
 - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
 - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.
 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Conditions of Approval

- C. Tentative Subdivision Map** to subdivide 3 parcels totaling approximately 4.5 acres into 22 residential lots in the Standard Single Family Residential (R-1) Zone is **approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z09-102). The design of any improvement not covered by these conditions shall be to City standard.

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

GENERAL: All Projects

- C1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- C2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Transportation after consultation with the U.S. Postal Service;
- C3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-112);
- C4. Show all continuing and proposed/required easements on the Final Map;
- C5. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

DEF: Streets

- C6. 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;

- C7. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Transportation;
- C8. All residential streets shall be dedicated, designed, and constructed as a standard 53-foot street section to the satisfaction of the Department of Transportation;
- C9. Dedicate and construct full frontage improvements on **Silver Eagle Road**. Frontage Improvements shall include construction of **Silver Eagle Road** to a 28.5-foot half-street section. This shall include a 5' separated sidewalk, 6' landscaped planter, and 6" vertical curb plus gutter. All improvements shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation;
- C10. Dedicate a 12-foot I.O.D (Irrevocable Offer of Dedication) as a road easement to the City of Sacramento for the future design and construction a road along the northern property line of lot 13 adjacent to parcel APN 250-0130-057;
- C11. At the intersection of road "West Silver Eagle Road" and Silver Eagle Place a City Standard 58' right-of-way is required on road "Silver eagle Place" for a minimum of 100-feet measured from the curb return. This area shall be designated as no parking zone on either side of the street, to the satisfaction of the Department of Transportation;
- C12. 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 Transportation;
- C13. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the

satisfaction of the Department of Transportation. The center lines of such streets shall be aligned.

- C14. Provide a temporary traffic turnaround at the end of Road "Z" to the satisfaction of the Department of Transportation;

PUBLIC/PRIVATE UTILITIES

- C15. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of ways;

CITY UTILITIES

- C16. The applicant shall be required to provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities (DOU). Off-site main extensions may be required;

- C17. Prior to the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:

- a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
- b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

- C18. Prior to the submittal of improvement plans, the applicant shall submit a water study with 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 submittal. Two points of connection to the public water distribution system will be required for this subdivision. Note: The water main located in West Silver Eagle Road ends 600 feet east of this project, and the water main located in Western Avenue ends 750 feet west of this project;

- C19. Provide separate metered domestic water services to each parcel;

- C20. Place a 2-inch (minimum) sleeve(s) under the sidewalks for each single family lot along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at

the time sidewalks are constructed. Landscaping may be deferred until construction of the homes;

- C21. Prior to submittal of improvement plans, a sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual shall be reviewed and approved by the Department of Utilities. The study will determine whether there is sufficient capacity within the existing system connecting to Sump 85 to receive sewer flows from the proposed development. DOU's recent Master Plan for Basin 85 shows the receiving pipes surcharge in peak winter conditions. Off-site sewage improvements may be required as sewers may be undersized. This study shall be completed by a Registered Professional Engineering in the State of California;
- C22. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities;
- C23. Prior to submittal of improvement plans, a drainage study using the City of Sacramento's SWMM model (for Basin 157) shall be reviewed and approved by the Department of Utilities. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the Department of Utilities. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose private drainage facilities and private easements to convey these flows. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation. Storm Drain pipes in the streets shall be sized based on the Department of Utilities SWMM model. Drainage improvements shall be to the satisfaction of the Department of Utilities. Note: This project is within Basin 157, but is near the Basin 158 boundary. If the applicant wishes to annex into Basin 158, the applicant shall update that Master Plan using an Engineer Registered in the State of California and to the satisfaction of the DOU. Draining into either drainage basin may require off-site main drainage main improvements;
- C24. 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. The proposed development shall not block existing off-site drainage. If necessary, private facilities shall be constructed to convey existing off-site drainage and if necessary, the owner shall execute a drainage agreement with the City assuring maintenance of the private drainage facilities;
- C25. 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;

- C26. 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. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures;
- C27. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure 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 BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative;

FIRE

- C28. All turning radii for fire access shall be designed as 35' inside and 55' outside;
- C29. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead);
- C30. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more;
- C31. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3;
- C32. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105;

