



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

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Meeting Date: 4/21/2011

Report Type: Public Hearing

Title: Bruceville American Dream (Noticed on 4-8-11)

Report ID: 2011-00282

Location: District 8

Recommendation: Conduct a public hearing and upon conclusion adopt a) a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Plan; b) a Resolution adopting an Inclusionary Housing Plan; c) a Resolution adopting a General Plan Amendment to amend the General Plan Designation from Suburban Neighborhood High Density to Suburban Neighborhood Medium Density; d) a Resolution adopting a PUD Schematic Plan Amendment to depict 49 small lot single family residences within the Laguna Meadows Planned Unit Development; e) a Resolution adopting a PUD Guidelines Amendment; and f) a Resolution approving the Bruceville American Dream single family residential housing project Tentative Map to subdivide five parcels totaling 4.2± net acres into 49 small lot single family residential parcels and two landscape lots within the Multi-Family (R-2B-PUD) zone and Special Permit for alternative housing to construct 49 single-family residences.

Contact: Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department

Presenter: Antonio Ablog, Associate Planner, (916) 808-7702, Community Development Department

Department: Community Development Dept

Division: Planning

Dept ID: 21001221

Attachments:

- 01-Description/Analysis
- 02-Background
- 03-Vicinity Map
- 04-Land Use Map
- 05-Comments to the Mitigated Negative Declaration
- 06-Resolution-CEQA
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- 08-Resolution-Inclusionary Housing Plan
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- 11-Exhibit A-General Plan Amendment Map
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- 16 Exhibit A-Tentative Map
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City Attorney Review

Approved as to Form
Sheryl N. Patterson
4/14/2011 9:17:43 AM

City Treasurer Review

Prior Council Financial Policy Approval or
Outside City Treasurer Scope
Russell Fehr
3/31/2011 11:05:01 AM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 4/8/2011 10:23:09 AM

Assistant City Manager: John Dangberg - 4/13/2011 6:39:28 PM



Description/Analysis

Issue: The applicant is proposing to construct a 49 single-family home subdivision on 6.9 gross acres (4.2 acres net) of vacant land on the west side of Bruceville Road on the north and south side of Damascus Drive. The homes will range from 1,200 to 1,962 square feet. Approval of this subdivision requires amendments to the General Plan, the Laguna Meadows Planned Unit Development (PUD) Schematic Plan, and the Laguna Meadows PUD Guidelines. The applicant is also requesting the approval of development level entitlements including a Tentative Subdivision Map, and a Special Permit for alternative housing. An Inclusionary Housing Plan has been prepared for the project as it is in the New Growth Area. A Mitigated Negative Declaration and Mitigation Monitoring Plan have also been prepared. The Planning Commission voted to forward the requested entitlements to the City Council with a recommendation for approval.

Policy Considerations: The subject parcels are designated Suburban Neighborhood High Density on the 2030 General Plan Land Use Map. This designation is reserved for multi-family housing at densities from 15 to 30 dwelling units per net acre. With this project, the applicant proposes to change this designation to Suburban Neighborhood Medium Density as the project only achieves a density of approximately 12 units per net acre. The Suburban Neighborhood Medium Density designation is reserved for medium density housing including small-lot single-family attached and detached dwellings. Within this designation, buildings are encouraged to be located adjacent to the street with heights from 1 to 3 stories. The urban form characteristics envisioned for suburban neighborhoods include:

- Single-family residential scale.
- Lot coverage generally not exceeding 60 percent
- Building heights ranging from one to three stories
- A range of housing types and designs consistent with existing forms and patterns
- Street design balancing pedestrian and bicycle use with vehicular circulation.

Staff supports amending the General Plan Designation for these parcels. This project was in process during the 2030 General Plan update. The original plan proposed 63 units at a net density of 15 units per net acre meeting the Suburban Neighborhood High Density unit range. It was not until after the 2030 General Plan was approved that the final amendments to the project plans were made that reduced the number of units to 49. Staff believes that the current subdivision design that has enlarged the residential lots and has provided a wider dedication for future light rail is superior to the initial submittal. Staff supports the amendment to the General Plan as the amendment is required to accommodate the updated project design. The proposed Suburban Neighborhood Medium Density is compatible with the surrounding land uses.

The subject site is zoned Multi-Family Residential (R-2B-PUD) and is in the Laguna Meadows PUD. The applicant proposes to construct 49 single-family homes on lots that are typically 45 feet wide by 75 feet deep. This is considered an alternative single-family product which is allowed in the subject zone with the approval of a Special Permit. The Laguna Meadows PUD Schematic Plan currently depicts an apartment complex on the subject site. With the dedication required for Light Rail, the remaining lot became unsuitable (inadequate lot width) for the development of the designated

apartments. The applicant is requesting to amend the PUD Schematic Plan to depict single-family housing on the subject site. Staff supports this amendment as staff believes that the proposed single-family homes are consistent with the surrounding residential development.

Environmental Considerations:

California Environmental Quality Act (CEQA): The City of Sacramento prepared a Mitigated Negative Declaration (MND) for the Bruceville American Dream project. In accordance with the California Environmental Quality Act (CEQA), the MND was submitted to a 30-day public review period which ended on January 14, 2011. The comment period was also advertised in a newspaper of general circulation and a notice of availability (NOA) was sent to stakeholders in the project area. Three comment letters were received (see Attachment 3): 1) Regional Transit commented on the location of crossing gates for the light rail along Bruceville Road, recommendations for a Irrevocable Offer of Dedication for the 40' right-of-way on the east side of the subdivision on the west side of Bruceville Road, correction of lot numbering and location, and correction of Transit System setting information; 2) Sacramento Area Sewer District commented on existing sewer line serving the development and the need for possible upgrade based on sewer study; and, 3) Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD) commented that the two agencies are updating their planning documents, and a certificate of compliance must be obtained from the SASD and SRCSD before permit issuance. The comments received do not result in a new impact or mitigation measure; recirculation is not required under CEQA Section 15088.5.

Commission/Committee Action: The project was heard by the Planning Commission on February 10, 2011. The Planning Commission unanimously voted to forward the requested entitlements to the City Council with a recommendation for approval.

Rationale for Recommendation: The project consists of a proposal to develop a vacant site with higher density single-family housing. Staff believes that the project has been well designed, and is compatible with the surrounding land uses. Though the proposal incorporates alternative housing on smaller lots, the overall project incorporates well designed house plans, quality materials, and enhanced frontage along Bruceville Road. Further, the project proposed to meet all inclusionary housing requirements with on-site ownership housing. Staff supports the proposal and recommends that the Planning Commission forward the requested entitlements to the City Council with a positive recommendation.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.



Background

The applicant is proposing to construct a 49 single-family home subdivision on 6.9 gross acres (4.2 acres net) of vacant land on the west side of Bruceville Road on the north and south side of Damascus Drive. The homes will range from 1,200 to 1,962 square feet. The site is currently vacant and zoned for Multi-Family Residential uses (R-2B-PUD). The subject site is in the Laguna Meadows PUD. A majority of the 120 acre PUD has been built out with commercial and residential uses since its initial approval in 1988. In 1991, a Special Permit to develop a 138 unit apartment complex on the subject site was approved by the Planning Commission. The apartment complex was never constructed. Currently, there are single-family homes directly to the west, and also to the east on the opposite side of Bruceville Road. To the north are apartments. The southern end of the project abuts North Laguna Creek.

The project application for this site was submitted in July of 2006. At the time, the applicant proposed a 63-unit subdivision with typical lot size of approximately 36 feet wide by 80 feet deep. Based on the initial feedback from other departments and agencies, staff began working with the applicant to resolve several issues that would affect the design of the proposed project. These issues included:

- A wider dedication of right-of-way for the future expansion of Light Rail;
- The dedication of right-of way for the expansion of Bruceville Road;
- On-site Heritage Oaks;
- Ingress/egress of emergency vehicles; and
- Narrow lots with reduced setbacks.

The subdivision has been redesigned to address the above concerns. The project now consists of a 49-unit subdivision with two 40-foot lots (Lots A and B) along eastern property boundary to be dedicated to Regional Transit for the future expansion of Light Rail.

Zoning/PUD: The subject site is zoned Multi-Family Residential (R-2B-PUD) and is in the Laguna Meadows PUD. The applicant proposes to construct 49 single-family homes on lots that are typically 45 feet wide by 75 feet deep. The Laguna Meadows PUD Schematic Plan currently depicts an apartment complex on the subject site. With the dedication required for Light Rail, the remaining lot became unsuitable (inadequate lot width) for the development of the designated apartments. The applicant is requesting to amend the PUD Schematic Plan to depict single-family housing on the subject site. Staff supports this amendment as staff believes that the proposed single-family homes are consistent with the surrounding residential development.

In conjunction with the PUD Schematic plan, the applicant is proposing minor changes to the PUD Guidelines to accommodate the proposed subdivision. The PUD Guidelines currently designate the subject site (Site J in the PUD Guidelines) for Multi-Family Apartments. References to Site J in the Multi-Family section of the Guidelines will be deleted. The requirements for Site J will be moved to the Single-Family Residential

section of the Guidelines. Furthermore, the following changes will be made to PUD Guidelines:

- The PUD guidelines require the approval of a Special Permit for single-family housing. Zoning Code section 17.180.030 allows development in a PUD subject to a Planning Director's plan Review where a Special Permit is otherwise not required. The PUD Guideline will be amended such that the approval procedures will reference section 17.180 of the Zoning Code. This will ensure procedural consistency between the Zoning Code and the PUD Guidelines.
- The PUD guidelines require that an amendment to the PUD Schematic Plan or PUD Guidelines be approved by both the Planning Commission and City Council. The Zoning Code currently allows minor amendments to be approved by the Planning Commission. The PUD language is being amended to reflect this.
- The Guidelines will be amended to require that all new single-family homes be consistent with the Citywide Single-Family Residential Design Guidelines.

Staff supports the proposed amendments to the PUD Guidelines as they will provide consistency between the PUD and the zoning code and will establish design standards for single-family development in the PUD.

Inclusionary Housing Plan: According to the Zoning Code, this project is subject to the City's Mixed Income Housing Policy. Through this requirement, the applicant must provide 7 affordable housing units. The applicant proposes to meet this requirement by dedicating 7 of the 1,200 square foot units as on-site inclusionary housing units (see Attachment 9). The inclusionary housing units will be distributed throughout the site.

Project Design

Tentative Map: The applicant is proposing to subdivide the project site as a small-lot subdivision as only a few of the lots meet the standard single-family lot requirements (52 feet wide by 100 feet deep). The original Tentative Map consisted of 63 single-family lots accessed via two cul-de-sacs stubbing off of Damascus Drive. Additionally, the map included two 25-foot wide lots on the east side of the subdivision for the future expansion of light rail. Based on the comments made on the original map, the applicant made the following changes:

- The dedication for Light Rail was increased from 25 feet to 40 feet;
- The street layout was changed. Elbows replaced the cul-de-sacs at the north and south ends of the subject site improving vehicular circulation and emergency ingress/egress;
- The individual residential lots were reconfigured to be larger. This reduced the number of units, but allowed for more standard setbacks and allowed for

larger residential units;

- Several lots at the northern end of the subdivision were reconfigured to avoid the removal of a mature oak tree; and
- An 8 foot widened sidewalk was added adjacent to Bruceville Road for enhanced pedestrian and off-street bicycle circulation.

The north-south road is proposed to be constructed with a 41-foot street section with attached sidewalks. Though staff generally promotes the newer 53-foot street section that includes planters and separated sidewalks, staff realized that the requirements for the Regional Transit dedication took much of the land that would have been dedicated for additional planter area. Instead of providing the separated sidewalk on the internal street, the applicant is proposing an 8-foot wide separated sidewalk and a 7'-4" planter along Bruceville Road between the southern property boundary and Damascas Drive. To the north of Damascas drive, an on-street bike lane is proposed.

The tentative map will have access to Bruceville Road at three points, one at the existing Damascas Drive, and the other two at new street connections at the north and south ends of the subdivision. The existing intersection at Damascas is signalized and will allow full access to Bruceville road. The new connections will be limited access (right-in/right-out only) as Bruceville road has an existing landscaped median. Full street improvements along Bruceville road will be required with the construction of the project. The Tentative map was approved by the Subdivision Review Committee on January 19, 2011.

House Plans/Site Design: The applicant proposes to construct 49 detached single-family homes. There will be six plans as follows:

Model/Square Footage	stories	bedrooms	garage	# units proposed
1200	1	3	2-car	12
1399	2	3	2-car	11
1500	2	3	2-car	6
1688	2	3	2-car	1
1884	2	4	2-car	6
1962	2	4	2-car	13

Each model will have three elevation options based on contemporary Mediterranean and Craftsman influenced styles. The exteriors will be finished with stucco and tile roofing. Elevation enhancements will include stone veneer on selected style options.

Staff has worked with the applicant to ensure that the house plans will fit on the lots

appropriately while providing proper setbacks. At a minimum a front setback of 12.5 feet will be provided. This is based on the 68 foot deep lot. A 15 to 20 foot front setback will be typical. The side setbacks will be 5 feet.

The applicant has amended the site plan so that a majority of the proposed rear setbacks adjacent to the existing subdivision to the east will meet the standard 15-foot rear setback requirement. Exceptions have been made for the single-story homes, which will maintain a 10 foot rear setback. Though no development will occur on the east side of the subdivision, those homes will also have a minimum 15-foot rear yard with the exception of the single-family homes. Due to existing noise levels, the applicant will be required to construct a sound wall behind the homes on the east side of the subdivision. The project has been conditioned to provide a decorative sound wall with final review of design by Planning staff.

Special Permit: As a small-lot subdivision, this project requires the approval of a Special Permit for alternative housing. Approval of the Special Permit is based upon a review of setbacks, lot coverage, lot size and dimensions, public street frontage and access, overall design of the project, and the design. Staff has reviewed these aspects of the project. Though the lot sizes and dimensions are, for the most part, smaller than the standard 5,200 square-foot single-family lot, the site plan manages to effectively site the proposed homes in order to provide adequate front and rear setbacks. With only exception given to the single-story plan, the new homes will maintain a 15-foot rear setback (standard R-1 setback) adjacent to the existing residential to the east. None of the parcels will exceed the standard single-family 40 percent lot coverage requirement. All new homes will be consistent with the City's Single-Family Residential Design Guidelines.

In granting the Special Permit for alternative housing, the following standards apply:

A. A special permit shall be granted upon sound principles of land use.

The proposed project has been designed to develop a vacant site surrounded by existing infrastructure and will provide new single-family ownership opportunities. The proposed project constitutes a sound land use in that the homes are consistent with the surrounding land uses which consist of both single and multi-family homes.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The proposed project, as conditioned, would not result in the creation of a nuisance as the proposed single family homes are compatible with the surrounding land uses. The circulation and access pattern is appropriate for the

subject site. Though the proposed lots are smaller than the typical single-family lot, staff has found that the lots provide adequate private yards and setbacks.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

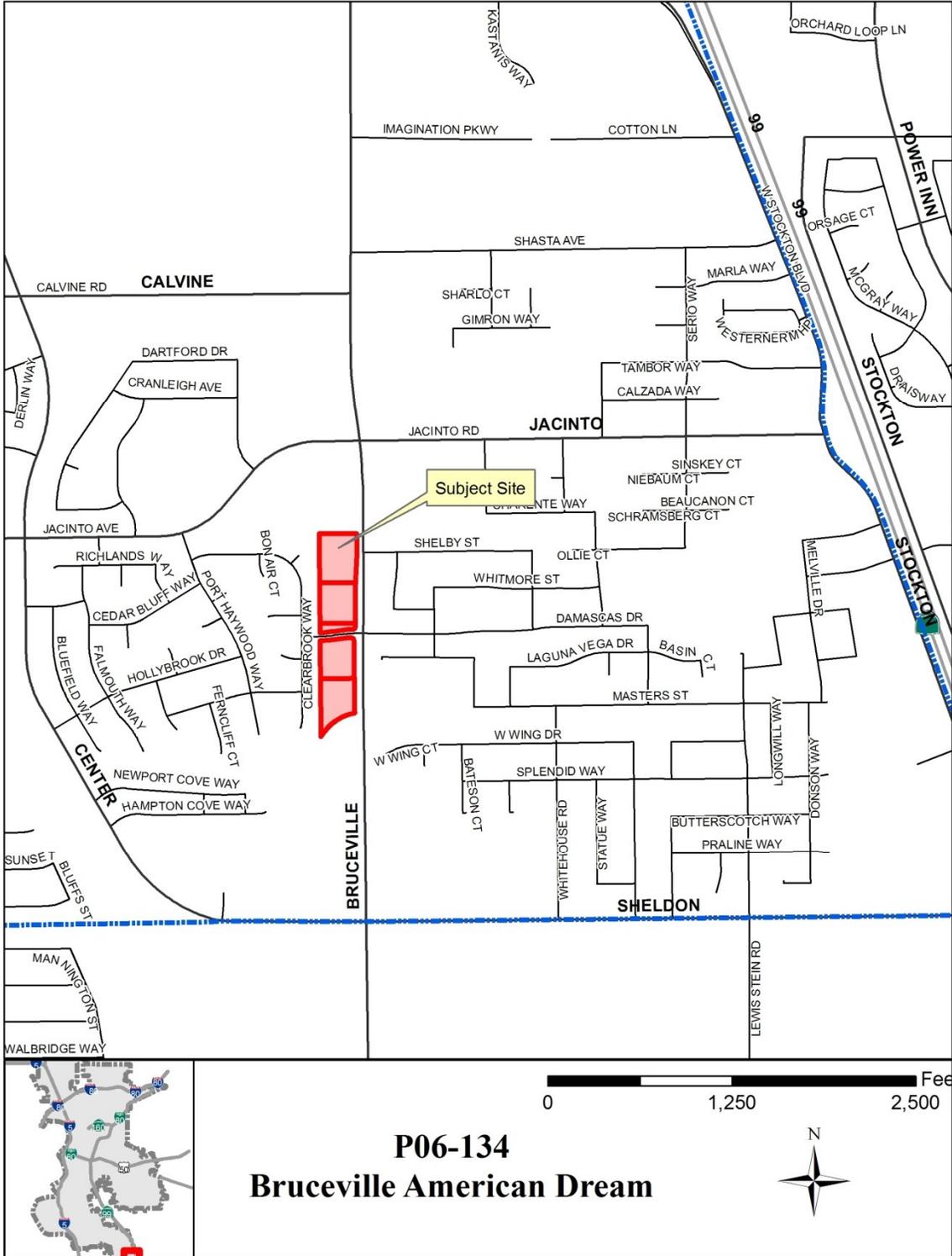
Granting of the Special Permit would be consistent with the objectives of the General Plan in that it provides small-lot single-family housing compatible with adjacent uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

Planning staff finds that the proposed homes are an appropriate use for the subject site. The site has been designed to make efficient use of the site given such constraints as the dedication of 40 feet to Regional Transit. The project provides home ownership opportunities at a higher density than the standard single-family home.

