Meeting Date: **8/18/2015**

Report Type: Consent

Report ID: 2015-00655

City of SACRAMENTO **01**

City Council Report
915 I Street, 1st Floor
www.CityofSacramento.org

Title: (Pass for Publication) Greenfair Tentative Map (P14-040)

Location: District 6

Recommendation: 1) Review a Resolution adopting the mitigated negative declaration and the mitigation monitoring and reporting program; 2) review a Resolution to amend General Plan designation from Traditional Neighborhood High Density to Traditional Neighborhood Low Density; 3) review an Ordinance to Rezone from Multi-unit Dwelling (R-3) zone to Single-unit or Duplex Dwelling (R-1A) zone; 4) review a Resolution approving a Tentative Map to subdivide the 6.85± acre site into 44 lots and site plan review for the tentative map; and 5) pass for publication the Ordinance titles as required by Sacramento City Charter section 32(c) to be adopted on August 25, 2015.

Contact: Elise Gumm, Associate Planner, (916) 808-1927; Antonio Ablog, Acting Senior Planner, (916) 808-7702, Community Development Department

Presenter: None

Department: Community Development Dept
Division: Planning
Dept ID: 21001221
Attachments:
01-Description/Analysis
02-Background
03-Aerial Map
04-Petition
05-Resolution (MND)
06-Resolution (GPA)
07-Exhibit A (GPA)
08-Ordinance (Rezone)
09-Rezone Exhibit
10-Resolution (Project)
11-Tentative Map

City Attorney Review

Approved as to Form
Jeffrey Heeren
8/12/2015 2:45:35 PM

Approvals/Acknowledgements

Department Director or Designee: Candace Noguchi - 8/10/2015 10:29:09 AM

Description/Analysis

Issue Detail: The applicant proposes to reconfigure and subdivide 48 parcels totaling approximately 6.85± acres into 44 residential parcels in the proposed Single and Duplex Dwelling Unit (R-1A) Zone. To accommodate the project, a General Plan Amendment and Rezone are required. The current General Plan designation is Traditional Neighborhood High Density, and the applicant proposes to change it to Traditional Neighborhood Low Density. The current zone of the property is Multi-Unit Dwelling (R-3) Zone and the proposed new zone will be Single-unit and Duplex dwelling (R-1A) Zone. The project also requires approval of a tentative map for 44 single-unit residential lots and Site Plan Review for the proposed lots.

Policy Considerations: The 2035 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The proposed General Plan designation for the subject site is Traditional Neighborhood Low Density, which provides for low-intensity housing single-family detached and attached dwellings. The project proposes a density of eight (8) units per net acre, which is appropriate in the proposed Single-unit and Duplex Dwelling (R-1A) Zone.

The subject site, with its current R-3 zoning is one of the sites indicated in the Housing Element's Land Inventory that has an allowable density that can accommodate affordable housing. However, the land inventory currently has excess capacity and the proposed rezone to R-1A will not affect the City's ability to meet its Regional Housing Needs Allocation for 2013-2021. The proposed use is consistent with the Housing Element in that it promotes "quality residential infill development" (Policy H-2.2.1).

The proposed project meets the 2035 General Plan goals and policies and is consistent with the adjacent General Plan Designations that are Traditional Neighborhood Low Density at both north side and east side. The proposed reduction in zoning will allow for transition in scale and intensity of development between the existing single-unit neighborhood to the north and higher density apartments along Broadway at the south. The proposed General Plan Amendment and Rezone, which will provide an opportunity for ownership housing, has received support from neighbors.

Economic Impacts: None.

Environmental Considerations:

The City of Sacramento prepared an Initial Study/ Mitigated Negative Declaration (IS/MND) for the Greenfair Tentative Map Project. In accordance with the California Environmental Quality Act (CEQA), the IS/MND was circulated for a 30-day public review period, which ended on June 8, 2015. The comment period was also advertised in a newspaper of general circulation and a notice of availability was sent to regulatory agencies, neighborhood associations, neighbors, and stakeholders in the project area.