PPDD: Parks

- C33. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of

land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note);

- C34. **Maintenance District**: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Planning Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.);

ADVISORY NOTES

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

- C35. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof;
- C36. Off-site water main extensions may be eligible for partial reimbursement through the formation of a Fee District or Assessment District. The cost for setting up a Fee District or Assessment District is the sole responsibility of the applicant;
- C37. Fee Districts and Assessment Districts generally must be formed prior to a Notice of Completion (NOC), being issued for the project. Fee districts require approval by City Council. Assessment Districts require a majority of the landowner's approval. The applicant is advised that a Fee District or Assessment District may take 6 months or longer to form, so any request for initiating a District should be submitted well in advance of the issuance of the NOC;
- C38. Contact the Finance Division for the City of Sacramento at 808-5440 to obtain information regarding Fee Districts and Assessment Districts;
- C39. Developing this property will require the payment of SRCSD sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information;
- C40. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$39,425. This is based on (21 single family units) at an average land value

- of \$105,000 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
- b. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$50,673. This is based on (21 single family units) at the Specified Infill Rate of \$ 2,413 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- C41. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Exhibit A Mitigation Monitoring Program

**SILVER EAGLE PLACE TENTATIVE MAP (Z09-102)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Blvd, 3rd Floor, Sacramento, CA 95811, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Silver Eagle Place Tentative Map (Z09-102)
Owner/Developer- Name: Lomary Inc., c/o Erik Eidsmo, (831) 373-6728
Address: 1010 Cass Street
Monterey, CA. 93940

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

The project site is located at 131 Silver Eagle Road in the North Sacramento Community Plan area of the City of Sacramento, Sacramento County (APN: 250-0130-036, 059, and 061).

Project Description:

The project consists of subdividing three parcels totaling approximately 4.5 acres into 22 residential parcels in the Standard Single-Family (R-1) zone in the North Sacramento Community Plan Area. Specific entitlements include:

- A. **Tentative Subdivision Map** to subdivide three (3) approximately 4.5 acre partially developed parcels into 22 single family residential lots.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Biological Resources, 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 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.

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
7. BIOLOGICAL RESOURCES					
<i>Burrowing Owl</i>					
BR-1. Within 30 days prior to grading occurring on site, the property owner, developer, or successor-in-interest shall have a qualified biologist, approved for use by City planning staff, confirm that there are no burrowing owls on the site or adjacent to the site per State of California, Department of Fish and Game Guidelines. If no evidence of burrowing owl habitation is confirmed on the project site, no further burrowing owl mitigation is required.	Applicant / Developer	City Development Services Department.	Pre-construction biological surveys shall be completed and verification of compliance shall be provided to Development Services Staff prior to grading/building permits being issued.	Measures shall be implemented prior to issuance of any grading or building permits.	
BR-2. If evidence of burrowing owls habitation is confirmed, the project applicant shall be required to comply with the Department of Fish and Game Burrowing Owl Mitigation Guidelines prior to commencing construction on the project site. Site specific mitigation measures, as defined by the Department of Fish and Game are identified below.	Applicant / Developer	City Development Services Department.	If required, written verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits.	If required, Measures shall be implemented prior to issuance of any grading or building permits.	
a. Occupied burrows shall not be disturbed during the nesting season (February 1 through April 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are					

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>foraging independently and are capable of independent survival;</p> <p>b. To offset the loss of foraging habitat and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat [calculated on a 100m (approximately 300 feet)] per pair or unpaired resident bird shall be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department;</p> <p>c. When destruction of occupied burrows is unavoidable, existing unsuitable burrows shall 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 shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternative burrows;</p> <p><u>Passive relocation with one-way doors</u> – Owls should be excluded from burrows in the</p>					

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>immediate impact zone and within a 50-meter (approximately 160 feet) buffer zone by installing one-way doors to the burrow entrance. One way doors (e.g. modified dryer vents) should be left in place for 48 hours to insure owls have left the burrows before excavation. Two natural or artificial burrows should be provided for each burrow in the area that will be rendered biologically unsuitable. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using hand tools and refilled to previous reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrows;</p> <p style="text-align: center;">Or</p> <p><u>Passive relocation without one-way doors</u> – Two natural or artificial burrows</p>					