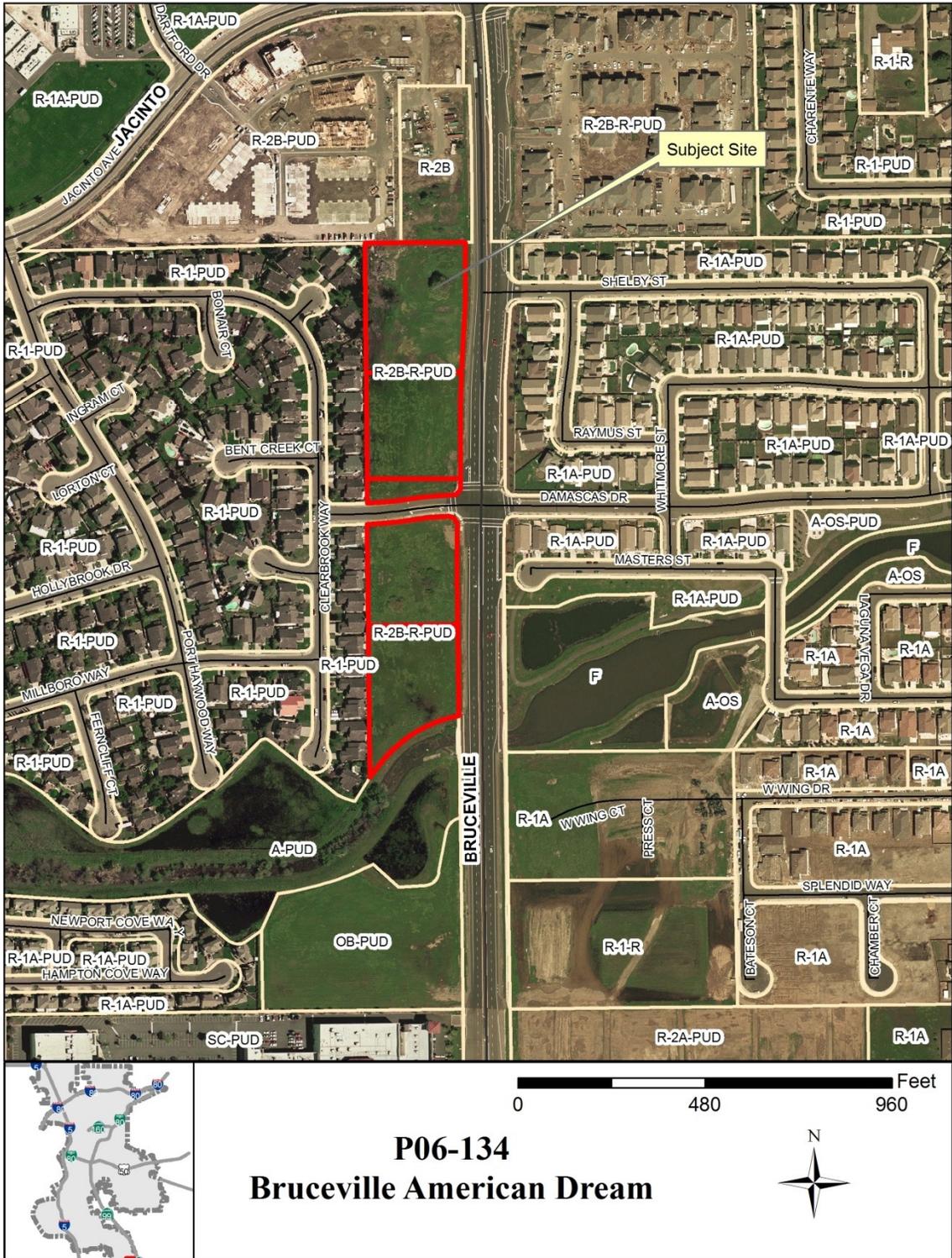


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City of Sacramento, Development Services Department, Geographic Information System



P06-134 Bruceville American Dream



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January 7, 2011
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Dana Allen
City of Sacramento, Community Development Department
Environmental Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Subject: Notice of Availability/Intent to Approve the Draft Mitigated
Negative Declaration for Bruceville American Dream (P06-
134)
APN: 117-0211-017, 018, 021, 027 & 028

Board of Directors
Representing:

County of Sacramento
City of Citrus Heights
City of Elk Grove
City of Folsom
City of Rancho Cordova
City of Sacramento

Stan R. Dean
District Engineer

Christoph Dobson
Director of Operations

Prebhakar Somavarapu
Director of Policy and Planning

Marcia Maurer
Chief Financial Officer

Claudia Goss
Director of Communications

10050 Goethe Road
Sacramento, CA 95827-3553
Tel 916.876.6000
Fax 916.876.6160
www.sacssewer.com

Dear Ms. Allen:

Sacramento Area Sewer District (SASD) has reviewed the Notice of Availability/Intent to Approve the Draft Mitigated Negative Declaration for the subject project and has following comments. The Sacramento Regional County Sanitation District (SRCSD) has sent their comments in a separate letter.

It is noted that this project is requesting entitlements for a Tentative Subdivision Map to subdivide five parcels totaling 6.9 acres into 49 small single-family residential parcels and two landscape lots within the Multi-family (R-2B-PUD) zone. The project is located on the west side of Bruceville Road and on the north and south of Damascus Drive, near the intersection of Sheldon Rd and Bruceville Road. The project site is within the Urban Services Boundary, SASD/SRCSD boundaries and the City of Sacramento boundary.

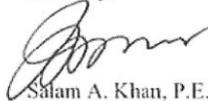
The project site is currently vacant with a 6-inch public sewer line running through the site within Damascus Drive. Sewer services will be provided by proposed SASD infrastructure within the future public right of way or easement granted to SASD and will connect to existing sewer line in Damascus Drive. There may be a need to upgrade a part of existing sewer line to accommodate flow from this development. No offsite sewer infrastructure is expected to be required.

We expect that if the project is subject to currently established policies, ordinances, fees, and to conditions of approval, then mitigation measures will adequately address the sewage aspects of the project. We anticipate a less than significant impact to the sewage facilities due to this development.

Dana Allen
Page 2
January 7, 2011

If you have any questions regarding these comments, please call Amandeep Singh at (916) 876-6296 or myself at (916) 876-6094.

Sincerely,



Salam A. Khan, P.E.
Sacramento Area Sewer District
Development Services

SK/AS: ms

cc: File
SRCSD Development Services -Steven Norris
Policy and Planning -Sarena Deeble

Allen.010711.ltr



Regional Transit

**Sacramento Regional
Transit District**
A Public Transit Agency
and Equal Opportunity Employer

Mailing Address:
P.O. Box 2110
Sacramento, CA 95812-2110

Administrative Office:
1400 29th Street
Sacramento, CA 95816
(916) 321-2800
(29th St. Light Rail Station/
Bus 36, 38, 50, 67, 68)

Light Rail Office:
2700 Academy Way
Sacramento, CA 95815
(916) 648-8400

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January 14, 2011

Dana Allen
Associate Planner
City of Sacramento, Community Development Department
Environmental Planning Services
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

NAME OF DEVELOPMENT: Bruceville American Dream
CONTROL NUMBER: P06-134
TYPE OF DOCUMENT: Draft Mitigated Negative Declaration

The Bruceville American Dream project proposes 49 single-family units on 6.9 acres within the Multi-Family (R-2B-PUD) zone. The site is located on the west side of Bruceville Road approximately 1960' north of Sheldon Road in the South Sacramento community.

Bus route 54 provides 60-minute service regular service with 30-minute peak service, five days a week within 1/4 mile of the site with connectivity to a Transit Center and light rail. The City of Elk Grove identifies Bruceville Road as a future alignment for light rail or bus rapid transit and a station is being considered at Sheldon Road (within 1/2 mile of the project).

Development along this corridor needs to be transit supportive to help ensure the justification and funding for future light rail as the Federal Transit Administration looks closely at land uses adjacent to the system. Transit supportive development densities need to be in the medium to high-density ranges. Street configurations and lot patterns need to support the transit system.

Dedicated right of way for light rail or bus rapid transit will have conflicts with multiple crossings so close together. Running transit in exclusive right of way down either side of Bruceville Road is a complex issue with regard to too many crossings and can impede running times.

Additionally, this project has three entrances that will require crossing gates for light rail. The CPUC will have issues providing permits for the three grade crossings so close together along this development.

Regional Transit (RT) staff has reviewed the proposed project and also recommends the following:

- The 40' of right-of-way for transit on the east side of the subdivision along the west side of Bruceville Road in the form of an Irrevocable Offer of Dedication (IOD) must be shown on the tentative map and called out for transit.

- On page 42, the paragraph under "Noise 1, a." needs to be corrected to reflect that the lots north of Damascus are lots 37-49 and the lots south of Damascus are lots 1-10.
- On page 49, the paragraph under TRANSIT SYSTEM should be corrected to read as follows:

RT operates 65 bus routes and 26.9 miles of light rail covering a 418 square-mile service area. Buses and light rail run 365 days a year using 76 light rail vehicles, 236 buses powered by compressed natural gas (CNG) and 17 shuttle vans. Buses operate daily from 5:00 a.m. to 9:45 p.m. every 15 to 60 minutes, depending on the route. Light rail trains operate from 4:00 a.m. to 10:30 p.m. daily with service every 15 minutes during the day and every 30 minutes in the evening.

Thank you for the opportunity to comment. Please send any subsequent documents and hearing notices that pertain to this project, as they become available. If you have further questions regarding these recommendations, please contact me at (916) 556-0514 or cpair@sacrt.com.

Sincerely,



Chris Pair
Assistant Planner

C: RoseMary Covington, AGM of Planning & Transit Systems Development
Traci Canfield, Planner, RT



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RESOLUTION NO. 2011

Adopted by the Sacramento City Council

ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING PROGRAM FOR THE BRUCEVILLE AMERICAN DREAM PROJECT (P06-134)

BACKGROUND

A. On February 10, 2011 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Bruceville American Dream Single-Family Residential Housing Project.

B. On April 21, 2011 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) (a), (b), and (c) (publication, posting, and mail 500 feet), and received and considered evidence concerning the Bruceville American Dream project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council finds as follows:

A. The Project initial study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned would have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

1. On December 13, 2010 a Notice of Intent to Adopt the MND (NOI) dated December 13, 2010 was circulated for public comments for 30 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

2. On December 13, 2010 the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

3. The Initial Study was revised after public notice of its availability; however, none of the conditions requiring recirculation (CEQA Guidelines section 15073.5(b)) is applicable to the project. The mitigation measures were replaced with either equal or more effective measures pursuant to Section 15074.1 of the CEQA Guidelines, revisions to the project do not result in new avoidable significant effects, and the new information added to the Negative Declaration makes insignificant modifications.

Section 2. The City Council has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The City Council has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

Section 3. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

Section 4. The City Council adopts the MND for the Project.

Section 5. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.

Section 6. 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 section 15075 of the State EIR Guidelines adopted pursuant thereto.

Section 7. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

Section 8. Exhibit A is a part of this Resolution.

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Exhibit A: Mitigation Monitoring Plan



Exhibit A: Mitigation Monitoring Plan

BRUCEVILLE AMERICAN DREAM (P06-134) 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 Boulevard, Sacramento, CA 95811, pursuant to Public Resources Code of California, Statute, 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Name/File Number: Bruceville American Dream (P06-134)

Owner/Developer/Applicant: Steve Schnable
JMC Homes
1430 Blue Oaks Blvd., Suite 190
Roseville, CA 95678

City of Sacramento Contact: Dana Allen, Associate Planner
Environmental Planning Services
Community Development Department
300 Richards Boulevard
Sacramento, CA 95811
Phone: (916) 808-2762

Project Location

The proposed project site is located on the west side of Bruceville Road at Damascas Drive. Jacinto Road is located north, Center Parkway is east and Sheldon Road is south. The project site includes Assessor's Parcel Numbers 117-0211-017, -018, -021, -027 and -028.

Project Components

The proposed project requests construct a 49-unit, small lot, single-family subdivision on approximately 6.9 vacant acres, within the Multi-Family (R-2B-PUD) zone. Project entitlements include a Tentative Map to subdivide five parcels totaling approximately 6.9 net acres into 49 parcels and two landscape lots, a PUD Guidelines Amendment to allow small lot single-family residences within the Laguna Meadows Planned Unit Development, a PUD Schematic Plan Amendment and a Special Permit for alternative housing.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Biological Resources, Cultural Resources, Hazards and Noise impacts. 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/Mitigated Negative Declaration 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/applicant 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 Mitigated Negative Declaration/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 would be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento, along with other applicable local, state or federal agencies, would be responsible for ensuring compliance.

MITIGATION AGREEMENT

PROJECT NAME / FILE NUMBER: Bruceville American Dream (P06-134)

OWNER/DEVELOPER/APPLICANT: Steve Schnable
JMC Homes
1430 Blue Oaks Blvd., Suite 190
Roseville, CA 95678

I, John Mourier Const., Inc. (owner/developer/applicant), agree to amend the project application P06-134 to incorporate the attached mitigation measures as identified in the Initial Study for the project. I understand that by agreeing to these mitigation measures, all identified potentially significant environmental impacts should be reduced to below a level of significance, thereby enabling the Environmental Coordinator to prepare a Mitigated Negative Declaration of environmental impact for the above referenced project.

I also understand that the City of Sacramento will adopt a Mitigation Monitoring Plan (Plan) for this project. This Plan will be prepared by the Community Development Department, pursuant to the California Environmental Quality Act Guidelines Section 21081.6 and pursuant to Article III of the City's Local Administrative Procedures for the Preparation of Environmental Documents.

I acknowledge that this project, P06-134, would be subject to this Plan at the time the Plan is adopted. This Plan will establish responsibilities for the monitoring of my project by various City Departments and by other public agencies under the terms of the agreed upon mitigation measures. I understand that the mitigation measures adopted for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said mitigation measures.



Signature (Owner/Developer/Applicant)

Land Development Manager - John Mourier Const., Inc.

Title

5.4.2010

Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Placer }
 On May 6, 2010 before me, Karen Headley a notary public,
-Date Here Insert Name and Title of the Officer
 personally appeared Steven A. Schnable
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

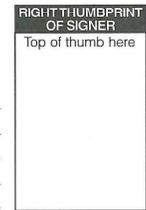
Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer Is Representing: _____



Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer Is Representing: _____



Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
<p>Biological Resources</p>	<p>Bio 1 -To mitigate impacts to Swainson's hawk and other migratory birds during the nesting season (March 1 through September 15), the project applicant(s) shall retain a qualified biologist to conduct preconstruction surveys and to identify active nests on and within 0.5 mile of the project site. The surveys shall be conducted no more than 14 days before the beginning of construction. To the extent feasible, guidelines provided in <i>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley</i> (Swainson's Hawk Technical Advisory Committee 2000) shall be followed.</p> <p>If no nests are found, no further mitigation is required.</p> <p>If active nests are found, impacts to nesting Swainson's hawks and other migratory birds shall be avoided by establishment of appropriate buffers around the nests to the extent any portion of the buffer area is located on the project site. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged and the nest is no longer active. DFG guidelines recommend implementation of 0.25-mile buffers for most birds and 0.5-mile buffers for Swainson's hawk, but the size of the buffer may be adjusted if a qualified biologist and the City, in consultation with DFG, determine that such an adjustment would not be likely to adversely affect the nest. If adjustments to this buffer are made, Fish and Game Code Section 2081 permits may need to be obtained through DFG. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest. Initiation of construction before March 1 or after September 15 does not require a survey to be conducted, and mitigation is not required.</p> <p>Bio 2 - Prior to the issuance of grading permits, the project applicant shall preserve 6.9 acres of suitable raptor foraging habitat for the loss of habitat. Suitable foraging habitat includes alfalfa or other low growing row crops. Preservation may occur through the purchase of conservation easements or fee title of lands with suitable foraging habitat. Land and easements shall be approved by the City in consultation with DFG.</p> <p>Bio 3 - <u>Giant garter snake permanent loss of habitat:</u> The area to be considered as permanent loss of</p>	<p>City of Sacramento-Community Development Department;</p> <p>California Department of Fish and Game</p> <p>United States Fish and Wildlife Service</p>	<p>Prior to issuance of any grading or building permit: The Community Development Department shall assure that measures are identified on construction plans and specifications and will confirm compliance with mitigation measures prior to issuance of any grading or building permit.</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>habitat shall be the area set back from the edge of the Laguna Creek channel, upland 200 feet. <i>However, it shall exclude any existing development within the 200 feet setback, including the City of Sacramento's North Laguna Creek Wildlife Area Bike Trail.</i> The applicant shall, prior to obtaining a grading permit, submit an approved conservation easement from the U.S. Fish and Wildlife Service demonstrating that replacement habitat for the giant garter snake has been obtained, and that all elements of the mitigation set forth below have been adequately secured.</p> <p>a. Replacement of affected giant garter snake habitat at a 3:1 ratio (1.06 acres x 3 = 3.18 acres);</p> <p>b. If restoration of habitat is a component of the replacement habitat, one year of monitoring restored habitat with a photo documentation report due one year from implementation of the restoration with pre- and post-project area photos;</p> <p>c. Five years of monitoring replacement habitat with photo documentation report due each year.</p> <p>Bio 4: Giant garter snake potential take: Prior to obtaining a grading permit, the applicant shall submit an approved incidental take permit for Giant garter snake from U.S. Fish and Wildlife Service, or approved Habitat Conservation Plan (HCP). The following are the typical Terms and Conditions of an approved HCP:</p> <p>a. Prior to commencement of construction activities the applicant shall compensate for the permanent loss of habitat of the Giant garter snake to the satisfaction of the USFWS, as specified in Bio 3.</p> <p>b. Construction activity within snake habitat shall be conducted between May 1 and October 1, the active period for the Giant garter snake;</p> <p>c. The applicant shall identify any land area of the project site that should be avoided as an environmentally sensitive area (ESA). Prior to commencement of construction, high visibility fencing shall be erected around such areas to protect them from encroachment of personnel or equipment. The fencing shall be inspected prior to the start of each workday and maintained by the applicant until completion of construction. Signs shall be posted every 50 feet along the edge of ESAs, with the</p>		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>following text:</p> <p><i>"This area is habitat of federally-threatened and/or endangered species, and must not be disturbed. These species are protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines and imprisonment."</i></p> <p>The signs shall be clearly readable from a distance of 20 feet, and shall be maintained until completion of construction, when they shall be removed.</p> <p>d. Best Management Practices (BMPs), including a Storm Water Pollution Prevention Plan (SWPPP) and Water Pollution Control program (WPCP) shall be implemented to prevent sediment from entering areas outside the project area or construction area, including, e.g., silt fencing, temporary berms, and installation of vegetative strips. BMPs shall be implemented to reduce impacts from erosion, dust, noise and other deleterious aspects of construction activities. Runoff from dust control and hazardous materials shall be retained on the construction site.</p> <p>e. Tightly woven fiber netting or similar material shall be used for erosion control and other purposes at the project site to ensure that the Giant garter snake does not get trapped or become entangled. This restriction shall be communicated to the contractor through the use of special provisions included in the bid solicitation package. Plastic monofilament netting (erosion control matting) shall not be used for erosion control.</p> <p>f. During construction operations, the number of access routes, number and size of staging areas, and the total area of the proposed project activity shall be limited to the proposed project site. Routes and boundaries will be restricted to established roadways to minimize habitat disturbance. Project-related vehicles shall observe a 20-mile per hour limit within construction areas, except on paved public highways.</p> <p>g. During construction operations, stockpiling of construction materials, portable equipment, vehicles and supplies shall be restricted to any designated construction staging areas and shall avoid all environmentally sensitive areas. The applicant shall ensure that there is no contamination</p>		