Staff received four comment letters regarding the project during the public review period. The comments generally relate to land use and transportation. Comment letters and responses to comments are provided in the Initial Study as an attachment. Staff has made edits to the IS/MND for clarification purposes and the edits are outlined in the errata attached to the IS/MND. The comments raised and edits do not change the environmental determination made in the initial study. The Environmental Services Manager has determined that adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are appropriate actions under CEQA. The IS/MND for the project is available at the Community Development Department's webpage located at the following link:

http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx

Sustainability: Not applicable.

Commission/Committee Action: The Greenfair Tentative Map Project was heard by the Planning and Design Commission on June 25, 2015. Two members of the public spoke on the item—one representing the Tahoe Park Neighborhood Association, who was in favor and another who cited the attached petition (Attachment 7) and requested modifications to the subdivision design to address traffic concerns. At the close of public testimony, the Commission voted unanimously (12 ayes and 1 absent) to forward staff recommendation of approval of the Project to the City Council.

Rationale for Recommendation: The proposed project will provide a development opportunity for an underutilized site and will provide residential ownership housing options in the neighborhood. The project is compatible with the surrounding uses and is consistent with the goals and policies of the proposed Traditional Neighborhood Low Density General Plan designation and the applicable development standards of the proposed R-1A zone.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

Attachment 2 – Background

The project site is currently vacant except a few carports and four cul-de-sacs left from previous development. The site was developed as an apartment complex as part of the Greenfair experimental housing project. It was demolished by the Sacramento Housing Redevelopment Agency (SHRA) in 2002 due to numerous construction problems and neighborhood issues. Surrounding land uses include single-family residential to the north and east, commercial and medical facilities to the west, and open space to the south. Beyond the open space to the south is a multi-story senior residential building. The project site recently was sold to the applicant for development of single family homes based upon the outcome of extensive outreach with neighbors and the Tahoe Park Neighborhood Association.

Land Use/Zoning

The project site is currently zoned Multi-Unit Dwelling (R-3). The applicant proposes to rezone the site to a Single-unit or Duplex Dwelling (R-1A) zone in order to provide a transitional density between the higher density Greenfair development site and the single-unit residential development to the north and east of the subject site. The rezone would ultimately allow the construction of 44 detached single family units.

The site's current R-3 zoning was meant to accommodate traditional types of apartments and is a remnant of the experimental housing that once occupied it. Rezoning the property to Single-Unit or Duplex Dwelling (R-1A) zone is compatible with the surrounding uses and will work in concert with the General Plan Amendment to allow for additional residential ownership opportunities in the neighborhood. The purpose of the R-1A zone is to permit single-unit or duplex dwellings, whether attached or detached, at a higher density than is permitted in the Single-unit Dwelling (R-1) zone. Usually the lot is narrower and smaller than lots in R-1 zone. This will provide transition in scale and intensity of housing type from the high density senior apartment at the south to the low density single family homes at the north. Staff recommends approval of the General Plan Amendment and Rezone as the project will provide ownership housing opportunities and is in compliance with the applicable General Plan goals and policies.

Tentative Map

<u>Map Design:</u> The Tentative Map entitlement will subdivide the 48 existing parcels into 44 lots, totaling 6.85± gross acres for the development of the 44 detached single family units. The typical lot size is approximately 45 feet by 100 feet, ranging from 0.10 acre to 0.19 acre.

Vehicular Circulation: The project site is north of Broadway and the Fairgrounds Drive. Fairgrounds Drive will provide access from Broadway to the subdivision and four proposed cul-de-sacs will provide access to the lots within the project site.

Pedestrian Circulation: The project is required to construct subdivision improvements per City standards including a five foot separated sidewalk, and six and a half foot (6.5) foot landscape planter. The proposed sidewalk will connect to the existing sidewalk on Fairground Drive connecting to Broadway.

Walls, Fencing & Trees: The existing chain link fence at the west property line will be replaced with a six foot wood fence or other solid material.