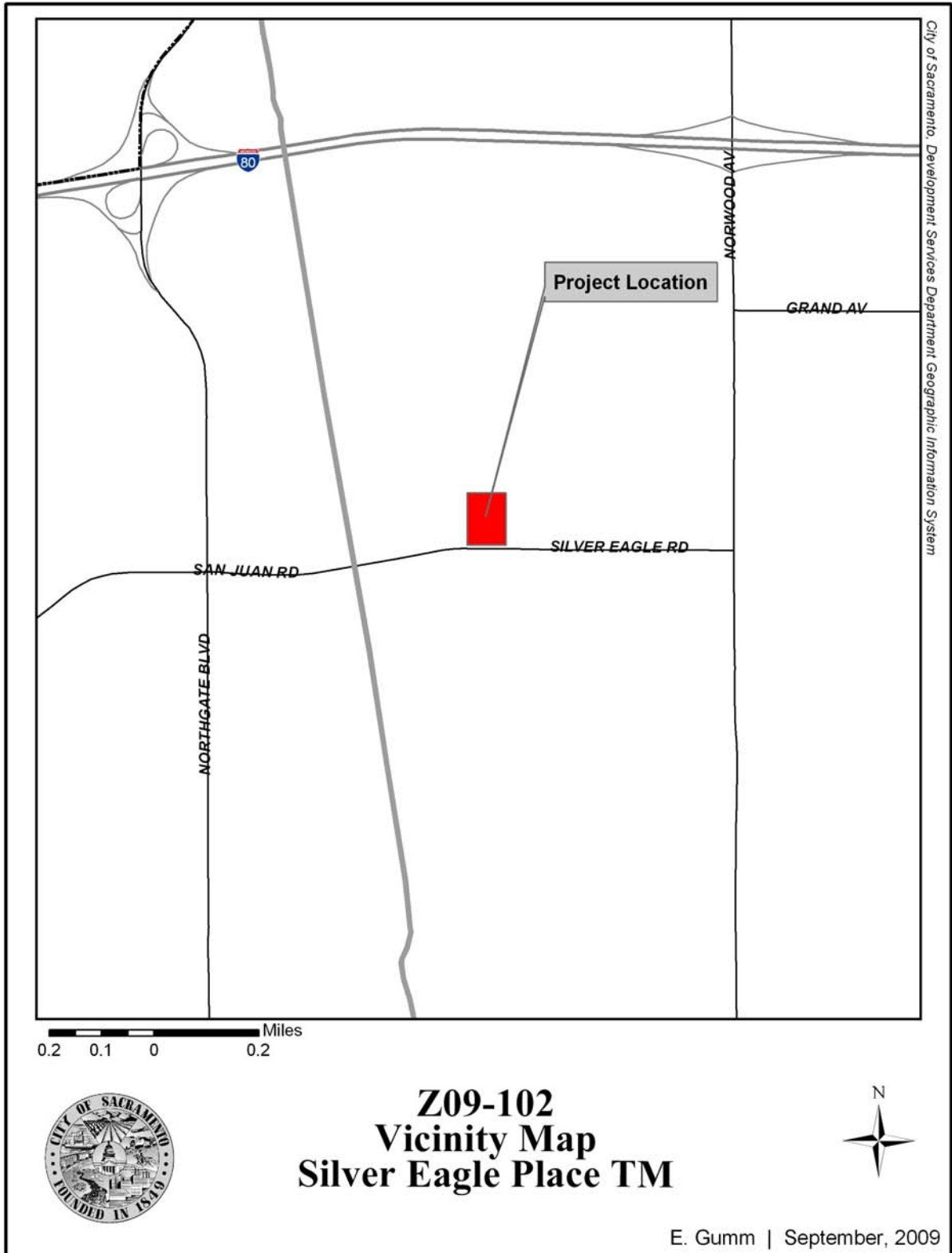
			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>shall be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be monitored daily until the owls have relocated to the new burrows. The formally 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 the tunnels during excavation to maintain an escape route for any animals inside the burrows.</p> <p>e. The project sponsor shall provide funding for long-term management and monitoring of the protected lands. The monitoring plan should include success criteria, remedial measures, and an annual report to the Department of Fish and Game;</p> <p>OR</p> <p>f. If avoidance is the preferred method of dealing with the potential project impacts, then no disturbance should occur within 50 meters (approximately 160 feet) during the breeding</p>					