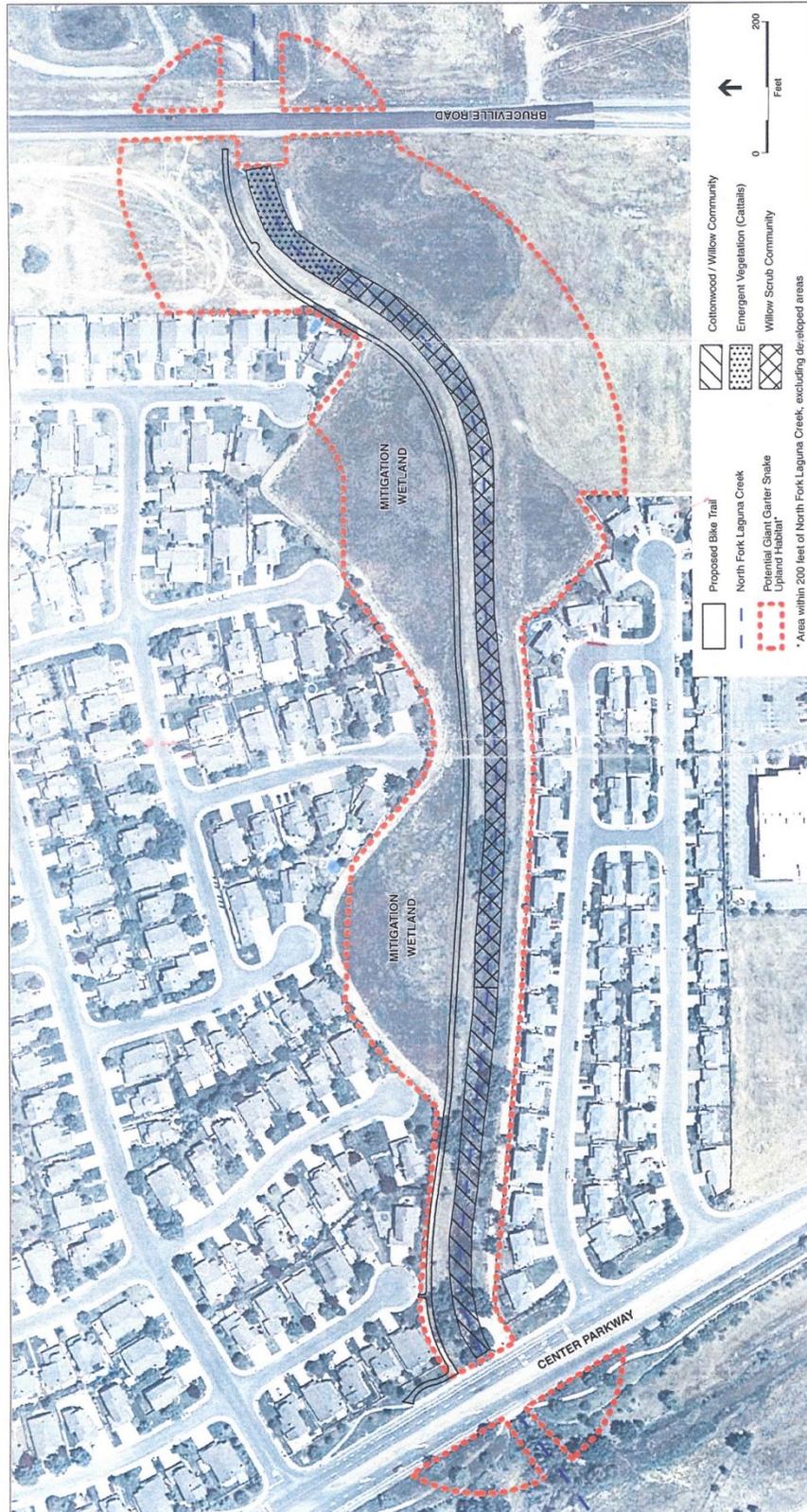
Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>of habitat areas during construction operations.</p> <p>h. Within 24 hours prior to the commencement of construction activities, the applicant shall arrange for a site visit and inspection by a USFWS-approved biologist. The biologist shall be on-site during all activities that could result in adverse effects to the GGS. The monitoring biologist shall have the authority to stop construction activities if a snake is encountered until appropriate corrective measures as identified by the biologist have been implemented, or until the snake is determined to be unharmed. Snakes encountered during construction activities shall be allowed to move away from the area on their own volition. The biologist shall notify the USFWS immediately if any listed species are found on-site, and shall submit a report regarding each such sighting, including date and time, location, habitat description, and any corrective measures taken for protection of the species. The biologist shall report any take of listed species to the USFWS immediately by telephone at (916) 414-6000 and by electronic mail or written letter addressed to the Chief, Endangered Species Division, within three (3) working days of the incident.</p> <p>i. A Worker Environmental Awareness Training Program for all construction personnel shall be conducted by the USFWS-approved biologist prior to the commencement of construction activities. The program shall provide workers with information on their responsibilities with regard to the snake, an overview of the life-history of the species, information on take prohibitions, protections afforded the animal under the federal Endangered Species Act, and an explanation of the relevant terms and conditions of the various biological opinions that have been issued by the USFWS relating to the Giant garter snake. All workers shall be informed of the importance of preventing spills and appropriate measures that should be taken in the event a spill occurs.</p> <p>j. To eliminate an attraction to predators of the snake, all food-related trash items such as wrappers, cans, bottles and food scraps shall be disposed of in closed containers and removed at the end of each workday from the project site.</p> <p>k. Any dewatered habitat shall remain dry for at least 15 consecutive days after April 15.</p> <p>l. After construction activities are complete, any temporary fill or construction debris</p>		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>shall be removed. Disturbed areas that are not developed with permanent project improvements shall be restored to their pre-project conditions. All snake habitat areas subject to temporary ground disturbances, including storage or staging areas and temporary roadways or paths, shall be restored. Such areas shall be re-contoured, if appropriate, and revegetated with appropriate locally-collected native plant species to promote restoration to pre-project conditions. Refer to USFWS <i>Guidelines for the Restoration and/or Replacement of Giant Garter Snake Habitat (USFWS 1997)</i>. A written report regarding restoration and project site conditions shall be submitted to the USFWS and City of Sacramento Community Development Department, Attention Mitigation Monitoring, within ten working days of the completion of construction at the project site.</p> <p>Bio 5 - Prior to the issuance of grading permits or any ground disturbing activities, the project applicant shall retain a qualified biologist to conduct a pre-construction burrowing owl survey. The survey shall be conducted in accordance with the guidelines set forth in the California Burrowing Owl Consortium's April 1993 Burrowing Owl Survey Protocol and Mitigation Guidelines, and shall be conducted no more than 14 days prior to ground disturbing activity.</p> <p>If no suitable burrows are found, no further mitigation is required. If suitable burrows are found, but no owls are found, all burrows shall be hand-excavated and collapsed prior to any ground disturbing activity. If nesting owls are found, buffers shall be established and no disturbance shall be allowed within 160-feet of the active nest burrow during the nesting season (i.e., between February 1 and August 21).</p> <p>Outside the nesting season, and/or upon confirmation by the qualified biologist, in consultation with CDFG, that all young have fledged and left an active nest, burrowing owls present in the burrow shall be excluded from the burrow(s) by a qualified biologist through a passive relocation as outlined in the California Burrowing Owl Consortium's April 1993 Burrowing Owl Survey Protocol and Mitigation Guidelines. Once the burrows have been cleared, they shall be hand-excavated and collapsed prior to ground disturbing activity.</p> <p>Bio 6 - In order to ensure no impacts to bed, bank or channel of Laguna Creek, the project applicant shall</p>		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>establish a minimum 50-foot setback from the creek and utilize best management practices during construction, including but not limited to the installation and maintenance of silt fencing at the 50 foot setback. If the proposed project affects the bed, bank, or channel of the feature, permitting from the Army Corp of Engineers shall be required under Section 404 of the Clean Water Act. Permitting from the California Department of Fish and Game under Sections 1600-1607 of the California Fish and Game Code shall be required in such event.</p>		
<p>Cultural Resources</p>	<p>Cultural Resources 1</p> <p>1. The applicant shall hire a qualified archaeologist to conduct a records search for the project site, including a search of the North Central Information System at CSU Sacramento. The qualified archaeologist shall provide recommendations for mitigation should any resource be identified on the project site by the records search. Prior to issuance of grading permits, the applicant shall provide proof that the records search has been performed and that any cultural resources identified on the project site have been mitigated according to the recommendations of the qualified archaeologist.</p> <p>2. In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.</p> <p>3. If a Native American site is discovered, the</p>	<p>City of Sacramento-Community Development Department;</p> <p>Native American Heritage Commission</p>	<p>Prior to issuance of any grading or building permit: The Community Development Department shall assure that measures are identified on construction plans and specifications, and will inspect in the field and on complaint basis for compliance.</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>evaluation process shall include consultation with the appropriate Native American representatives.</p> <p>If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.</p> <p>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</p> <p>4. If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.</p>		
Hazards	<p>Hazards 1</p> <p>1. Laboratory analysis of all debris removed from the site for asbestos shall be required prior to landfill acceptance.</p> <p>2. Existing water wells shall, if removed from service, be properly abandoned in accordance with the County of Sacramento, Environmental Management Department, Water Protection Division regulations. If the wells have previously been abandoned, verification from the County of Sacramento, Environmental Management Department, Water</p>	<p>City of Sacramento-Community Development Department;</p> <p>County of Sacramento, Environmental Management</p>	<p>Prior to issuance of any grading or building permit: The Community Development Department shall assure that measures are identified on</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	Protection Division shall be required as a condition of approval prior to grading permits from the City of Sacramento.	Department, Water Protection Division	construction plans and specifications and will inspect in the field and on complaint basis for compliance.
Noise	<p>Noise 1</p> <p>1. A noise barrier shall be constructed with solid construction, such as masonry or stucco, with no gaps or holes that would compromise noise insulation performance along the eastern property line of the proposed project. The noise barrier shall be 8 feet high above building pad elevations north of Damascas Drive, on the eastern side of lots 1 through 10 and south of Damascas Drive, on the eastern side of lots 37 through 49.</p> <p>2. The noise barrier at lots 10 and 37 shall extend from the rear lot line to the front of the house façade.</p> <p>Noise 2</p> <p>1. Exterior facades facing Bruceville Road shall be finished with stucco or brick siding.</p> <p>2. Air conditioning or other suitable mechanical ventilation shall be provided to the homes to allow residents to close windows for the desired acoustical isolation.</p>	City of Sacramento-Community Development Department	Prior to Certificate of Occupancy: The Community Development Department will review site to confirm completion of improvements.



North Laguna Creek Wildlife Area Bike Trail, 204038
Figure 4-1
 Vegetation Communities and Wildlife Habitat in the Project Area

SOURCE: City of Sacramento, and ESA, 2004



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of Contents

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**ADOPTING THE INCLUSIONARY HOUSING PLAN FOR THE BRUCEVILLE
AMERICAN DREAM PROJECT (P06-134)**

BACKGROUND

A. The Mixed Income (Inclusionary) Housing Ordinance, Sacramento City Code Chapter 17.190, requires that 15% of the units in new for-sale residential development projects in new growth areas be affordable to low income households when the affordable units are located on the project site.

B. On February 10, 2011, the City Planning Commission conducted a public hearing on and forwarded to the City Council a recommendation to approve with conditions the Bruceville American Dream Single-Family Residential Housing Project, which includes an Inclusionary Housing Plan.

C. On April 21, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Bruceville American Dream Single-Family Residential Housing Project, including the Inclusionary Housing Plan.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY
COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Based on the verbal and documentary evidence received at the hearing on the Bruceville American Dream Project, the City Council finds that the Project's proposed Inclusionary Housing Plan is consistent with Chapter 17.190 of the City Code, which requires an Inclusionary Housing Plan setting forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the residential development.

Section 2. The City Council adopts the Inclusionary Housing Plan for the Bruceville American Dream Project, attached hereto as Exhibit A.

Section 3. Exhibit A is a part of this Resolution.

Table of Contents:

Exhibit A: Inclusionary Housing Plan



Exhibit A – Inclusionary Housing Plan

Inclusionary Housing Plan #2
Standard low income on site for sale
June 22, 2007

Inclusionary Housing Plan Single Family Ownership Project Residential Project is ≤ 5 acres

Project Name: Bruceville American Dream
Project Location: Bruceville Road at Damascas Drive
Developer Name: John Mourier Construction
**Developer Address
And Phone Number:** 1430 Blue Oaks Boulevard
Roseville, CA 95747
Gross Acreage: 5 acres
Number of Units: 49

Mixed Income Housing Policy

The Project site is located in a new growth area and thus is subject to the City’s Mixed Income Housing Policy. The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City’s Mixed Income Housing Ordinance, City of Sacramento City Code Chapter 17.190.030 (B)(1) requires that 10 percent (10%) of the total units in a Residential Project be affordable to very low income households and five percent (5%) for low income households (the “Inclusionary Requirement” and “Inclusionary Units”).

Because this project consists of fewer than 5.0 gross acres, Section 17.190.030 (B)(2) provides that the entire inclusionary housing component for an exclusively single family development may consist of Inclusionary Units that may be affordable and sold to low income households.

Pursuant to the City Code Section 17.190.110 (B), an Inclusionary Housing Plan (“Plan”) must be approved prior to or concurrent with the approval of legislative, or as applicable in this case, adjudicative entitlements for the Project. City Code Section 17.190.110 (A) sets forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the Project. This document constitutes the Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement for the Project. All future approvals for the Project shall be consistent with this Inclusionary Housing Plan.

Inclusionary Housing Plan #2
Standard low income on site for sale
June 22, 2007

The Inclusionary Requirement for the Project will be set forth in more detail in the Inclusionary Housing Agreement executed by the Developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against all the residential land in the Project. The Inclusionary Housing Agreement shall be executed and recorded no later than the approval of the final map for the subdivision. The Inclusionary Housing Agreement will describe with particularity the site and building schematics and financial arrangements for the construction and financing of the Inclusionary Units, pursuant Section 17.190.110(C). The Inclusionary Housing Agreement shall be consistent with this Plan.

Number of Inclusionary Units

The Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Low Income Households ("Low Income Units") as defined in the Sacramento City Code Section 17.190.020, equal to 15 percent (15%) of the total number of housing units approved for the Residential Project... Based on the current Project proposal, the Inclusionary Requirement for the Project is presented in the table below.

Table 1: Inclusionary Units

Total Number of Units within the Project	49
Low Income Units (15% of units)	7
Total Number of Inclusionary Units	7

If the Project approvals are amended to increase the number of units in the Project, this Plan will be amended to reflect a number of equal to 15 percent (15%) of the increased total residential units in the amended entitlements. If the Project approvals are amended to decrease the number of residential units in the Project, this Plan will be amended to reflect a number equal to 15 percent (15%) for the decreased total residential units in the amended entitlements. However, after a building permit has been issued for a structure to contain Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code regardless of any subsequent reduction in the number of approved total residential units in the Project.

Inclusionary Housing Plan #2
 Standard low income on site for sale
 June 22, 2007

Location of Inclusionary Units within the Project

The inclusionary units shall be dispersed and geographically distributed throughout the Project. The unit mix by bedroom counts and unit sizes of the inclusionary units will be proportional to the bedroom counts and unit sizes of the non-inclusionary market rate units. The unit mix and sizes for this Project is presented in the table below.

Table 2: Unit mix, lot or unit numbers, and size of inclusionary units

Number of Inclusionary Units	Level of Affordability	Lot or Unit Numbers	Number of Bedrooms	Square Footage
1	Low Income	3	3	1200
2	Low Income	7	3	1200
3	Low Income	11	3	1200
4	Low Income	18	3	1200
5	Low Income	27	3	1200
6	Low Income	31	3	1200
7	Low Income	49	3	1200

Affordability Requirements

Sale and occupancy of the Inclusionary Units shall be restricted to households with incomes, at the time of initial occupancy, that do not exceed 80 percent (80%) of the median income for Low Income households and shall be consistent with the SHRA guidelines. Median income figures are those published annually by the United States Department of Housing and Urban Development.

The sales prices of the affordable inclusionary units will be set in accordance with the Guidelines for the Sale of Inclusionary Housing, and Section 17.190.090 of the Ordinance. As part of the Inclusionary Housing Agreement, SHRA will provide the Developer with a schedule of maximum sales prices affordable to income ranges.

Sales prices of units will be outlined in the Inclusionary Housing Agreement. The units will be sold initially at an affordable housing price to a low or very low income first time home buyer. The affordable price is calculated where the homebuyer provides a five percent (5%) down payment and does not pay more than thirty-five percent (35%) of gross monthly income on mortgage principal and interest, taxes, assessments, and insurance. An SHRA 30-year note will govern the home's resale, allowing SHRA to refer an income-eligible buyer after notification of the owner's intent to sell. If an income-eligible purchaser is not found, the home may be resold on the open market, provided that SHRA recaptures the difference between the home's market value and its affordable housing price as well as any other City or SHRA contributions. The owner occupant may receive his or her initial

Inclusionary Housing Plan #2
 Standard low income on site for sale
 June 22, 2007

equity in the home and a portion of the home's appreciated value. The terms of this arrangement will be outlined in the Inclusionary Housing Agreement between SHRA and the Developer in accordance with the Guidelines for the Sale of Inclusionary Housing.

Phasing of Development of the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the remaining units in the Project, as defined in Sacramento City Code Section 17.190.020. The nature of the concurrency is defined by a series of linkages between approvals of the market rate units and the development of the Inclusionary Units.

Market Rate Housing/Inclusionary Unit Linkages

The following describes the relationship of market rate development activity to the activity of inclusionary unit development activity. The milestones outlined below are to ensure that the development of affordable units occurs concurrently with the development of market rate units.

- The Inclusionary Housing Plan shall be approved concurrently with the approval of the Project's tentative map.
- The Inclusionary Housing Agreement shall be executed and recorded concurrently with the recordation of the Project's final map.
- No more than 50 percent (50%) of the building permits for market rate residential units may be pulled prior to the issuance of 100 percent (100%) of the building permits for the inclusionary residential units.
- Marketing of the inclusionary units within the Project shall occur concurrently with the marketing of market rate units.

Fee Reductions

The City of Sacramento may provide \$1,000 in fee reductions for obligated low income inclusionary housing. Reductions depend on the availability of funding at the time of recordation of the Inclusionary Housing Agreement. The Planning Director shall approve fee reductions and approvals are valid for 18 months after the recordation of the Inclusionary Housing Agreement.

I am requesting for the fee reductions in the amount of \$7,000 as follows:

Units	Income Affordability	Fee Reduction per Unit	Total Fee Reduction
7	Low income	\$1,000	\$7,000



Inclusionary Housing Plan #2
Standard low income on site for sale
June 22, 2007

Amendment and Administration of the Inclusionary Housing Plan

The Planning Director, with the advice of the Executive Director of SHRA, shall administer this Inclusionary Housing Plan. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code Section 17.190.110(B) (1).

Minor amendments include modifications in total number and location of units and the unit size and mix necessary to reflect changes in the design of the underlying development project, including changes in unit size, on-site location and other similar changes. Recordation of an amendment will not be required to be recorded against the entire project.

Major amendments must be approved by the Planning Commission and will be recorded against the entire project. These amendments include changing lot numbers of the inclusionary units and modification of the inclusionary units from ownership to rental.

Developer Acknowledgement

I attest that I have prepared this Inclusionary Housing Plan to comply with the Mixed Income Housing Ordinance cited above and that all information provided is accurate and complete to the best of my knowledge. Except for project-specific information requested in the template, I have not modified the language provided in the City-provided template.

Developer Signature



Date

9.1.2010



RESOLUTION NO.

Adopted by the **Sacramento City Council**

**AMENDING THE 2030 GENERAL PLAN LAND USE AND
URBAN FORM DIAGRAM DESIGNATION FROM SUBURBAN NEIGHBORHOOD
HIGH DENSITY TO SUBURBAN NEIGHBORHOOD MEDIUM DENSITY
(BRUCEVILLE AMERICAN DREAM PROJECT P06-134)
(APN: 117-0221-017, 018, 021, 027, and 028)**

BACKGROUND

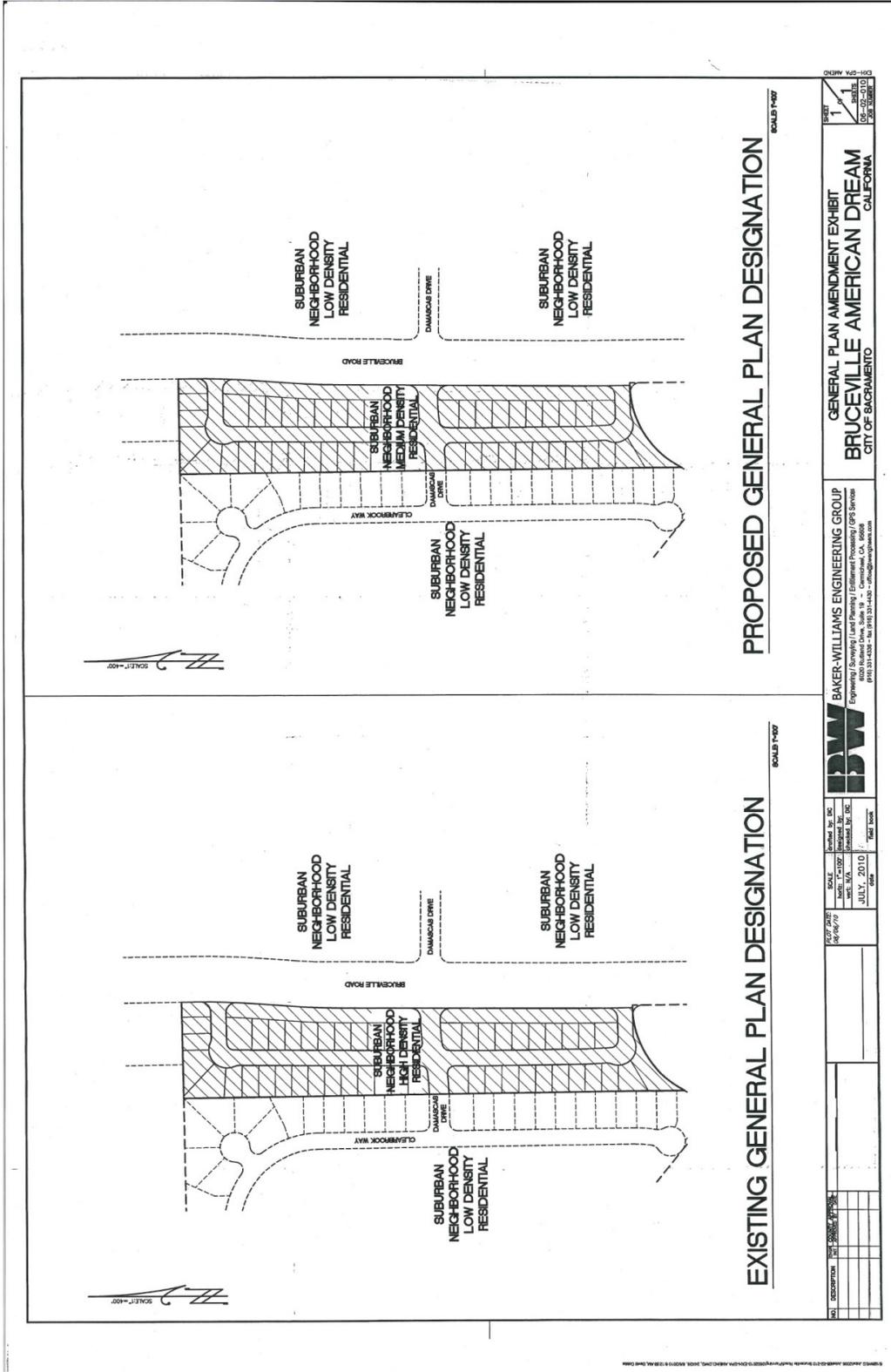
- A. On March 3, 2009, Council adopted the 2030 General Plan (Resolution No. 2009-131).
- B. On February 10, 2011 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Bruceville American Dream Single-Family Residential Housing Project which includes the proposed amendment to the 2030 General Plan Land Use and Urban Form Diagram.
- C. On April 21, 2011 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Bruceville American Dream Single-Family Residential Housing Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing, the City Council approves the 2030 General Plan Land Use and Urban Form Diagram Amendment as follows:

- A. Environmental Determination: Mitigated Negative Declaration
- B. The 2030 General Plan Land Use and Urban Form Diagram Amendment is approved as set forth in Exhibit A
- C. Exhibit A is part of this Resolution.