The City Arborist surveyed the existing trees on the site and determined that all of them could be saved or removed at the developer's discretion.

Subdivision Review Committee: On May 20, 2015, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to the recommended Findings of Fact and Conditions of Approval listed in Attachment 5.

City services are available to serve all of the proposed parcels and all improvements shall be designed and constructed to the satisfaction of the Development Engineering Division.

Site Plan Review for Review of the Tentative Map

Although the applicant has not yet proposed house plans for review at this time, the proposed lots for future residential units have been reviewed in order to confirm they will be suitable for future homes. The following lot size, width, and depth are defined in the planning and development code for R-1A zone:

A. Lot size. The minimum lot size is 2,900 square feet per dwelling unit.

B. Lot width. The minimum lot width is 20 feet, except where abutting a lot in an R-1 zone, in which case the minimum lot width is 25 feet. The minimum lot width of corner lots is 38 feet.

C. Lot depth. The minimum lot depth is 80 feet. The maximum lot depth is 160 feet.

The proposed lots comply with the R-1A lot standards listed above.

Conclusion

Staff finds that the proposal will provide a development opportunity for an underutilized site and will provide residential ownership housing options in the neighborhood. The project is compatible with the surrounding uses and is consistent with the goals and policies of the proposed Traditional Neighborhood Low Density General Plan designation and the applicable development standards of the proposed R-1A zone.

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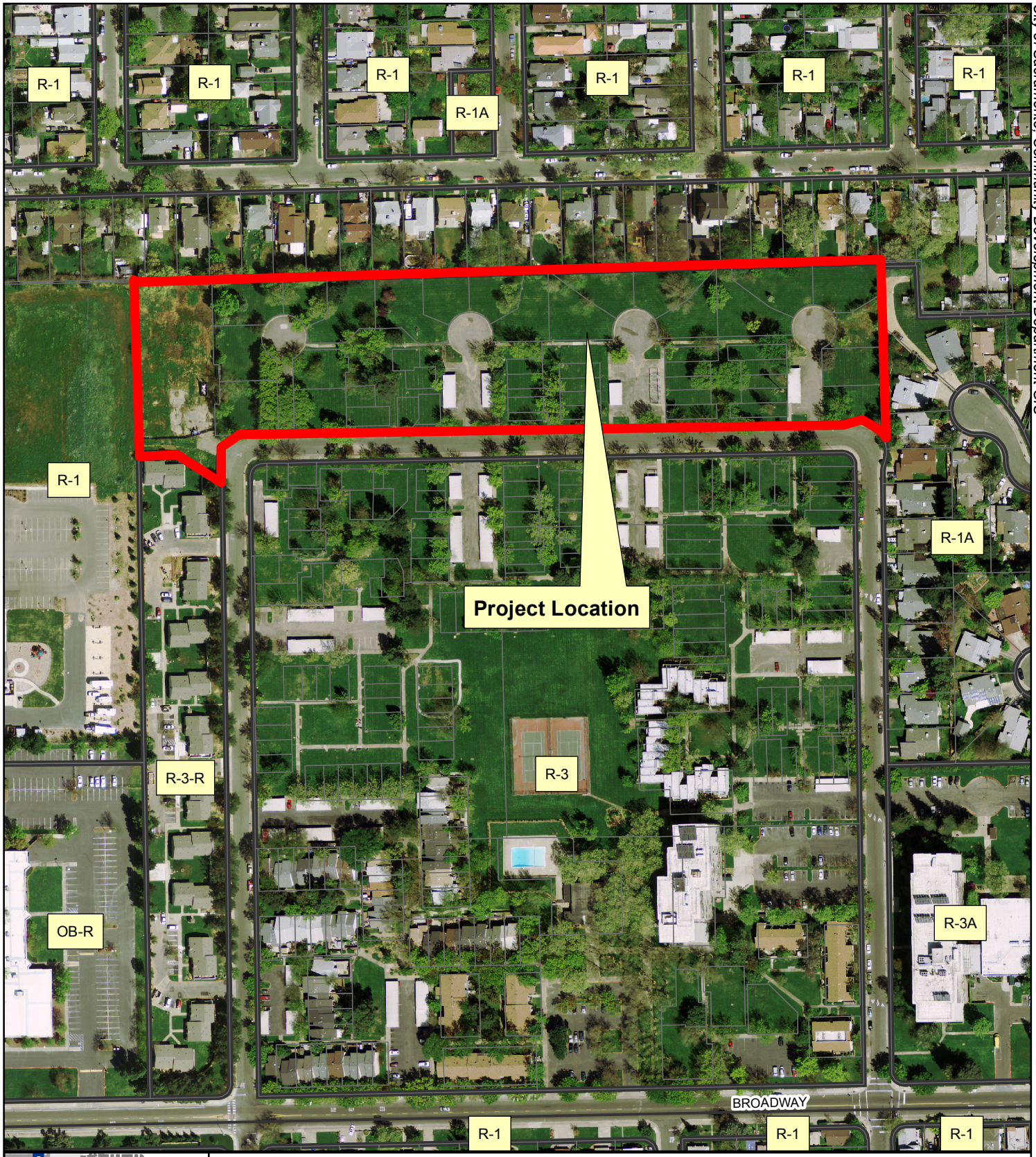
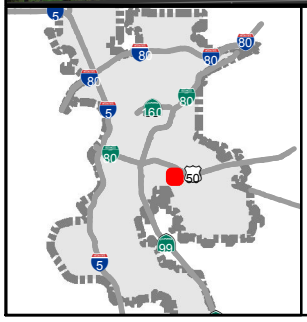
Exhibit 2A – Aerial and Zoning Map