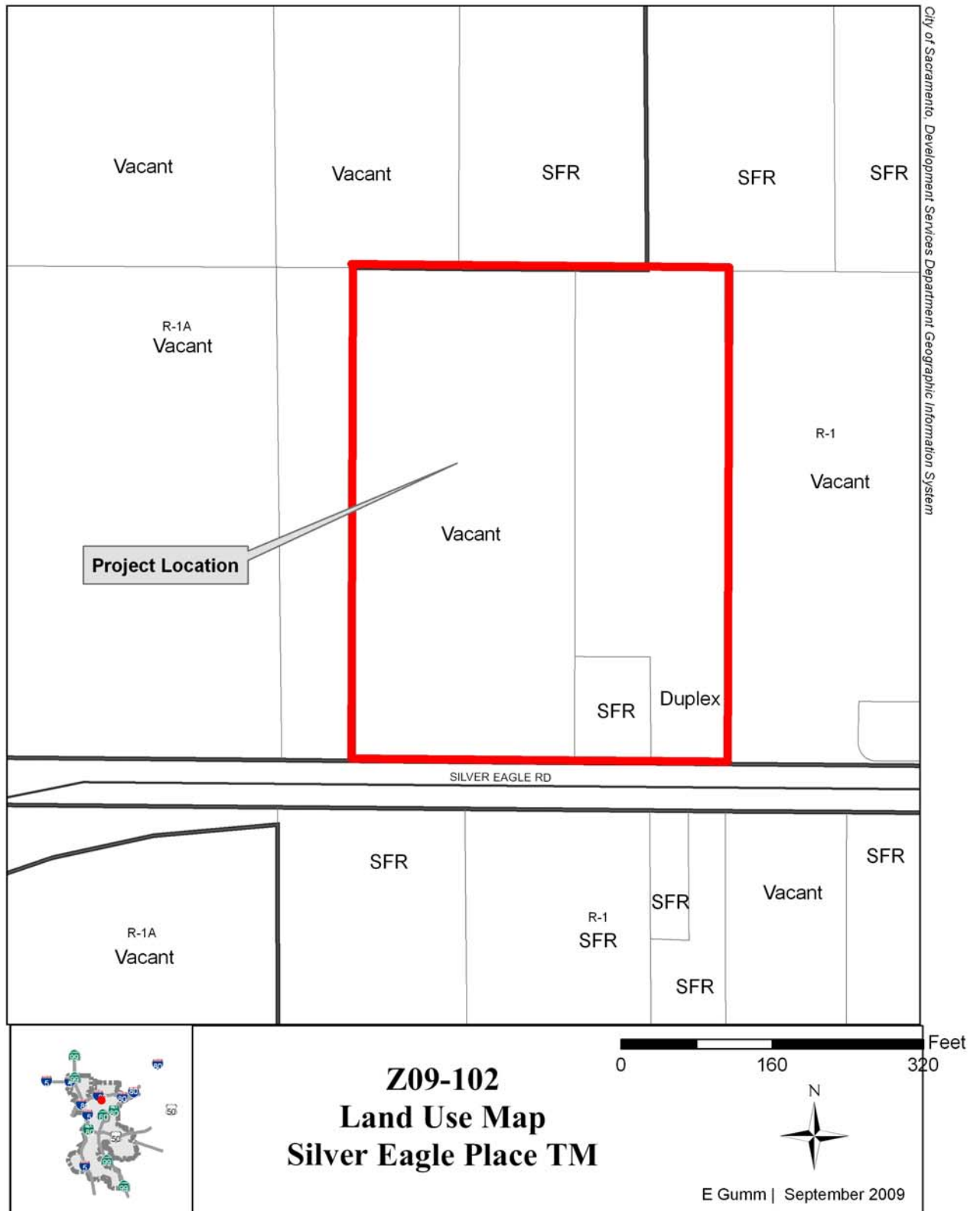
			VERIFICATION OF COMPLIANCE		
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<p>season of February 1 through August 31. Avoidance also requires that a minimum 6.5 acres of foraging habitat be permanently preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird. The configuration of the potential habitat should be approved by the Department of Fish and Game.</p> <p><i>Swainson's Hawk</i></p> <p>BR-3 For projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree:</p> <p>a The applicant/developer shall acquire 0.5 acres of habitat mitigation (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> <p>OR</p> <p>b The Developer shall pay into a fee program established jointly by the City of Sacramento and</p>	Applicant / Developer	City Development Services Department.	<p>Mitigation Measures, shall be included on the Construction Specifications. Pre-construction biological surveys shall be completed as specified and submitted with grading/ building plans.</p> <p>Verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits.</p>	Measures shall be implemented prior to issuance of any grading or building permits.	