Exhibit A – General Plan Amendment



PROPOSED GENERAL PLAN DESIGNATION

EXISTING GENERAL PLAN DESIGNATION

DATE: 07/10/2010	SCALE: 1" = 100'	DATE: 07/10/2010	SCALE: 1" = 100'
PROJECT: BRUCEVILLE AMERICAN DREAM	DATE: 07/10/2010	PROJECT: BRUCEVILLE AMERICAN DREAM	DATE: 07/10/2010
<p>BW BAKER-WILLIAMS ENGINEERING GROUP Engineering / Surveying / Land Planning / Estimation / Processing / GIS Services 8100 31st Avenue, Suite 100, Sacramento, CA 95821 (916) 331-4334 • Fax (916) 331-4400 • www.bakerwilliams.com</p>		<p>GENERAL PLAN AMENDMENT EXHIBIT BRUCEVILLE AMERICAN DREAM CALIFORNIA CITY OF SACRAMENTO</p>	



RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE LAGUNA MEADOWS PLANNED UNIT DEVELOPMENT (PUD) SCHEMATIC PLAN AND DESIGN GUIDELINES FOR THE BRUCEVILLE AMERICAN DREAM PROJECT (P06-134)

BACKGROUND

- A.** On February 10, 2011, the Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Bruceville American Dream Project; and
- B.** On April 21, 2011 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code sections 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Bruceville American Dream Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 Based on the verbal and documentary evidence received at the hearing on the Bruceville American Dream Project, the City Council approves the Laguna Meadows Schematic Plan Amendment and Laguna Meadows Guidelines Amendment for the Bruceville American Dream Project.
- Section 2 The City Council approves the Laguna Meadows PUD Schematic Plan and Development Guidelines Amendment based on the following Findings of Fact:
 - 1. The PUD amendment conforms to the General Plan and the South Sacramento Community Plan; and
 - 2. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates the construction of new single-family homes on a site designated for residential construction; and
 - 3. The PUD Amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed, and that the residential uses will not create a negative impact on adjacent uses.

Section 3 The Schematic Plan and Development Guidelines for the Laguna Meadows PUD are amended as attached hereto as Exhibit A and Exhibit B, respectively, subject to the following Condition of Approval:

1. Development of the site shall adhere to the amended Schematic Plan and PUD Guidelines. Modifications to the project shall require additional review and may require further amendments of the PUD Schematic Plan and Guidelines.

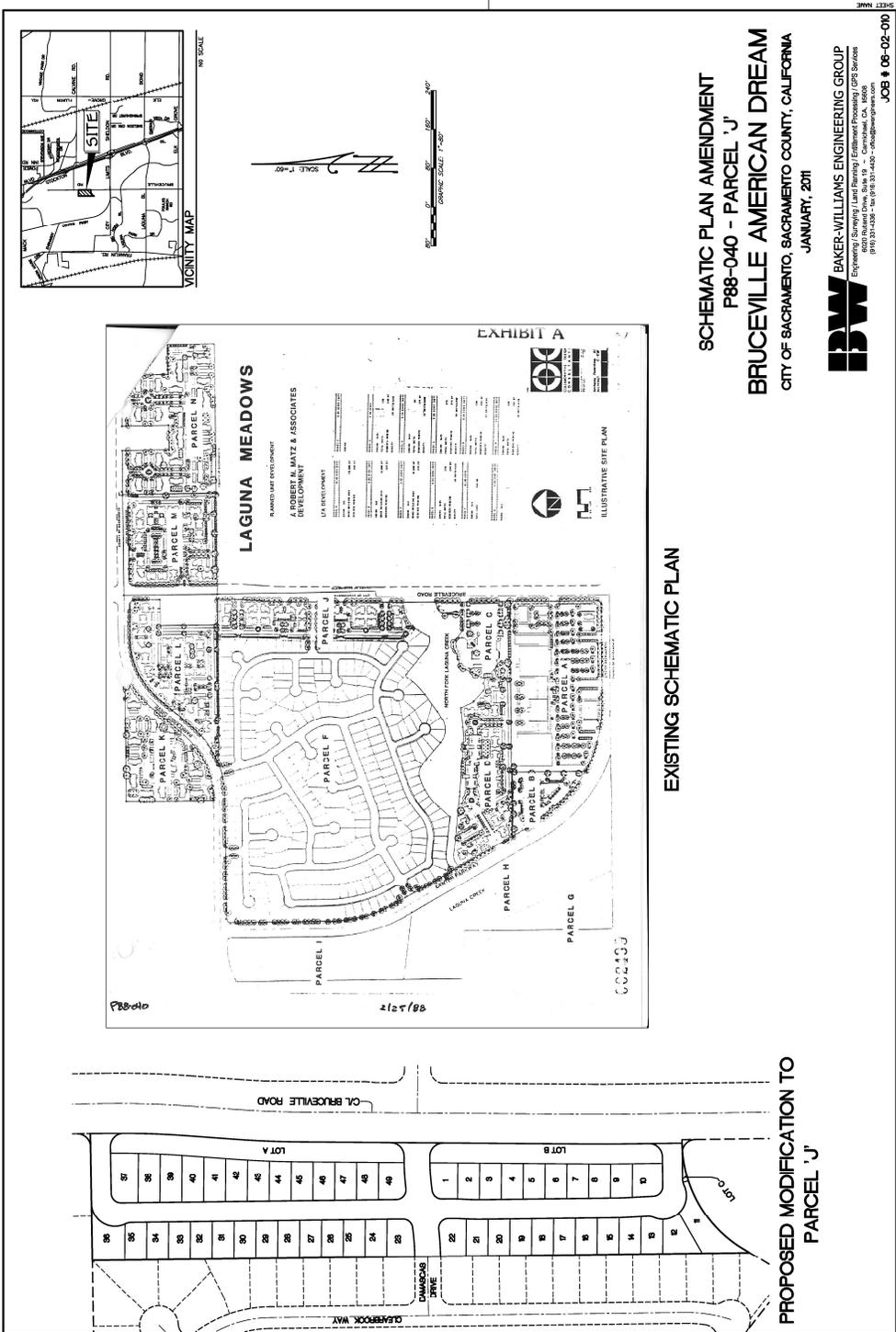
Section 4. Exhibits A and B are a part of this Resolution.

Exhibit A: Laguna Meadows Amended PUD Schematic Land Use Plan

Exhibit B: Laguna Meadows PUD Guidelines Amendment



Exhibit A – Schematic Plan Amendment



SCHMATIC PLAN AMENDMENT
P88-040 - PARCEL 'J'
BRUCEVILLE AMERICAN DREAM
 CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
 JANUARY, 2011

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JOB # 06-02-00



b. Procedures for Approval

Prior to approval of Special Permits, additional subdivision maps or other planning entitlements, necessary permanent off-site improvements are to be substantially complete to the satisfaction of the ~~Public Works Director~~ Department of Transportation Director. Sites designated for single-family residential on the approved schematic plan (Sites F ~~and~~ N, ~~and~~ J) shall be ~~exempt from Special Permit Review~~ subject to review in accordance with Chapter 17.180 of the Zoning Code (Planned Unit Developments). A tentative Map shall be required for the development of these sites. Pay Parkland Dedication fees at time of further subdivision for single family residential lots and at time of building permits for multifamily residential. Development of the remaining sites in the Laguna Meadows PUD are subject to ~~Special Permit approval by the City Planning Commission~~ review in accordance with section 17.180 of the Zoning Code (Planned Unit Developments). ~~Special Permit~~ Development plans shall be in conformance with the schematic plan approved by the City Council. Any changes to the Laguna Meadows Schematic Plan require the approval to the City Planning Commission and may require approval by the City Council in accordance with section 17.180.050 (D) of the City Code (Amendment of a PUD).

I. Building Standards – Single-Family Residential (Sites F, N, and J)

1. General Building Design

- a. All new single-family units shall be compatible, in size and design, with adjacent uses
- b. All new single-family homes shall conform to the Citywide Single Family Design Guidelines.



RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE BRUCEVILLE AMERICAN DREAM SINGLE-FAMILY RESIDENTIAL HOUSING PROJECT.

(P06-134) (APN: 117-0221-017, 018, 021, 027, 028)

BACKGROUND

A. On February 10, 2011 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Bruceville American Dream Single-Family Residential Housing Project.

B. On April 21, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Bruceville American Dream Single-Family Residential Housing Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the Bruceville American Dream Project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. Tentative Map: The Tentative Map to subdivide five parcels totaling 4.2± net acres into 49 small lot single family residential parcels and two landscape lots within the Multi-Family (R-2B-PUD) zone 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 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 construction of the proposed improvements are required to mitigate for any significant impacts related to the environment.

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 in that it provides small-lot single-family housing compatible with adjacent uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

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 passive or natural heating and cooling opportunities. Due to the physical limitations of the site, the houses have an east-west orientation. This orientation helps to maximize passive cooling opportunities during warmer months.

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).

B. Special Permit: The Special Permit for alternative housing to construct 49 single-family residences is approved based on the following findings of fact:

1. The project is based on sound principles of land use in that the proposed project has been designed to develop a vacant site and will provide new single-family ownership opportunities. The proposed project constitutes a sound land use in that the homes are compatible with the surrounding land uses which consist of both single and multi-family homes.

2. The proposed project, as conditioned, would not result in the creation of a nuisance as the proposed single family homes are compatible with the surrounding land uses. The circulation and access pattern is appropriate for the subject site. Though the proposed lots are smaller than the typical single-family lot, staff has found that the lots provide adequate private yards and setbacks.

3. Granting of the Special Permit would be consistent with the objectives of the General Plan in that it provides small-lot single-family housing compatible with adjacent uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

A. Tentative Map: The Tentative Map to subdivide five parcels totaling 4.2± net acres into 49 small lot single family residential parcels and two landscape lots within the Multi-Family (R-2B-PUD) zone approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P06-134). The design of any improvement not covered by these conditions or the PUD Guidelines 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.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. 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;

3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P06-134);
4. Meet all conditions of the existing PUD (P06-134) unless the condition is superseded by a Tentative Map condition;
5. Show all continuing and proposed/required easements on the Final Map;

Department of Transportation: Streets (Anis Ghobril, DOT, 808-5367)

6. 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;
7. 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 fronting the property along Damascas Drive per City standards to the satisfaction of the Department of Transportation;
8. The proposed internal public road shall be constructed as a 41-foot section with attached sidewalks per city standards and to the satisfaction of the Department of Transportation;
9. Dedicate sufficient right-of-way and construct Bruceville Road per City standards and to the satisfaction of the Department of Transportation. Bruceville Road shall be constructed as a 6-lane City arterial standard (121-foot R/W) with separated sidewalks and bike lanes. This shall include any needed street lights. The applicant shall relocate any existing utilities that may interfere with the construction of Bruceville Road. **NOTE:** Please check the parks condition, under the heading **Sidewalk Improvements** that describes an increase of sidewalk width from 6-feet to 8-feet ;
10. Dedicate sufficient right-of-way (If needed) and construct Damascas Drive with full frontage improvements per City standards and to the satisfaction of the Department of Transportation. The construction of Damascas drive shall match

existing improvements;

11. Provide additional right-of-way for expanded intersections at signalized intersections to the satisfaction of the Department of Transportation. As part of the Bruceville Road construction, the applicant shall provide a right turn pocket (South bound to west bound) for the intersection of Bruceville Road and Damascas Drive (**matching the existing improvements on the north bound approach of said intersection**) to the satisfaction of the Department of Transportation;
12. 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;
13. 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.
14. Construct A.D.A. compliant ramps at all intersections with Bruceville Road and Damascus Drive, and Bruceville Road and the newly proposed 41-foot section Road ;
15. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Regional Transit;

Regional Transit

16. Dedicate a 40-foot right-of-way for transit use on the east side of the subdivision along the west side of Bruceville Road in the form of an Irrevocable Offer of Dedication (IOD) to the satisfaction of Regional Transit;

PUBLIC/PRIVATE UTILITIES (Yujean Kim, SMUD, 916-732-5027) (Salam Khan, SASD, 916-876-6094)

17. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street right of ways; (SMUD)
18. Connection to the SASD sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction; (SASD)

19. Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line; (SASD)
20. Private sewer service laterals will not be permitted to connect directly to the 15-inch diameter trunk sewer line in Bruceville Road; (SASD)
21. In order to obtain sewer service, construction of SASD sewer infrastructure will be required; (SASD)
22. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20-feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District; (SASD)
23. Applicant shall demonstrate adequate capacity in the existing 6-inch diameter sewer pipe in Damascus Drive or otherwise install a parallel 8-inch (min) diameter collector connecting to the sewer line in Bruceville Road; (SASD)
24. Developing this property will require payment of sewer impact fees to both SASD and SRCSD, in accordance with each District's Ordinances; (SASD)

CITY UTILITIES (Inthira Mendoza, Utilities Department, 808-1473)

25. A water main is required for the project. The location, design, and construction shall be to the satisfaction of the Department of Utilities (DOU). No connection is allowed to the existing 24" water main in Bruceville Road;
26. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be submitted to DOU for review and approval. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project;
27. A new drainage main is required for the project. The location, design and construction shall be to the satisfaction of DOU;
28. Prior to or concurrent with the submittal the of improvement plans, a drainage study is required and shall be approved by DOU. It is the responsibility of the applicant to contact the Sacramento County of Department of Water Resources (or other applicable agencies) and obtain in writing the 10-year and 100-year HGL in Jacinto Creek. This project may be required to retain some drainage onsite. If required, detention volume may be stored within oversized pipes and/or within the street section prior to overland release. The drainage system may connect to the existing public system in Bruceville Road or it may be

discharged directly into Jacinto Creek. All drainage lines shall be placed with the asphalt section of public right-of-ways as per the City's Design and Procedures Manual;

29. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. 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 release map for the proposed project. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release. The 10-year and 100-year HGL's shall be shown on the improvement plans;
30. If a new outfall structure is required for this project, then the applicant is responsible for obtaining all local, state, and federal permits for the direct discharge into Jacinto Creek. (i.e.; Corps of Engineers, Dept. of Fish and Game, USFWS, etc.);
31. 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 DOU;
32. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction;
33. This project will disturb more than one 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);
34. 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 for this project. Improvement plans must include the source control measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual", dated May 2007 for appropriate source control measures;

FIRE (King Tunson, FIRE Dept., 808-1358)

35. All turning radii for fire access shall be designed as 35' inside and 55' outside;

36. 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;
37. 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;
38. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105;

PPDS: Parks (Raymond Costantino, Park Planning & Development Services, 808-8826)

39. **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);
40. **Dedicate In Fee Title:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall dedicate in fee title, on the final map, the eastern most 65' of Parcel 11 located between the North Laguna Creek Wildlife Parkway to the south and the unnamed subdivision road to the north. The square footage of the dedication shall be shown on the final map and Applicant shall receive parkland dedication credit for the square footage. The Quimby in lieu fee shall be adjusted accordingly. At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Lot C, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Lot C; (4) if the environmental site assessment identifies any physical conditions or defects in Lot C that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (5) take all actions necessary to ensure that Lot C are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot C.;
41. **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 Public Improvement Financing, 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.);

42. **Design Coordination for PUE's and Facilities:** If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to the North Laguna Creek Wildlife Parkway or the Jacinto Creek Bike Trail, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project;
43. **Sidewalk Improvements:** The applicant shall construct an eight (8) foot wide concrete sidewalk along the Bruceville Road frontage, extending from the southeastern corner of the project site to the traffic light at the intersection of Bruceville Road and Damascus Drive. **To accommodate the increase in sidewalk width from 6-feet to 8-feet, the planter width in this segment shall be reduced from 7'10" to 7'4";**
44. **Wall Adjacent to Parkway:** Provide a four (4) foot high masonry wall with two (2) foot high wrought iron top at southern boundary to Lot 11 adjoining the North Laguna Creek Wildlife Parkway, to match the adjacent subdivision located to the west or a similar design as approved by the PPDS. The wall shall be installed on the private property lines common to the public parkway. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDS;
45. **Modifications to Jacinto Creek Parkway Trailhead:** In the event that the applicant disturbs the trailhead to Jacinto Creek Bike Trail when improvements are made to Bruceville Road, the applicant will involve PPDS in the review and approval of any modifications to the trailhead. The North Laguna Creek Wildlife Parkway or Jacinto Creek Bike Trail is an existing multi-use trail that has been constructed and maintained by the City of Sacramento. It is located immediately south of the project site, adjoining Lot 11;

MISCELLANEOUS

46. 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;

ADVISORY NOTES:

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

47. 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; (DOT)
48. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems; (DOU)
49. The proposed project is located in the Flood zone designated as **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective December 8, 2008. Within the Shaded X zone, there are no requirements to elevate or flood proof; (DOU)
50. As per City Code, the applicant will be responsible to meet his/her obligations regarding: (PARKS)
 - a) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$289,120. This is based on forty-nine (49) single family residential units and an average land value of \$330,000 per acre for the South Sacramento (South of Florin Road) 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 (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$254,359. This is based on forty-nine (49) single

family residential units at \$5,191 each. 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.

c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

51. Developing this property will require the payment of sewer impact fees. Impact fees for the District shall be paid prior to filing and recording the final map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information; (SASD)

B. Special Permit: The Special Permit for alternative housing to construct 49 single-family residences is approved subject to the following conditions of approval:

Planning:

1. The design and construction materials of the single family residences shall be consistent with the attached plans. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
2. The applicant shall obtain all necessary building permits prior to construction.
3. Final landscaping plans shall be submitted to the Building Division for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.
4. The applicant shall construct an 8-foot masonry sound wall on the eastern side of lots 1 through 10 and 37 through 49. This shall be a decorative wall constructed with a minimum split face concrete block. The final design for this wall shall be submitted to the Planning Department for review prior to the building permit submittal.
5. Single-story homes constructed adjacent to existing single-family homes shall provide a minimum 10-foot rear setback, two-story homes shall provide a minimum 15-foot setback.
6. House plans shall be a minimum of 1,200 square feet in size
7. Tile roofing shall be provided for all new homes
8. Architectural enhancements, as noted on the plan elevations, shall be provided for side and rear doors and windows when the rear or side elevations abut a street.