City of Sacramento, Community Development Department GIS



Feet
0 275 550

P14-040
Aerial / Zoning Map
Greenfair

N

E. Gumm | 09-10-14

Attachment 7 - Neighbors' Petition

June 5, 2015

Community Development Department
City of Sacramento
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811

Dear Elise Gumm,

I'm writing you today on behalf of my friends and neighbors who asked me to send you their following signatures to ensure their will continue to be greenspace available for them to enjoy as they do now by walking around the property of their homes. My neighbors are concerned with the future plans of the GreenFair Project (P14-040) by limiting their greenspace.

Thank you for your time and consideration by some of the residents of the GreenFair Towers.

Sincerely,

Mary Fields
600 Fairgrounds Drive
Sacramento, CA 95817
916-595-3881

PS. The attached pages contain 106 signatures

1 Anna Militan FAIRGROUND 9, APT 70
2 Matrena Kikilipova 702 FAIROUNDS DR APT 413
3 Lelichina Tatiana 702 Fairgrounds 419
4 Stepan Popakondrye Fair DR 416
5 Anna Dovbenko Fairground DR
6 Mariya Dronova Fairgrounds DR APT 306
7 Valentyna Lotokho Fairgrounds Dr # 616
8 Viktor Tkhor, Fairgrounds Dr. # 913
9 Galina Tkhor, Fairgrounds Dr # 913
10 Neonila Fox 5403 Broadway #19
11 Victor Fox 5403 Broadway #19
12 VLADIMIR Kiseler. 5403 Broadway Apt 12.
13 RIMMA Kiseler 5403 Broadway Apt 12.
14 AVETIK ALEKYAN GW-14 Broadway=14
15 Vusik TAISIYA Broadway #16
16 Vlad. Bugrov Fairgrounds DR 643 23
17 Tsuman Nikolay Fairgrounds,
18 Tsuman Valentina 643 # 21
19 Tatyana Karpova FAIRGROUNDS 702 # 719