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<p>the Department of Fish and Game, if available.</p> <p>OR</p> <p>c The Applicant shall satisfy any other mitigation measures that the Department of Fish and Game develops and deems appropriate.</p> <p>BR-4. The applicant/developer shall have the area around the spoils piles consisting of hydrophytic vegetation delineated and verified by the U.S. Army Corps of Engineers (Corps), to determine if there are jurisdictional wetlands on the site. Any required permitting (individual permit, written authorization under a Nationwide permit, or a written statement that no further action is required) shall be obtained prior to issuance of grading permits. Implementation of any Corps mitigation measures may be phased with the project in accordance with the Corps permit conditions.</p>	Applicant / Developer	City Development Services Department.	<p>Mitigation Measures, shall be included on the Construction Specifications. Pre-construction surveys shall be completed as specified and submitted with grading/ building plans.</p> <p>Verification of compliance from the biologist and/or the Corps shall be provided to Development Services Staff prior to issuance of grading permits.</p>	Measures shall be implemented prior to issuance of any grading or building permits.	
<p>10. NOISE</p> <p>N-1. If the dwelling units along Silver Eagle Road side on or back on to Silver Eagle, a minimum of six (6) foot high solid wood fence, with no gaps, shall be constructed along the side or rear yards of the units providing a barrier to the rear yard area from Silver Eagle Road.</p>	Applicant / Developer	City Development Services Department	Construction plans shall incorporate the noise attenuation measures and be approved by the Building Division. The Building Division shall require full compliance and completion of the specified noise	Measures shall be implemented during construction activities, prior to issuance of any Final Building Permits, Certificate of Occupancy.	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
			attenuation measures.		
14. CULTURAL RESOURCES:					
CR-1. Prior to excavation and grading activities, a qualified archaeologist shall be hired to be on-site and monitor the excavation and grading activities of the area of the spoils piles containing the bottles. If during the excavation and grading activities the on-site monitor identifies any historic resources, construction work shall be stopped immediately. The monitor shall properly document and record any resources discovered. A final report to be submitted to the City prior to issuance of certificate of occupancy or final building permits.	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. Verification of compliance shall be provided to the Development Services Staff	Measures shall be implemented in field during grading and construction activities.	
CR-2. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. If required, verification of compliance shall be provided to the Development Services Staff	Measures shall be implemented in field during grading and construction activities.	
CR-3. 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	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. If required, verification of compliance shall	Measures shall be implemented in field during grading and construction activities.	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementin g Responsibili ty	Monitoring Responsibili ty	Compliance Standards	Timing	Verificati on of Complian ce (Initials / Date)
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..			be provided to the Development Services Staff		





Attachment 4

Matrix Team Contact Information

Department	Contact Person	Telephone	Email
Current Planning	Elise Gumm	808-1927	egumm@cityofsacramento.org
Team Leader	Ron Yasui	808-1937	ryasui@cityofsacramento.org
Parks	Raymond Costantino	808-8826	rcostantino@cityofsacramento.org
Fire	King Tunson	808-1358	ktunson@sfd.cityofsacramento.org
Dev. Engineering	Anis Ghobril	808-5367	aghobril@cityofsacramento.org
Utilities	Robert Armijo	808-1411	rarmijo@cityofsacramento.org
Environmental	Tom Buford	808-7931	tbuford@cityofsacramento.org