Department of Transportation:

9. 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 fronting the property along Damascas Drive per City standards to the satisfaction of the Department of Transportation;
10. The proposed internal public road shall be constructed as a 41-foot section with attached sidewalks per city standards and to the satisfaction of the Department of Transportation;
11. Dedicate sufficient right-of-way and construct Bruceville Road per City standards and to the satisfaction of the Department of Transportation. Bruceville Road shall be constructed as a 6-lane City arterial standard (121-foot R/W) with separated sidewalks and bike lanes. This shall include any needed street lights. The applicant shall relocate any existing utilities that may interfere with the construction of Bruceville Road. **NOTE:** Please check the Map parks condition, under the heading **Sidewalk Improvements** that describes an increase of sidewalk width from 6-feet to 8-feet at a specific segment along Bruceville Road;
12. Dedicate sufficient right-of-way (If needed) and construct Damascas Drive with full frontage improvements per City standards and to the satisfaction of the Department of Transportation. The construction of Damascas drive shall match existing improvements;
13. Provide additional right-of-way for expanded intersections at signalized intersections to the satisfaction of the Department of Transportation. As part of the Bruceville Road construction, the applicant shall provide a right turn pocket (South bound to west bound) for the intersection of Bruceville Road and Damascas Drive (**matching the existing improvements on the north bound approach of said intersection**) to the satisfaction of the Department of Transportation;
14. 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;

15. 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;
16. Construct A.D.A. compliant ramps at all intersections with Bruceville Road and Damascus Drive, and Bruceville Road and the newly proposed 41-foot section Road;
17. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits;

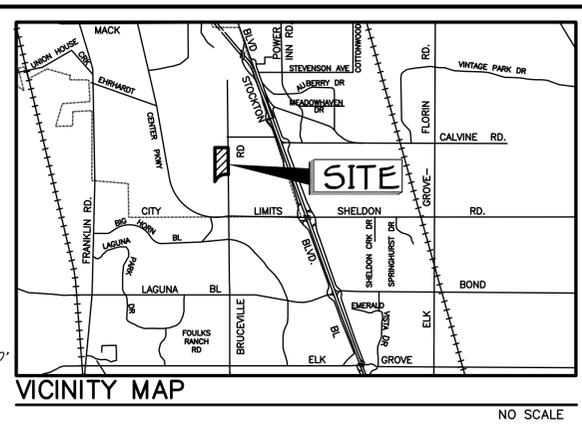
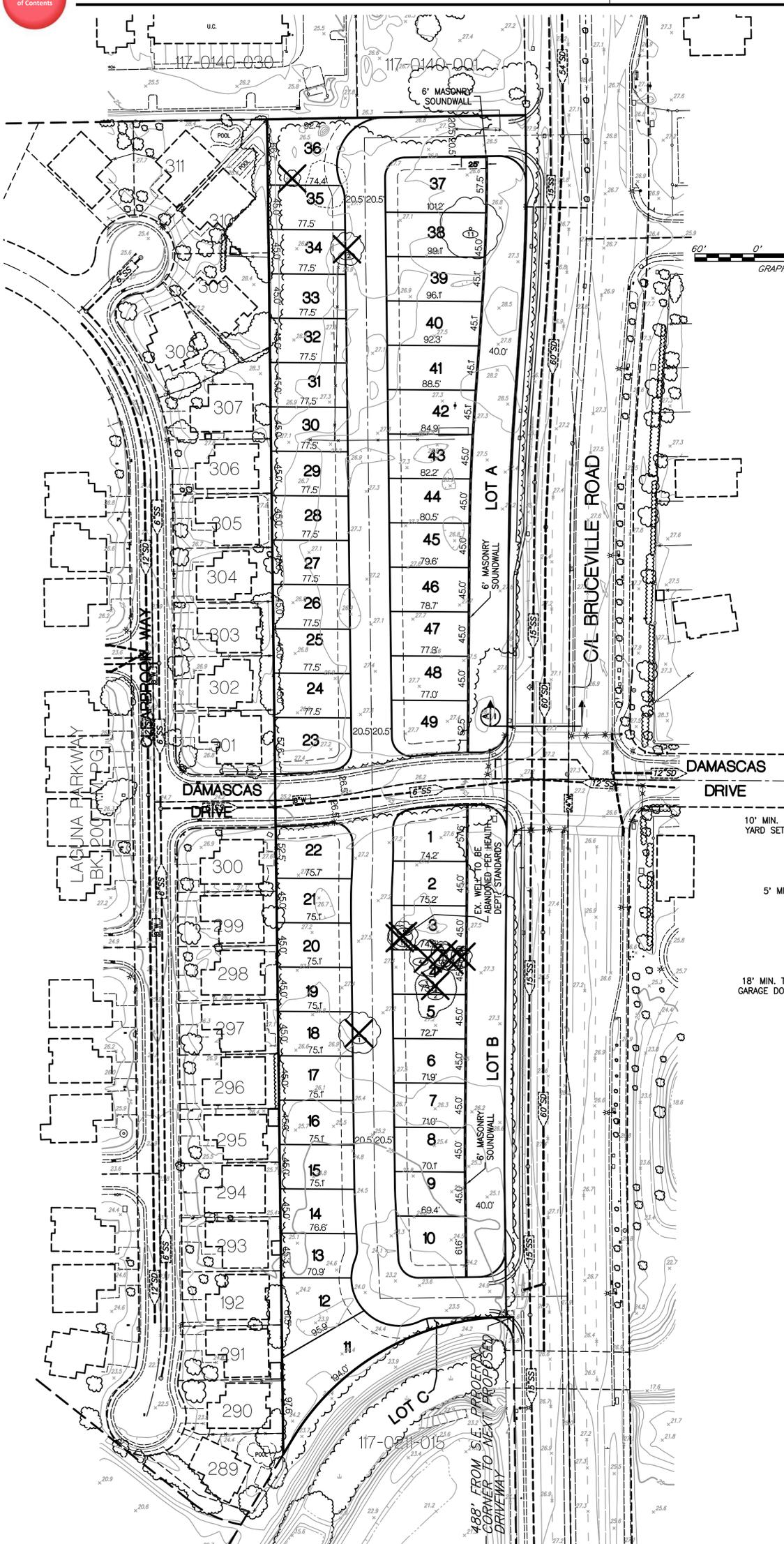
Section 4. Exhibits A, B, and C are a part of this Resolution.

Table of Contents:

Exhibit A: Tentative Map

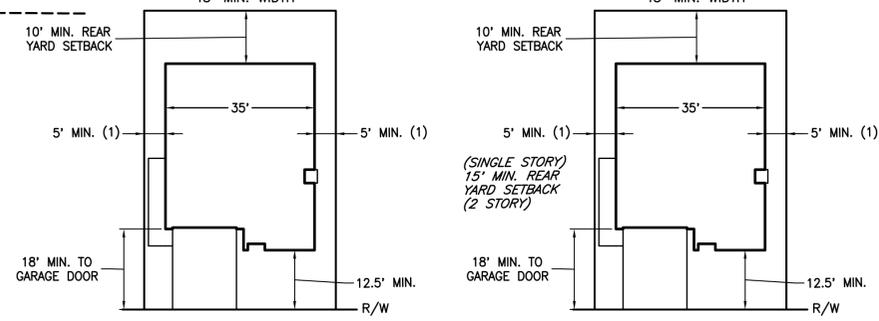
Exhibit B: Site Plan

Exhibit C: House Plans



OWNER/DEVELOPER: JOHN MOURIER CONSTRUCTION 1430 BLUE OAKS BLVD., SUITE 190 ROSEVILLE, CALIFORNIA 95747 PH. (916) 969-2842 FAX (916) 782-8903	PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO STANDARDS
ENGINEER: BAKER-WILLIAMS ENGINEERING GROUP 6020 RUTLAND DRIVE, SUITE 19 CARMICHAEL, CALIFORNIA 95608 PH. (916) 331-4336 FAX (916) 331-4430	SEWER: COUNTY OF SACRAMENTO
ASSESSOR'S PARCEL NUMBER: 117-0211-017,018,021,027 & 028	WATER SUPPLY: CITY OF SACRAMENTO
ACREAGE: 6.9± ACRES GROSS	DRAINAGE: CITY OF SACRAMENTO
EXISTING USE: VACANT	FIRE PROTECTION: CITY OF SACRAMENTO
PROPOSED USE: 49 SINGLE FAMILY RESIDENCES	TELEPHONE SERVICE: PACIFIC BELL
EXISTING ZONING: R2B PD	ELECTRICAL SERVICE: S.M.U.D.
PROPOSED ZONING: R2B PD	GAS SUPPLY: P. G. & E.
LOT SIZE: VARIES SEE MAP - 45x68 MINIMUM	SCHOOL DISTRICT: ELK GROVE UNIFIED SCHOOL DISTRICT
	PARK DISTRICT: CITY OF SACRAMENTO PARK DISTRICT

NOTES:
(1) CORNER LOT
SIDEYARD 12.5' MIN.
45' MIN. WIDTH

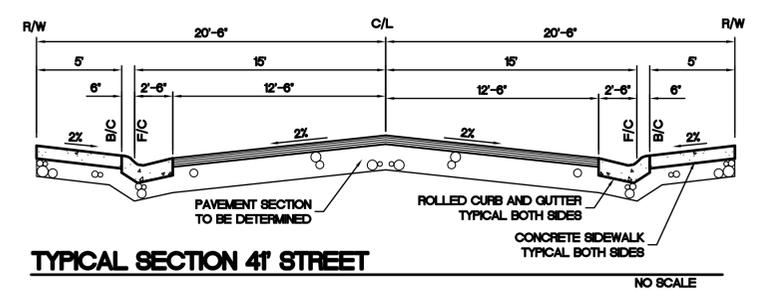


STANDARD HOUSE LAYOUT EAST SIDE OF SUBDIVISION
STANDARD HOUSE LAYOUT WEST SIDE OF SUBDIVISION

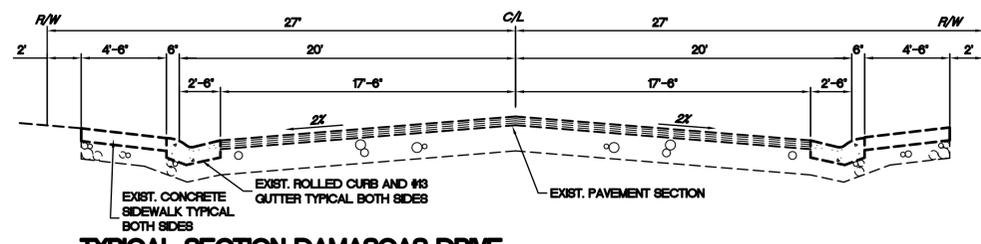
TENTATIVE SUBDIVISION MAP BRUCEVILLE AMERICAN DREAM

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY, 2006
SCALE: 1"=60'

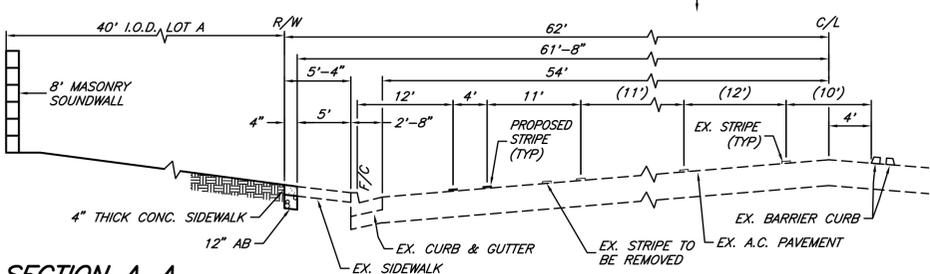
REVISED NOVEMBER 29, 2006
REVISED MARCH 2, 2007
REVISED APRIL 5, 2007
REVISED NOVEMBER 15, 2007
REVISED OCTOBER 27, 2010
REVISED DECEMBER 27, 2010
REVISED JANUARY 10, 2011



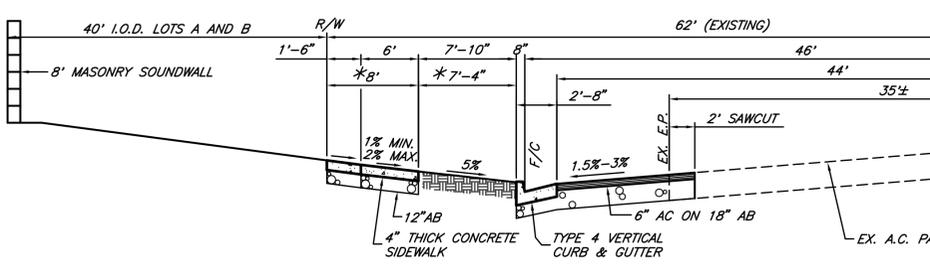
TYPICAL SECTION 41' STREET
NO SCALE



TYPICAL SECTION DAMASCUS DRIVE
NO SCALE



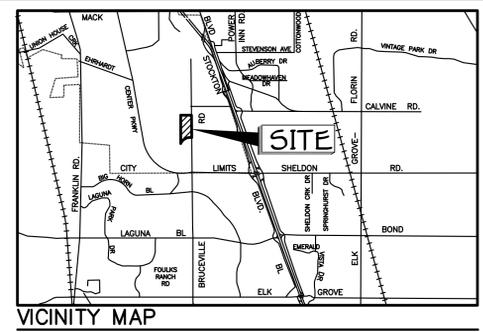
SECTION A-A
NO SCALE



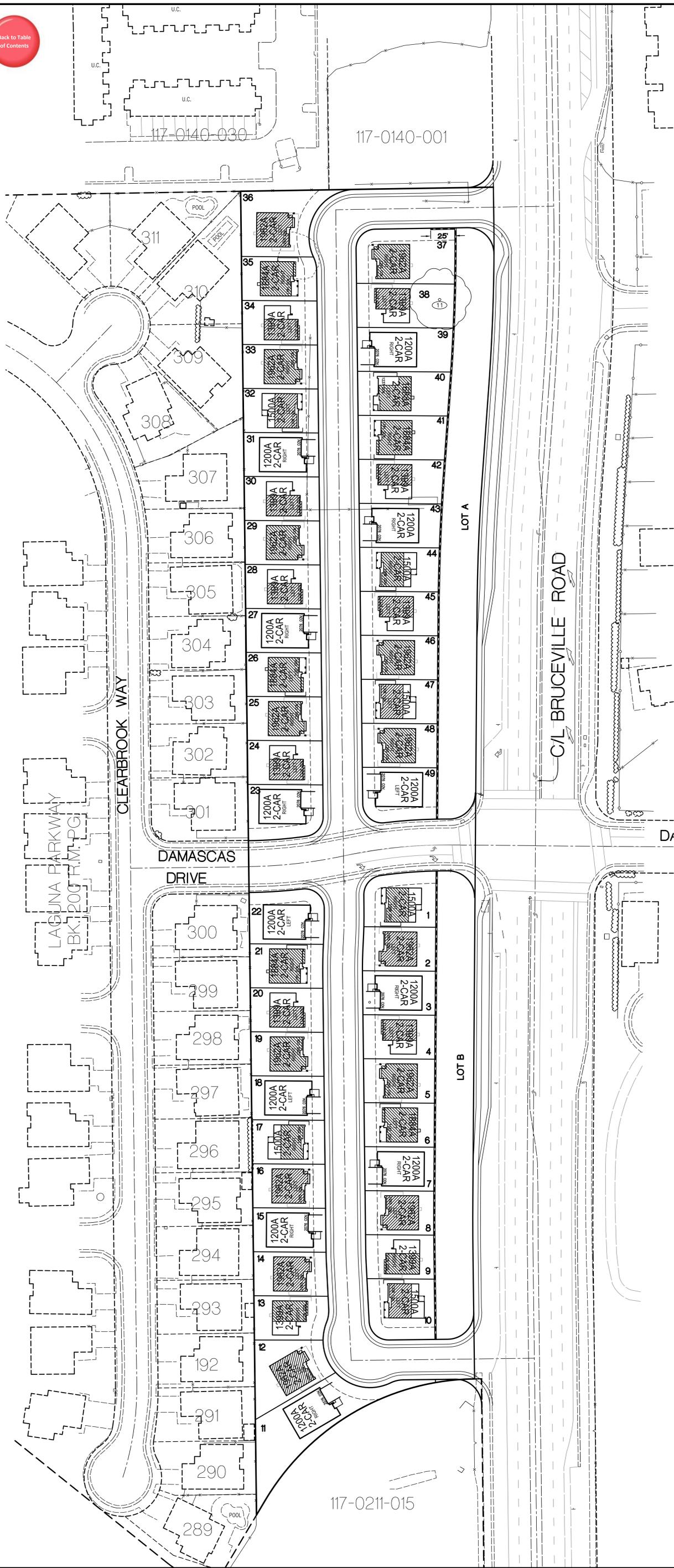
BRUCEVILLE ROAD 62' HALF STREET SECTION NORTH OF PROPOSED RIGHT TURN LANE
* SOUTH OF DAMASCUS DRIVE
NO SCALE



BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
(916) 331-4336 - fax: (916) 331-4430 - office@bwengineers.com - www.bwengineers.com
JOB # 06-02-10



NO SCALE



PLAN NO.	SQUARE FOOTAGE	NO. OF UNITS	% OF TOTAL LOTS
PLAN 1200	1200 SF	6-12	10-25%
PLAN 1399	1399 SF	TWO-STORY HOMES	37-43
PLAN 1500	1500 SF		
PLAN 1688	1688 SF		
PLAN 1884	1884 SF		
PLAN 1962	1962 SF		

SETBACKS:

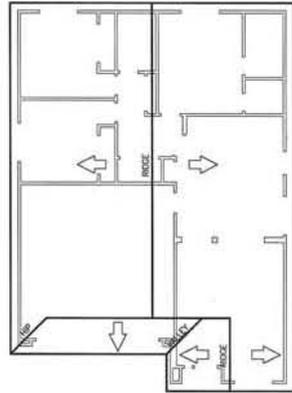
Front	12.5'
Roll Up Garage Door	20'
Side	5'
Rear	15' (Lots 11 thru 36) 10' (Lots 11 thru 36 - Single Story) 10' (Lots 1 thru 10 & 37 thru 49)

**CONCEPTUAL DEVELOPMENT PLAN:
BRUCEVILLE AMERICAN DREAM**
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
AUGUST, 2010
SCALE: 1"=40'

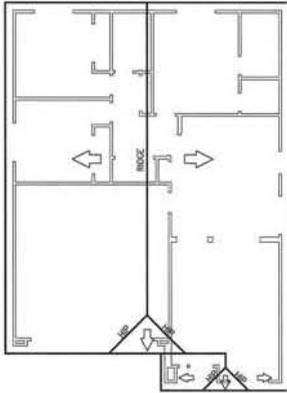
BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
(916) 331-4336 - fax (916) 331-4430 - office@bwengineers.com



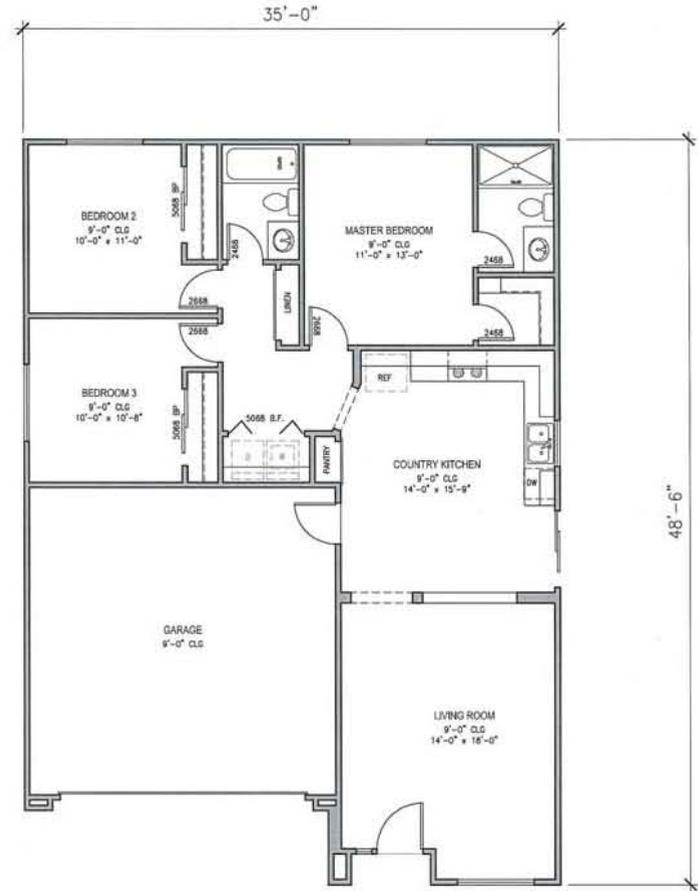
ROOF PLAN "A"



ROOF PLAN "B"



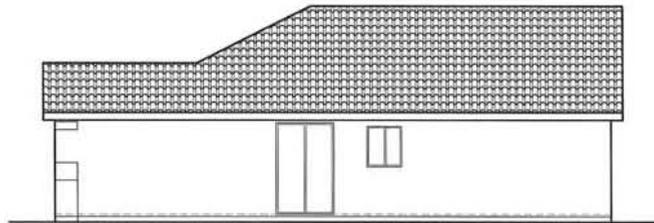
ROOF PLAN "C"



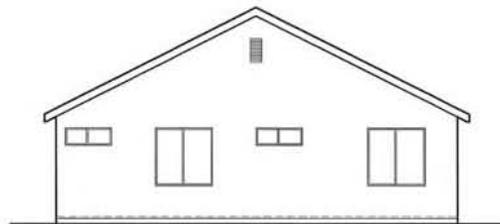
FIRST FLOOR PLAN "A"