Signatures

Page	1	= 19
"	2	27
"	3	28
	4	32
		106

1 OLga Crynyshyn 701 Fairgrounds DR 508
2 Anna Tsipo 701 Fairgrounds dr # 512
3 Natalia Yepishina 701 Fairground dr # 510
4 Nadezda Rubinicheva 701 Fairground #811
5 Vera Zhabka 701 Fairgrounds DR #812
6 Kotenko Aleksandra #814 701 Fairgrounds DR.
7 Emmanuyil Pobegalo 701 Fairgrounds DR 810
8 Naolesdo Pobegalo 701 — " — 810
9 Oleksandra Kovalchuk 701 Fairgrounds DR 305
10 Шамарина Raisa 701 — — — D.R. 910.
11 SALFETNIKOVA 701 - FAIRDOUNDS A 608
12 Antonenco Sudariya 643 fairgrounds
13 Antonenco Aleksander 643 fairgrounds
14 Slavitskaya Anna 643 fairgrounds dr # 19
15 Nina Poglanskya 643 Fair. - 18
16 Tamon Antonuk 643 Fair. - 18
17 Anatoliy Gladkiy # 410 709 Fairgrounds DR 26
18 Valentina Gladkay # 410 709 — " — " —
19 Sura Raytikh, 637 Fairgrounds DR apt 7
20 Lyubov Komova 643 Fairgrounds DR # 16
21 Prolova Mariya. 702 Fairground DR # 721
22 Gennady Krymov 5421 Broadway #24
23 Marty Oreskina 702 Fairgrounds DR # 320
24 Anatoliy Karpenko 637 Fairgrounds DR #2
25 Larysa Kolyuzhne 701 Fairgrounds DR # 514
26 Chernevsky 702 Fairgrounds DR — 218
27 MELNICHENKO MARIA 702 APT 2 204

1. 59 Yuliya Kagan 5403 Broadway #20.
2. 60 Ariy Kagan 5403 Broadway #20
3. 51 Tamara Konovalova 643 # 24 Fairgrounds
4. 52 Leonid Konovalov 643 # 24 Fairgrounds Dr.
5. Nikolay Gushul: 702 Fairgrounds Dr. #212. N. Gushul
6. Yelena Muzychko 702 Fairgrounds 202
7. Maria Ratnicova for Fairgrounds #207
8. Yulita Baiduc 702 Fairgrounds # 522
9. Taina Ahromteva Filimonovna 702 Fairgrounds -506
10. Anna Gitoryeva 702 Fairgrounds Dr. #606
11. Lyubov Shubravskaya 702 Fairgrounds #607
12. Aleksandra Shubravskaya #314
13. Anatoliy Glushchenko 702 Fairgrounds Dr. #605
14. " Maria Abramchuk 702 Fairgrounds DR #608
15. Valentina Eyrikh 702 Fairgrounds DR # 422
16. Nina Lineitchi 702 Fairgrounds Dr 508 : Lineitchi
17. Mariya Laudyr 702 Fairgrounds Dr Apt 213
18. Veniamin Rozvodovskiy 643 Fairgrounds DR Apt. 25
19. Yefrosiniya Rozvodovskaya 643 Fairgrounds DR Apt 25
20. Emma Dolinskaya apt Faiground 701
21. Galina Kondratuyk apt. #28 Broadway 5423
22. Vasiliy Kondratuyk apt. #28 Broadway 5423
23. Leonid Goncharenko 5423 Broadway CW27
24. Svetlana Goncharenko 5423 Broadway CW22
25. Andrey Plugovoy 701 Fairgrounds Dr # 406 95817
26. Liliya Plugovaya 701 Fairgrounds Dr # 406 95817
27. Ilan Kirichok 643 - Fairgrounds Dr Apt 13
28. Nina Moptarska 643 Dr 13