PLAN 1200
JMC HOMES

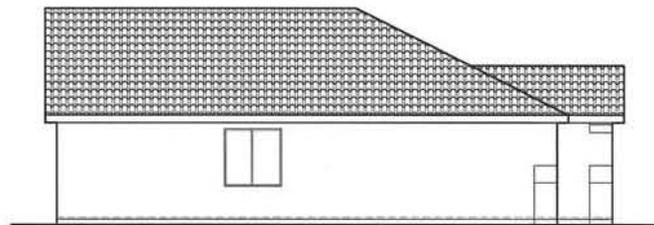
John Mourier Construction Inc.
 Roseville, California



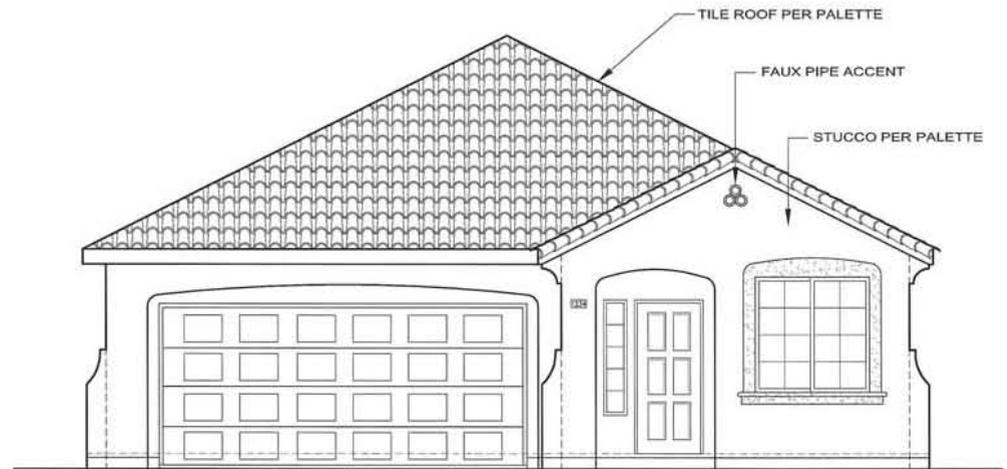
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REAR ELEVATION "A"



LEFT ELEVATION "A"

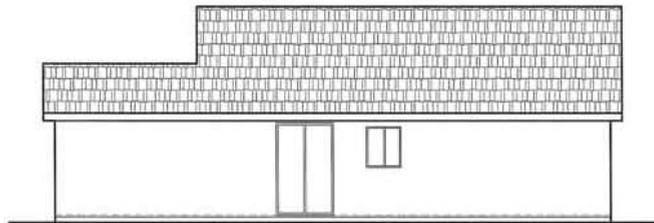


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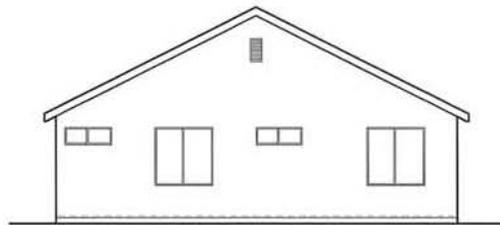
PLAN 1200



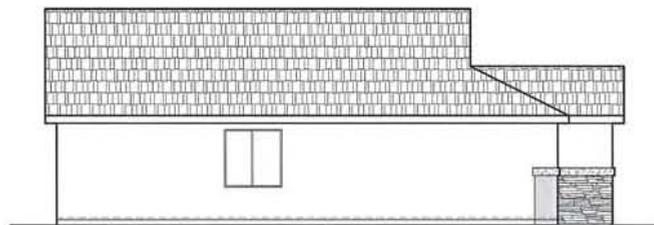
John Mourier Construction Inc.
Roseville, California



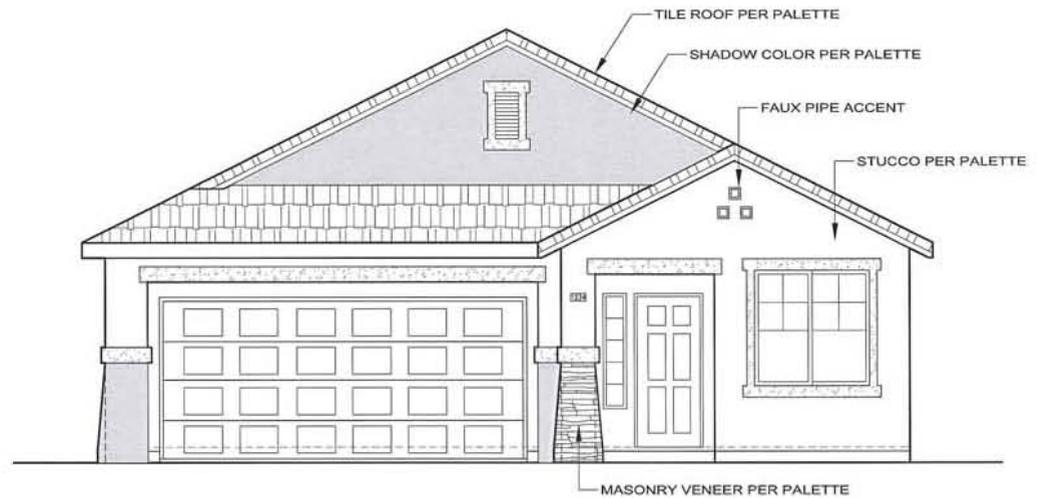
RIGHT ELEVATION "B"



REAR ELEVATION "B"



LEFT ELEVATION "B"

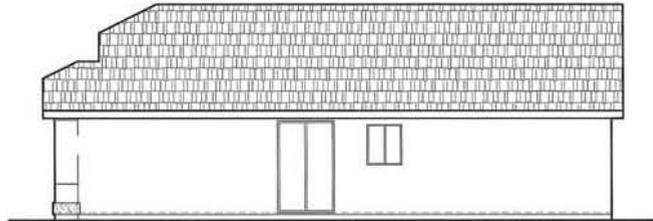


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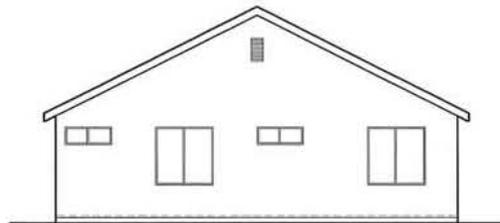
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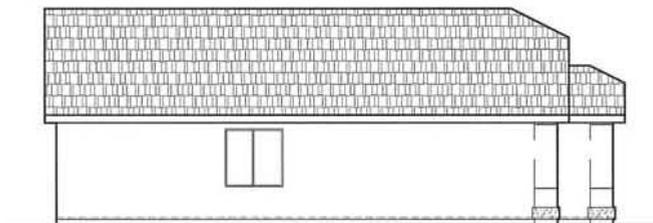
John Mourier Construction Inc.
Roseville, California



RIGHT ELEVATION "C"



REAR ELEVATION "C"



LEFT ELEVATION "C"



FRONT ELEVATION "C"

PLAN 1200



John Mourier Construction Inc.
Roseville, California



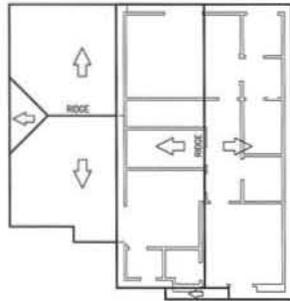
Bruceville - Plan 1200 -A



Bruceville - Plan 1200 -B



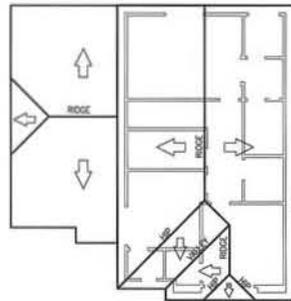
Bruceville - Plan 1200 -C



ROOF PLAN "A"



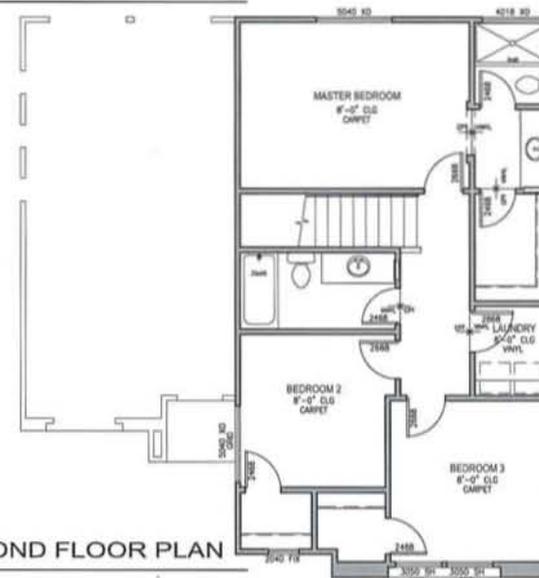
ROOF PLAN "B"



ROOF PLAN "C"



FIRST FLOOR PLAN

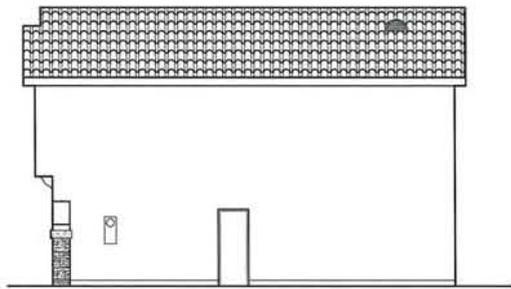


SECOND FLOOR PLAN

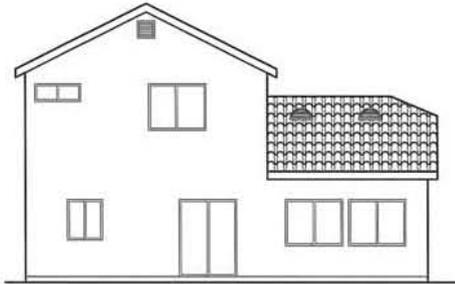
PLAN 1399

JMC HOMES

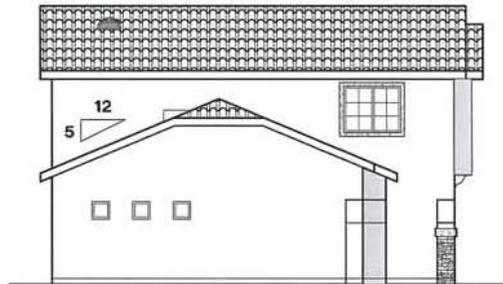
John Mourier Construction Inc.
Roseville, California



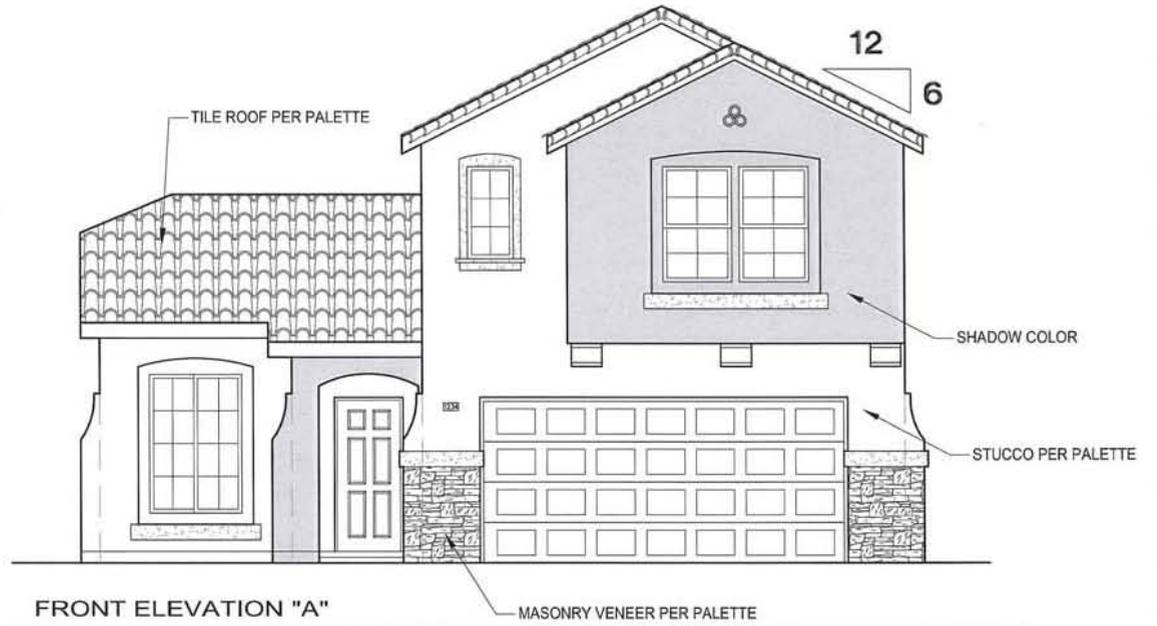
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REAR ELEVATION "A"



LEFT ELEVATION "A"

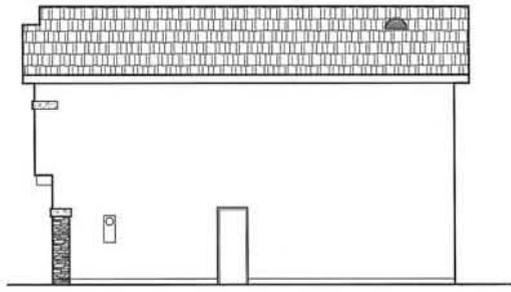


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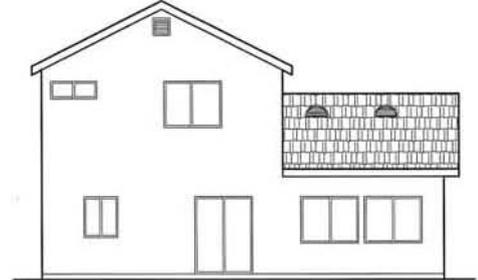
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JMC HOMES

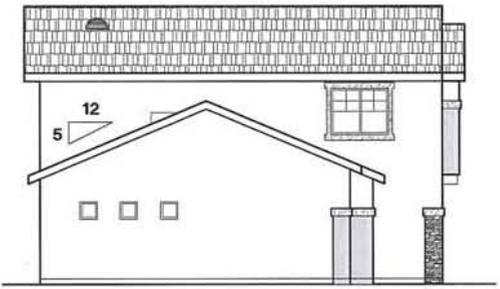
John Mourier Construction Inc.
Roseville, California



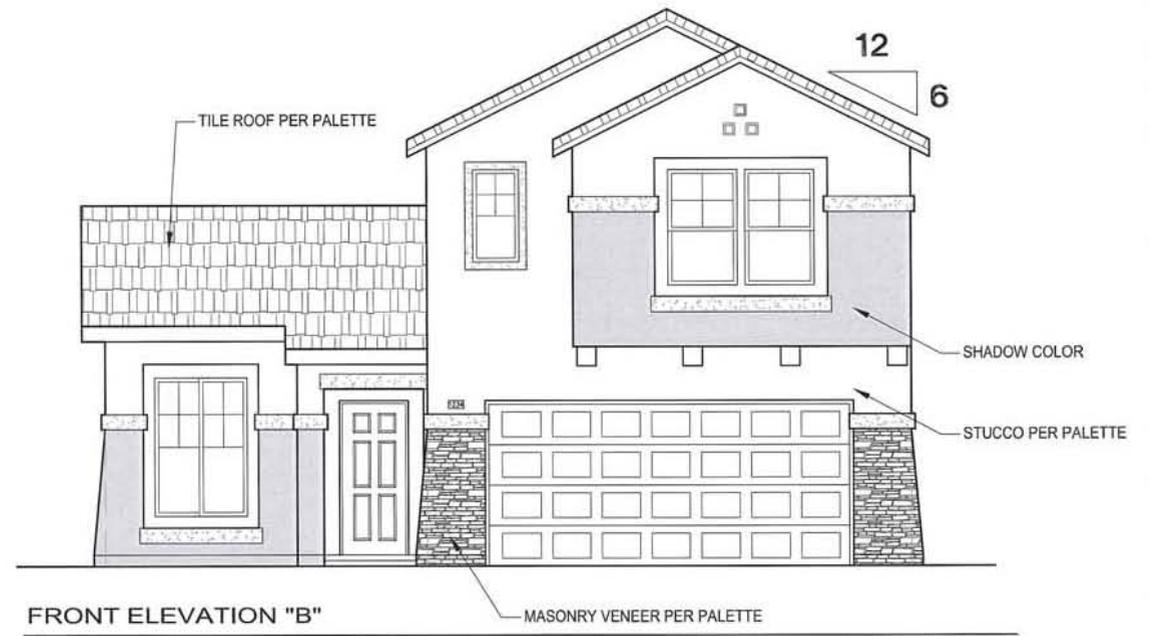
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REAR ELEVATION "B"



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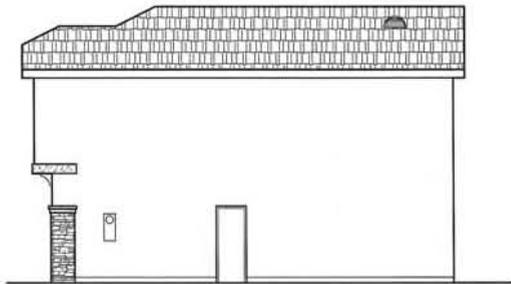


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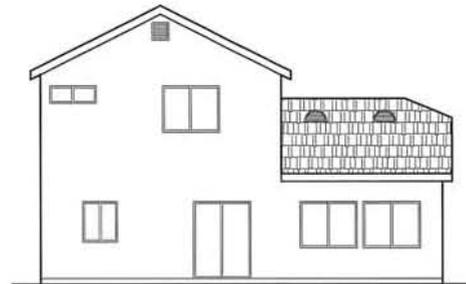
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JMC HOMES

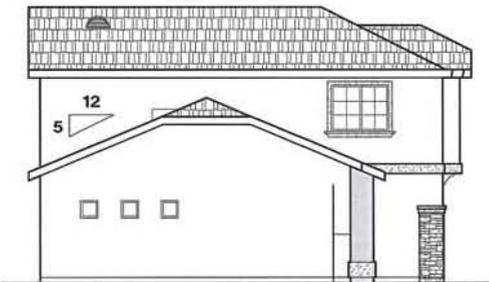
John Mourier Construction Inc.
Roseville, California



RIGHT ELEVATION "C"



REAR ELEVATION "C"



LEFT ELEVATION "C"



FRONT ELEVATION "C"

PLAN 1399
JMC HOMES
John Mourier Construction Inc.
Roseville, California



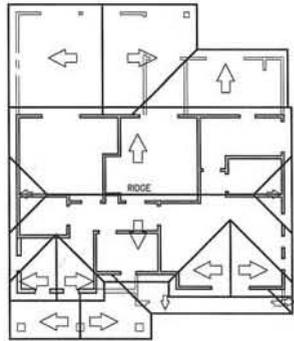
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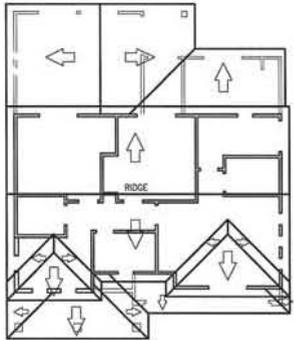
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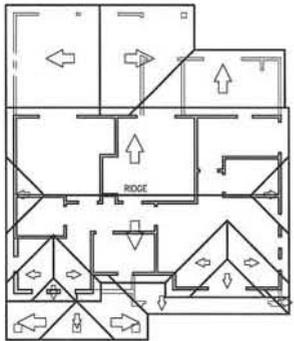
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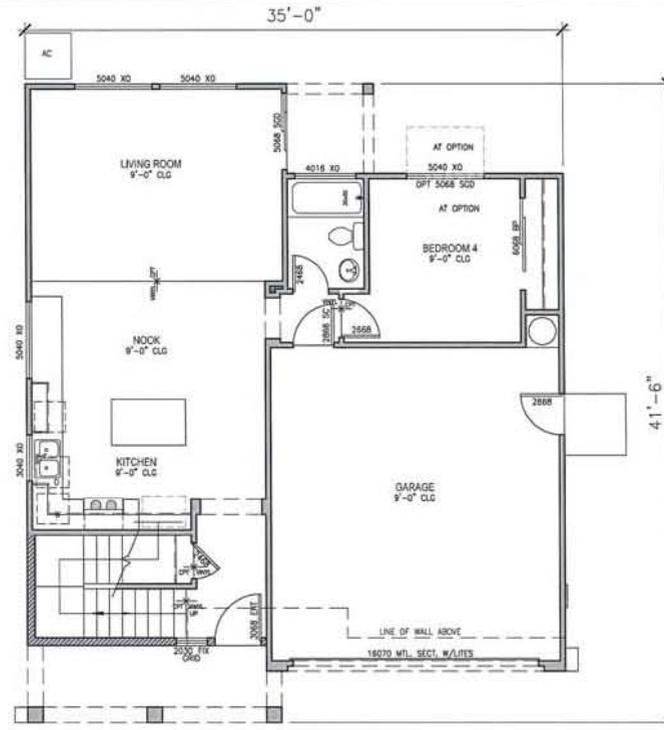
ROOF PLAN "A"



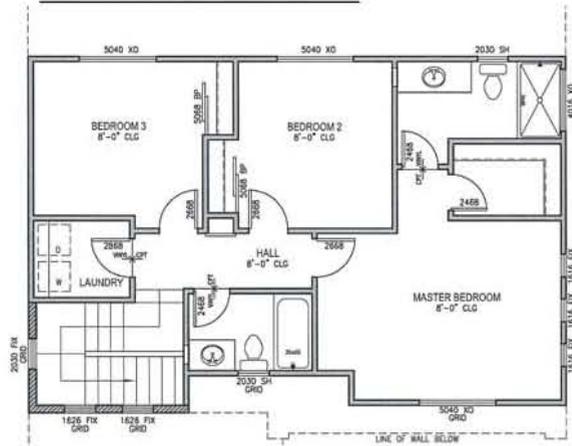
ROOF PLAN "B"



ROOF PLAN "C"



FIRST FLOOR PLAN

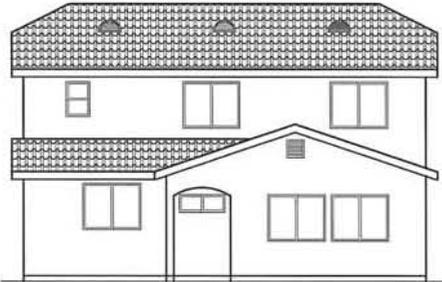


SECOND FLOOR PLAN

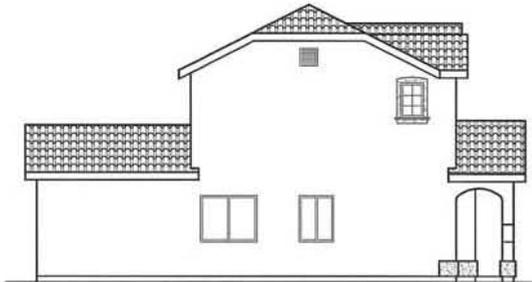
PLAN 1500
JMC HOMES
 John Mourier Construction Inc.
 Roseville, California



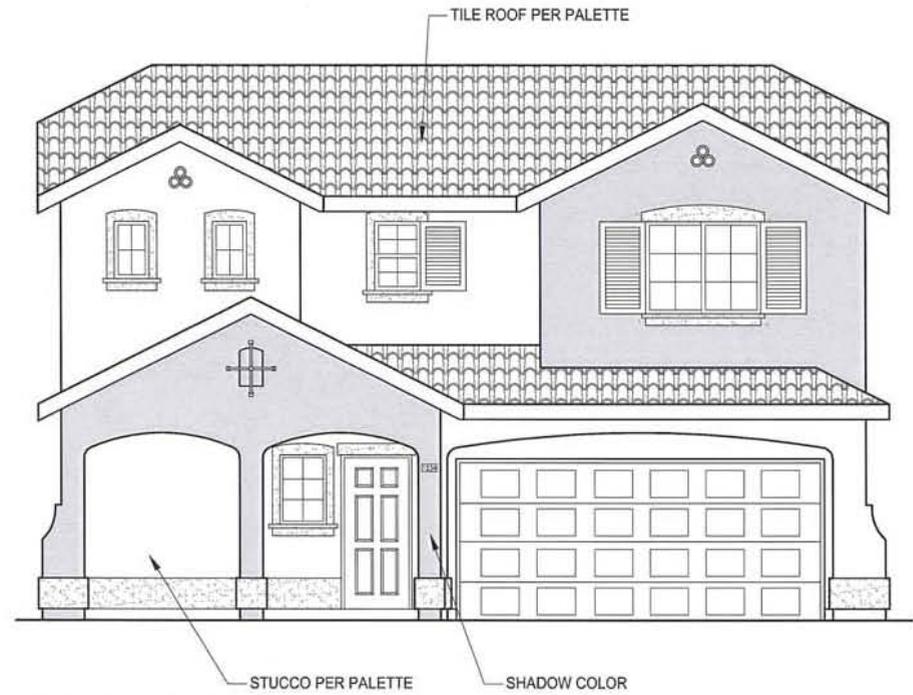
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REAR ELEVATION "A"



LEFT ELEVATION "A"

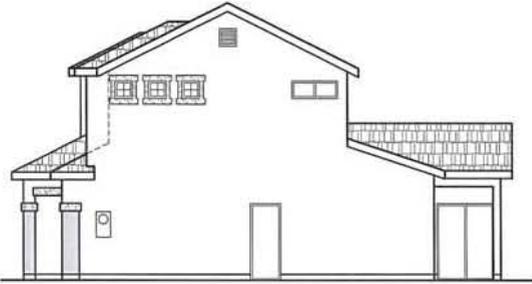


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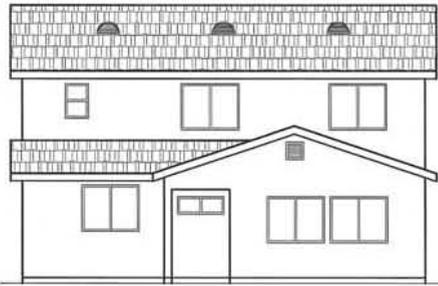
PLAN 1500

JMC HOMES

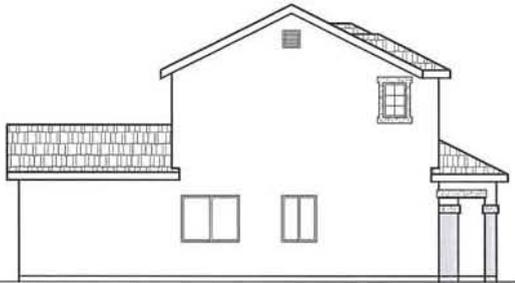
John Mourier Construction Inc.
Roseville, California



RIGHT ELEVATION "B"



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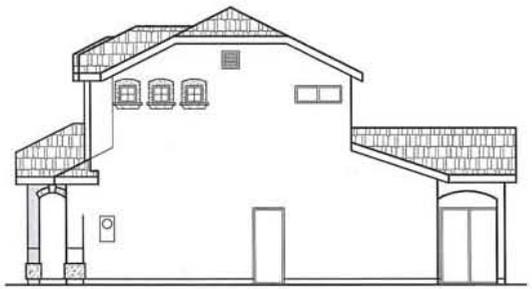


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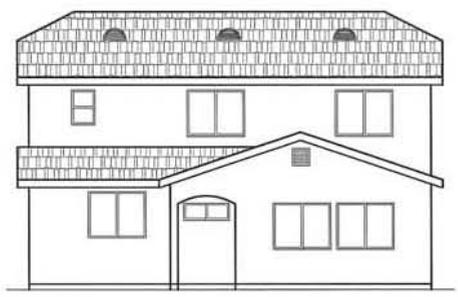


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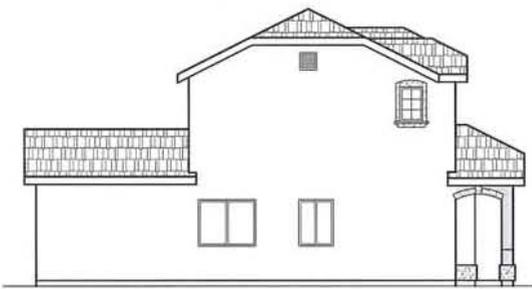
PLAN 1500
JMC HOMES
John Mourier Construction Inc.
Roseville, California



RIGHT ELEVATION "C"



REAR ELEVATION "C"



LEFT ELEVATION "C"



FRONT ELEVATION "C"

PLAN 1500
JMC HOMES
John Mourier Construction Inc.
Roseville, California

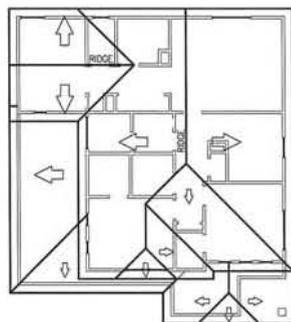


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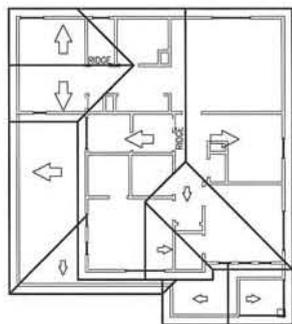




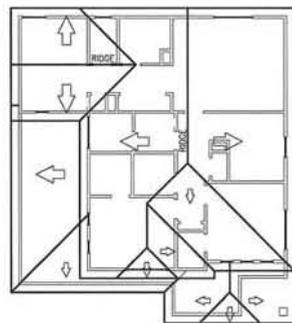
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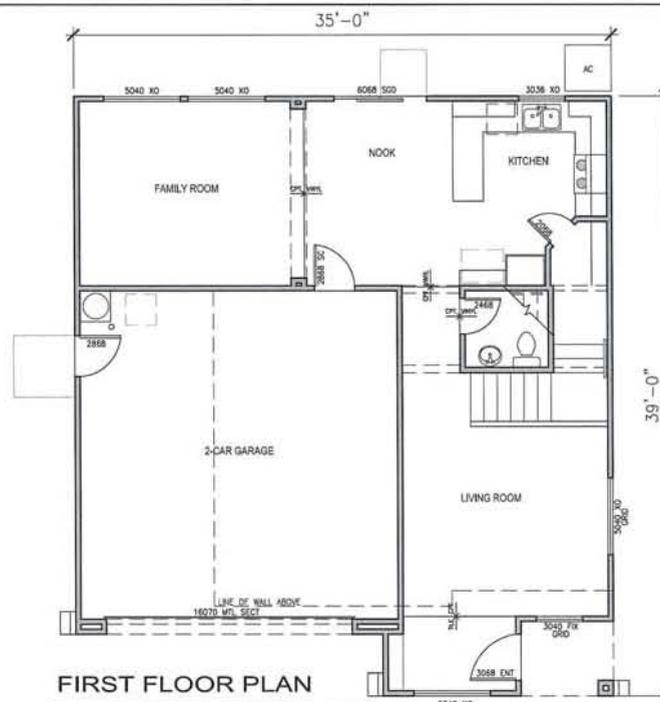
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ROOF PLAN "B"



ROOF PLAN "C"



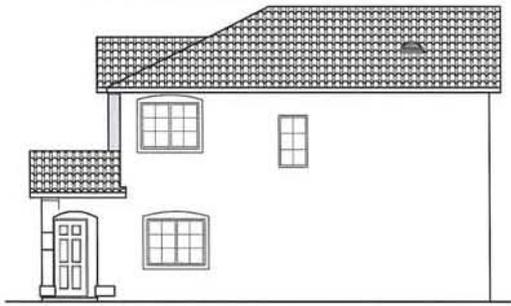
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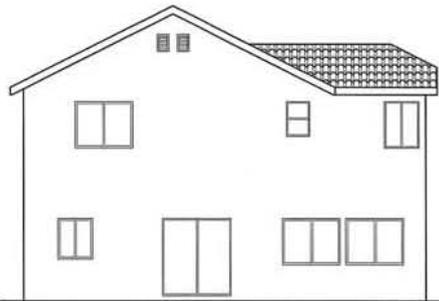
SECOND FLOOR PLAN

PLAN 1688
JMC HOMES

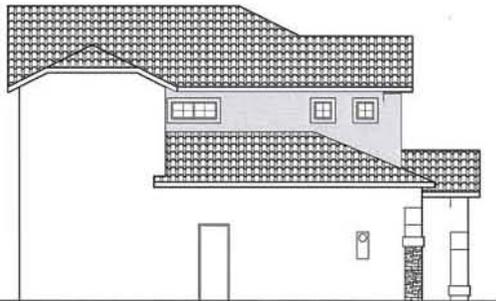
John Mourier Construction Inc.
 Roseville, California



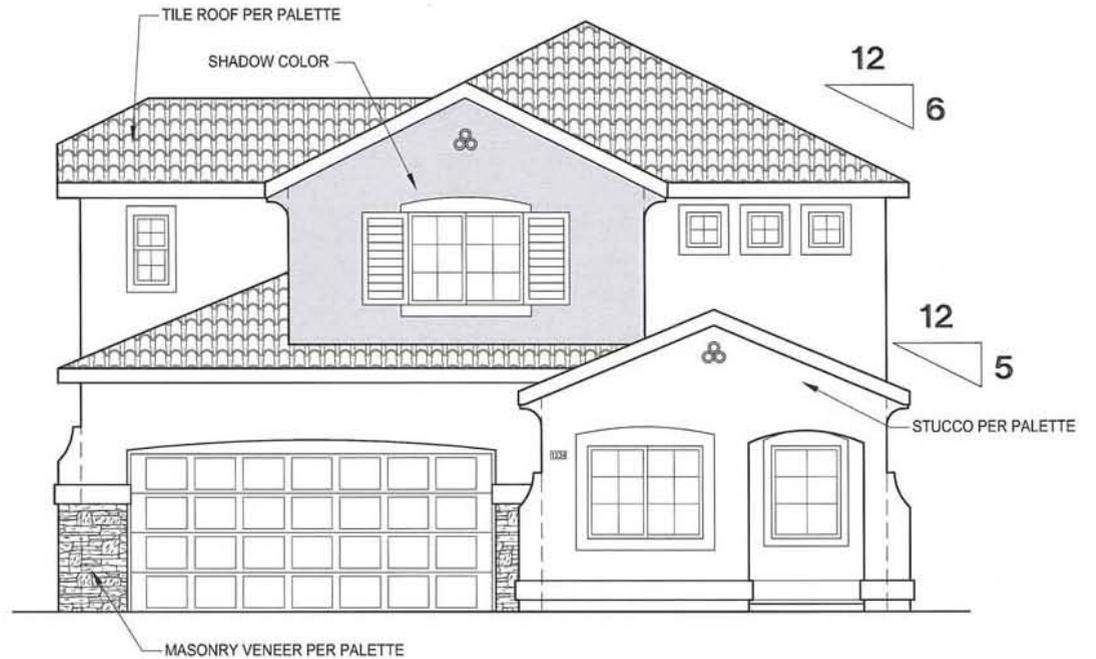
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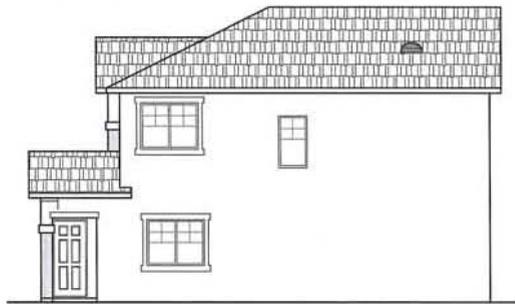


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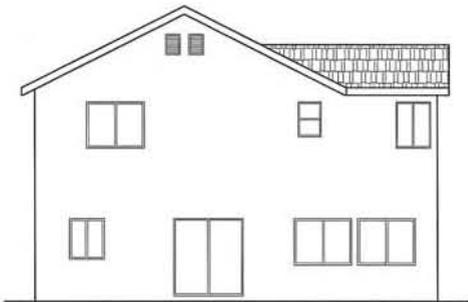
PLAN 1688

JMC HOMES

John Mourier Construction Inc.
Roseville, California



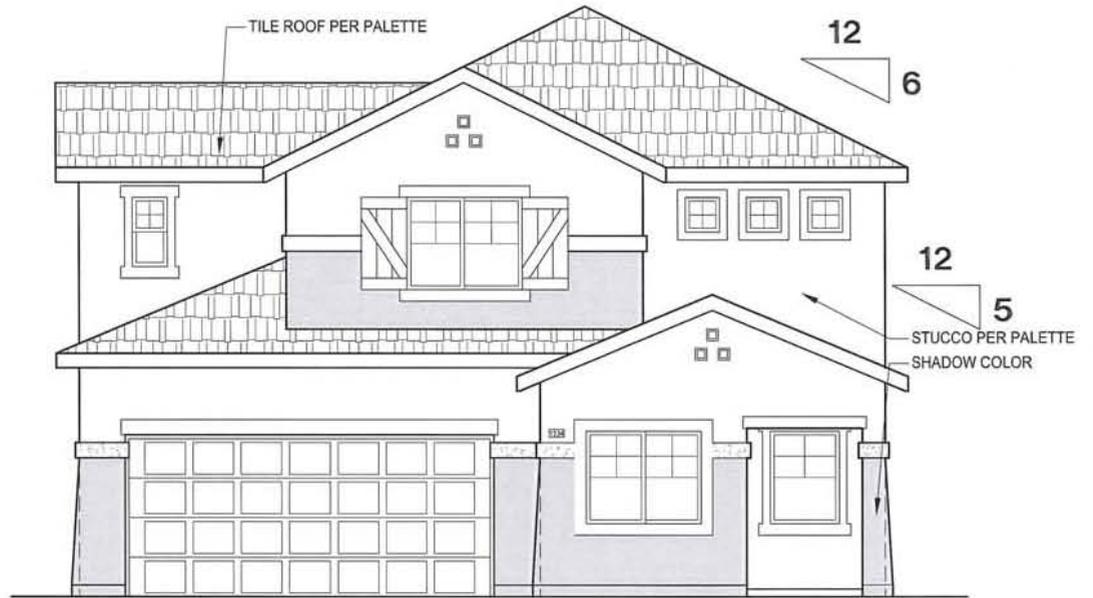
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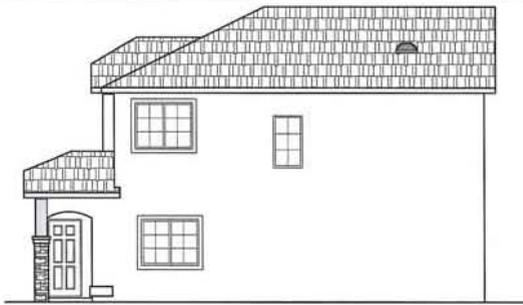


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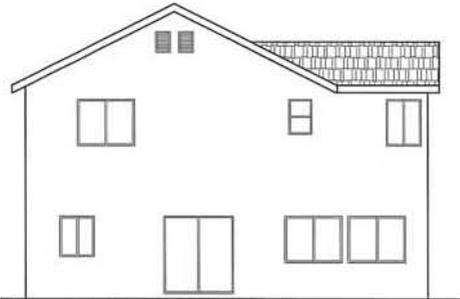
PLAN 1688

JMC HOMES

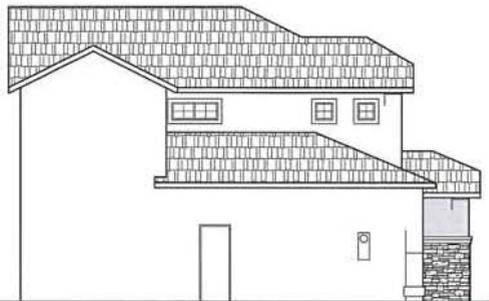
John Mourier Construction Inc.
Roseville, California



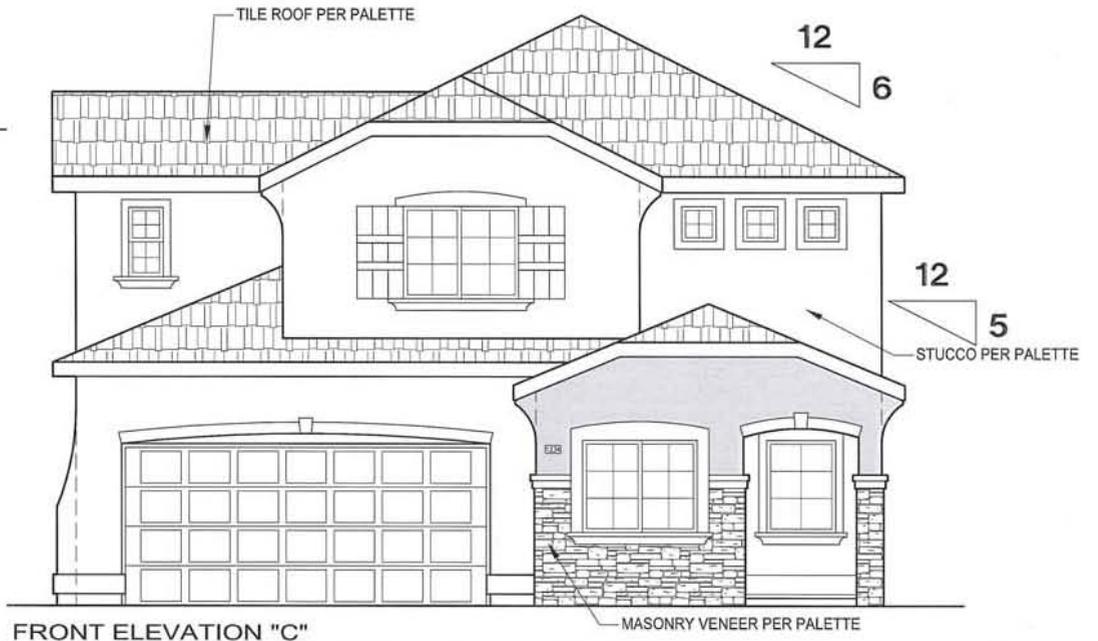
RIGHT ELEVATION "C"



REAR ELEVATION "C"



LEFT ELEVATION "C"



FRONT ELEVATION "C"

PLAN 1688
JMC HOMES
 John Mourier Construction Inc.
 Roseville, California



1688A FR8

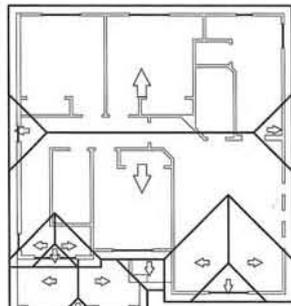


16588 7R4

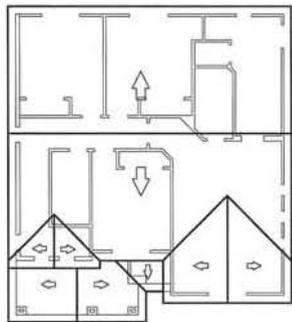
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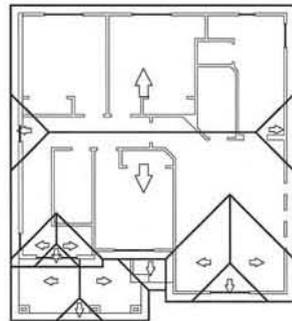
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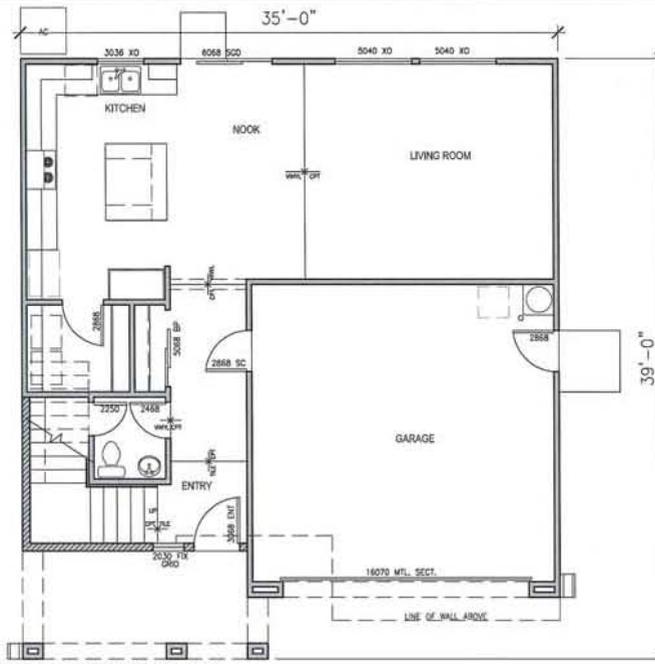
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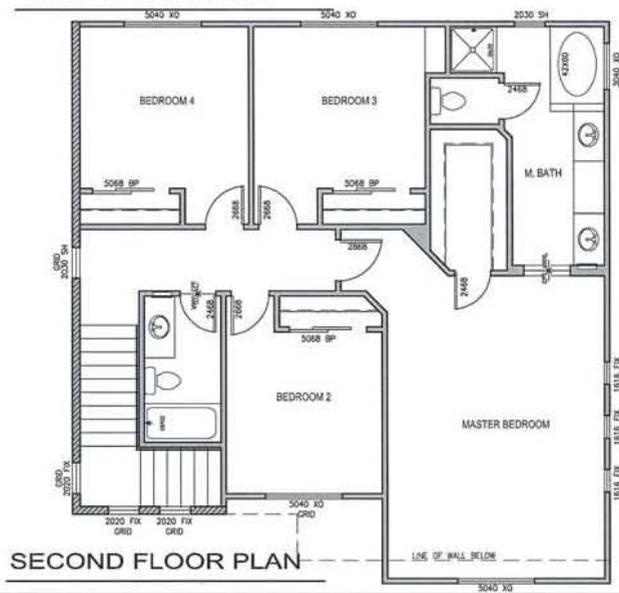
ROOF PLAN "B"



ROOF PLAN "C"



FIRST FLOOR PLAN

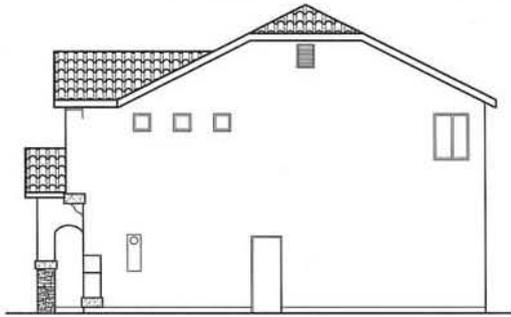


SECOND FLOOR PLAN

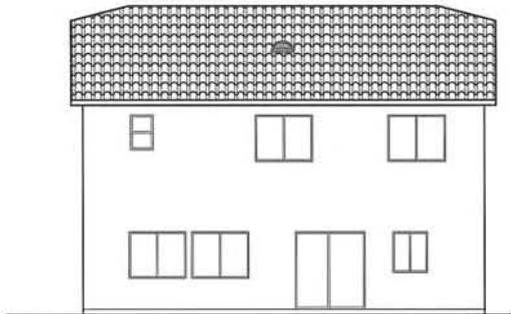
PLAN 1884

JMC HOMES

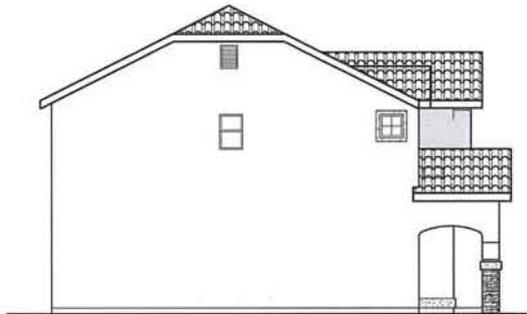
John Mourier Construction Inc.
Roseville, California



RIGHT ELEVATION "A"



REAR ELEVATION "A"



LEFT ELEVATION "A"

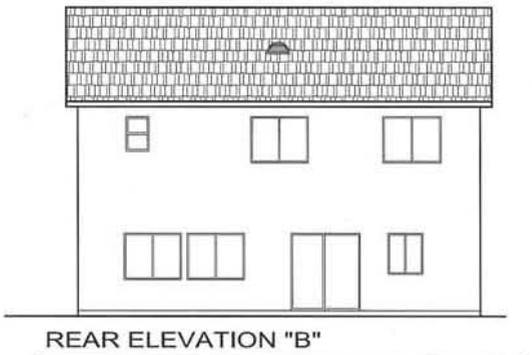
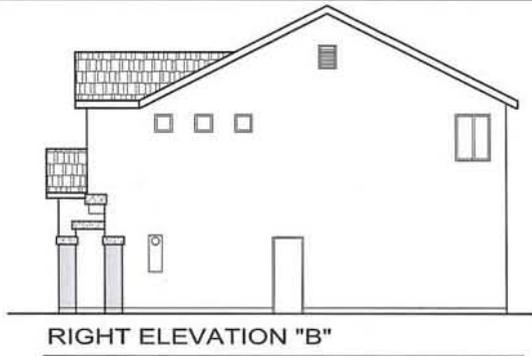


FRONT ELEVATION "A"

PLAN 1884

JMC HOMES

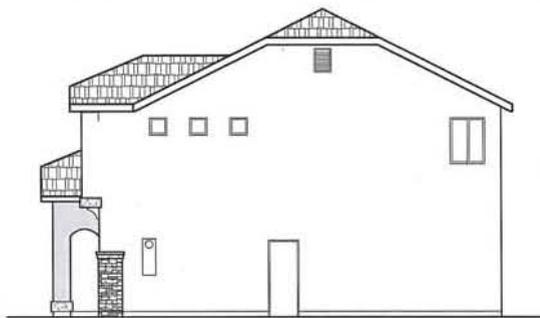
John Mourier Construction Inc.
Roseville, California



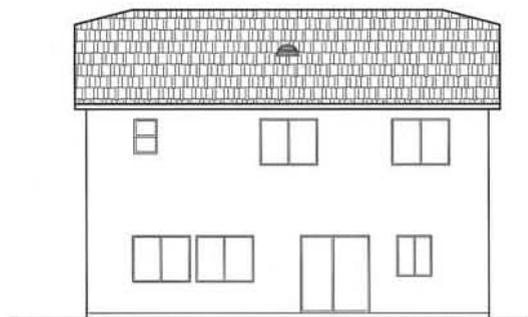
PLAN 1884



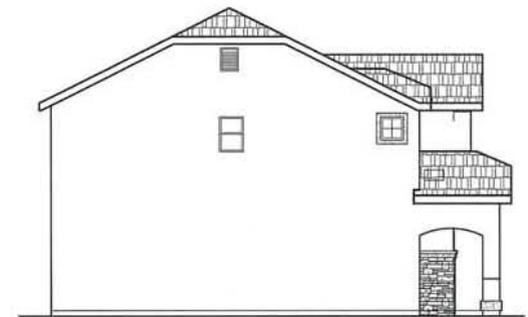
John Mourier Construction Inc.
Roseville, California



RIGHT ELEVATION "C"



REAR ELEVATION "C"



LEFT ELEVATION "C"



FRONT ELEVATION "C"

PLAN 1884

JMC HOMES

John Mourier Construction Inc.
Roseville, California



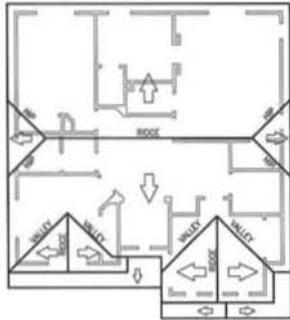
18634 FRG



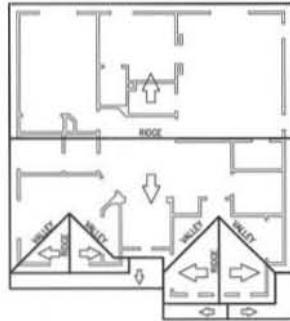
1862 B 7129



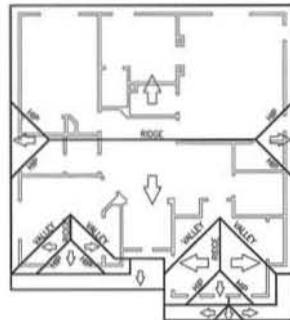
1862C 7R10



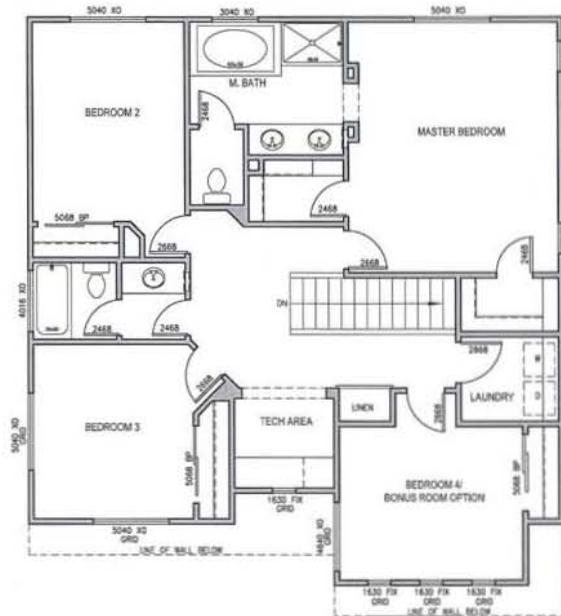
ROOF PLAN "A"



ROOF PLAN "B"



ROOF PLAN "C"

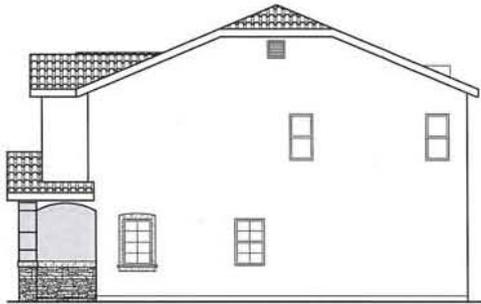


SECOND FLOOR PLAN "A"

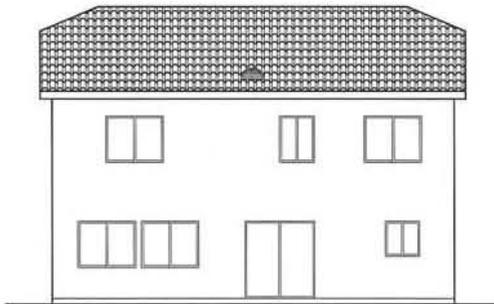


FIRST FLOOR PLAN "A"

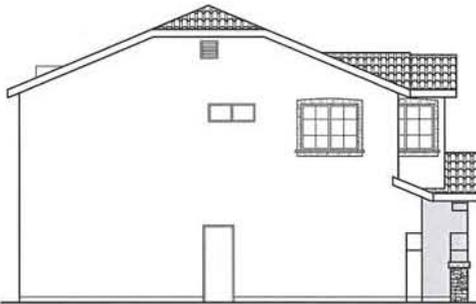
PLAN 1962
JMC HOMES
 John Mourier Construction Inc.
 Roseville, California



RIGHT ELEVATION "A"



REAR ELEVATION "A"



LEFT ELEVATION "A"

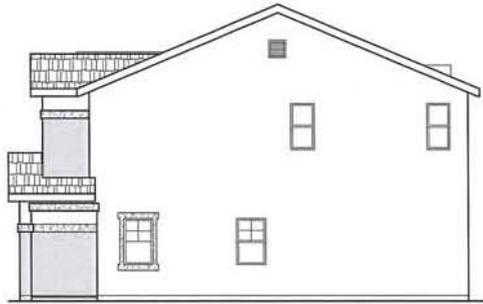


FRONT ELEVATION "A"

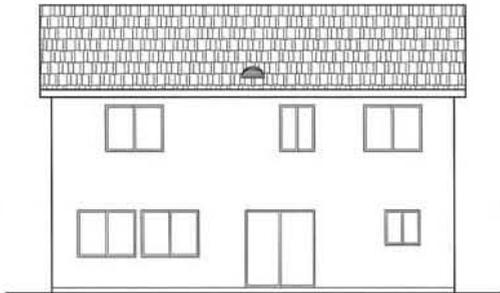
PLAN 1962



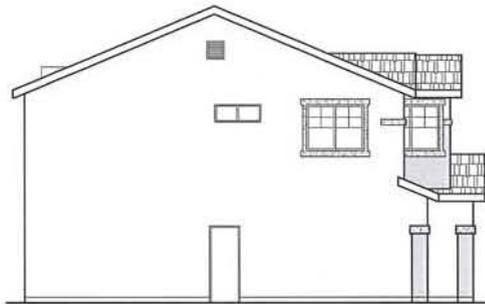
John Mourier Construction Inc.
Roseville, California



RIGHT ELEVATION "B"



REAR ELEVATION "B"



LEFT ELEVATION "B"

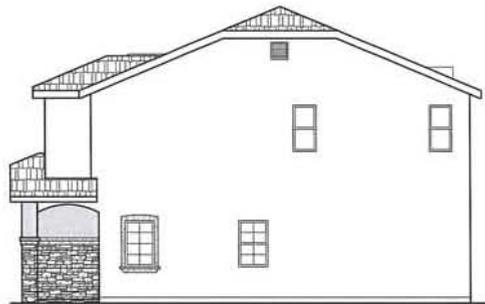


FRONT ELEVATION "B"

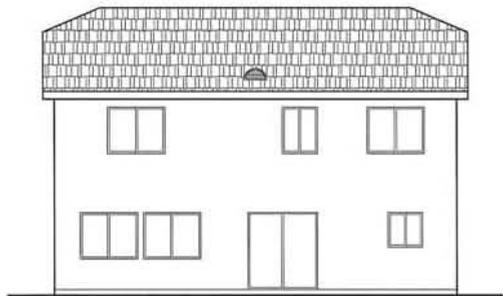
PLAN 1962

JMC HOMES

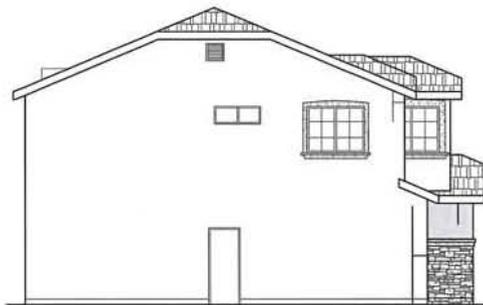
John Mourier Construction Inc.
Roseville, California



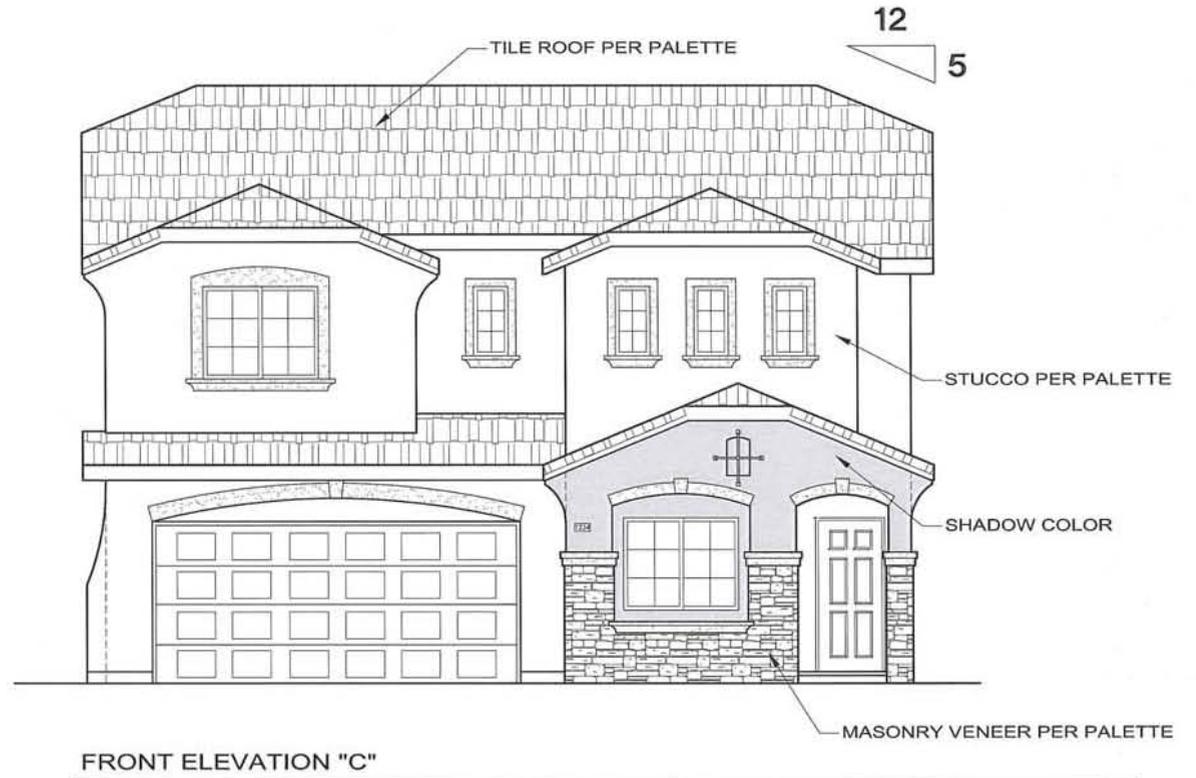
RIGHT ELEVATION "C"



REAR ELEVATION "C"



LEFT ELEVATION "C"



PLAN 1962

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Roseville, California



1947A 783



1947P 7R8



Christi Hart

1947C FRI