1. Galina Semenyuk 637 Fairgrounds DR A5
2. Aleksander Semenyuk 637 Fairgrounds DR Ap 5
3. Mykhaylo Zhyhaylo 637 Fairgrounds dr ap 1
4. Mariya Zhyhaylo 637 Fairgrounds dr ap 1
5. Yelena Zhereberko 702 Fairgrounds dr # 705
6. Cyuero Rosesco 701 Fairgrounds Dr, # 807
7. Tokareva Zoia Temporna 701 Fairgrounds Dr, # 411
8. Maevscaia Natalia 701 # 211 Fairgrounds dr
9. Isayeva Lyubov 701 = 214 Fairgrounds
10. Isayev Ivan 701 = 214 Fairgrounds
11. Zakharov Viktor 207 - 701 Fairgrounds Dr.
12. Rodionicheva 701 - 201 Anna
13. Vera Stepanovna 701 Fairgrounds DR # 312
14. Feodosiya Zhmud 701 Fairgrounds Dr # 306
15. Gutekal Olga 701 Fairgrounds dr # 309
16. ANNA RENCHKOVSKAYA 701 FAIRGROUNDS DR #309
17. OLGA TAFIUCHK 701 Fairgrounds #302
18. Nina Melkonyan ap 805 701 Fairground
19. Savchenko Yekaterina 701 Fairgrounds DR Ap 803
20. Laisa Tatarina 70 Fairgrounds DR 910
21. Vladimir Krasnov 701 Fairgrounds 914
22. Mariya Krasnova 701 Fairgrounds 914
23. Mariya Usov 701 Fairgrounds 913.
24. Nikolay Usov 701 Fairgrounds # 913.
25. Vasile Shendrya 701 Fairgrounds DR #911
26. Tamara Tutelya 702 Fairgrounds DR 515
27. Kortsemal Ligiya 701 Fairgrounds DR #714
28. Cheorghi Lazarey
29. Maria Angelova 701 Fairgrounds dr # 307
30. Poishchuk Anna 701 Fairgrounds # 304
31. E. REPETSKY 701 FARGRUNDS DRIVE
32. Mariya Dyndra 701 Fairgrounds DR 507

RESOLUTION NO. 2015-

Adopted by the Sacramento City Council

August 25, 2015

ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE GREENFAIR TENTATIVE MAP PROJECT (P14-040)

BACKGROUND

A. On June 25, 2015, the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Greenfair Tentative Map Project; and

B. On August 25, 2015, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.010(A)(2)(b) and received and considered evidence concerning the Greenfair Tentative Map 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 initial study for the Project 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 May 18, 2015, a Notice of Intent to Adopt the MND (NOI) dated May 18, 2015 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 May 18, 2015 the NOI was published in the Sacramento Bulletin, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

3. The Initial Study was revised for clarification purposes 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 and Reporting 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 and Reporting Program.

Section 6. Upon approval of the Project, the City Manager 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.

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Exhibit 3A: Mitigation Monitoring and Reporting Program

Exhibit 3A: Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Greenfair Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

	Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
3-1	*Prior to construction, the project contractor shall initiate preconstruction surveys of the project site to determine if burrowing owls are present during the non-nesting season prior to any breeding season construction (nesting season is active during the dates of February 1 - August 30 annually). The results of the preconstruction surveys shall then be submitted to the City for review. If burrowing owls are not present, further mitigation is not required. If occupied burrows are found during the non-breeding season, the project contractor shall implement standard "passive relocation" measures to exclude burrowing owls from burrows that need to be disturbed, consistent with CDFW guidelines. If breeding owls are found on-site during the nesting season, the project contractor shall establish a no-disturbance buffer around nesting burrows until the nesting is completed. The buffer distance and verification of completion of nesting shall be determined by a qualified biologist with experience working with burrowing owls and construction activities. If it is not feasible to avoid removal of nesting burrows, the project contractor shall consult with the CDFW to determine if any options for active nest relocation are feasible.*	Prior to construction	Community Development Department	
3-2	*One of the following mitigation options shall be implemented by the project contractor to avoid disturbing or removing any active nest tree during construction:* • *If project construction plans require removal of a tree that represents potential nesting habitat for migratory birds or other raptors including Swainson's hawk, the project contractor shall remove such trees during the non-nesting season, (nesting season is active during the dates of March 1 - September 15 annually), prior to initiation of major construction.* *Or* • *If construction is planned during the nesting season for the species, preconstruction surveys shall be conducted*	Prior to construction, if construction is planned during the nesting season for Swainson's hawk	Community Development Department	

	Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
	to determine if migratory birds or other raptors including Swainson's hawk are using suitable nest trees prior to construction. The results of the preconstruction surveys shall then be submitted to the City for review. If active nests are present on the property, construction shall be avoided within a buffer area designated to protect the nesting pair. The size of the buffer shall be determined by a qualified biologist with experience in nest protection and will be based on the location of the nest, the background level of disturbance in the nest area, and observed reactions of the nesting species to human activity. Further action is not required if active nests are not identified on the project site during preconstruction surveys.			
3-3	*If tree removal or construction activities on the project site are to begin during the nesting season for raptors or other protected bird species in the region (generally February 15-September 15), a qualified biologist shall be retained by the project applicant to conduct preconstruction surveys in areas of suitable nesting habitat for common raptors and other bird species protected by the MBTA or California Fish and Game Code located within 500 feet of project activity. Surveys shall be conducted no more than 10 days before tree removal or ground disturbance is expected to occur. The preconstruction surveys shall be submitted to the City's Community Development Department.* *If active nests are not found, further mitigation is not required. If active nests are found, the construction contractor shall avoid impacts on such nests by establishing a no-disturbance buffer around the nest. The appropriate buffer size for all nesting birds shall be determined by a qualified biologist, but shall extend at least 50 feet from the nest. Buffer size will vary depending on site-specific conditions, the species of nesting bird, nature of the project activity, the extent of existing disturbance in the area, visibility of the disturbance from the nest site, and other*	No more than 10 days before tree removal or ground disturbance if tree removal or construction activities would occur between February 15th and September 15th	Community Development Department	

	Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
	relevant circumstances. *Construction activity shall not occur within the buffer area of an active nest until a qualified biologist confirms that the chicks have fledged and are no longer dependent on the nest, or the nesting cycle has otherwise completed. Monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has the potential to adversely affect the nest. The qualified biologist shall determine the status of the nest at least weekly during the nesting season. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance shall be increased until the agitated behavior ceases.*			
3-4	*Prior to issuance of a grading permit, the project applicant shall comply with tree permit requirements in effect at the time of project approval for removal, pruning, or soil disturbance within the canopy dripline of a Heritage or City Street Tree. In addition, the following measures shall be implemented to reduce impacts from the removal of City Street Trees:* • *Replacement trees for City Street Trees shall be replanted within the City right-of-way in coordination with the City's Urban Forester. If replacement trees for City Street Trees cannot be accommodated in the City's right-of-way, they shall be planted on site and incorporated into the project landscape plan or be planted at another off-site location at the City's direction.* • *Replacement plantings shall consist of shade tree species recommended by the Urban Forestry Director.* • *Tree planting shall comply with the City's landscaping requirements (City Code Sections 17.612.010 and 17.612.040).* • *Canopy or root pruning of any retained City Street Trees to accommodate construction and/or fire lane access shall be conducted according the American National*	Prior to issuance of a grading permit	Community Development Department	

	Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
	Standards Institute (ANSI) creates standards and the International Society of Arboriculture (ISA) creates best management practices (BMPs) All City Street Trees shall be protected from construction-related impacts pursuant to Sacramento City Code Section 12.64.040 (Heritage Trees) and Section 12.56.060 (City Street Trees). *The aforementioned measures shall be reflected on the grading plans, subject to review and approval by the City's Community Development Department.*			
4-1	*If archaeological artifacts or unusual amounts of stone, bone, or shell are uncovered during construction activities, work within 50 feet of the specific construction site at which the suspected resources have been uncovered shall be suspended. At that time, the property owner shall retain a qualified professional archaeologist. The archaeologist shall conduct a field investigation of the specific site and recommend mitigation deemed necessary for the protection or recovery of any archaeological resources concluded by the archaeologist to represent significant or potentially significant resources as defined by CEQA. The mitigation shall be implemented by the property owner to the satisfaction of the Planning Division prior to resumption of construction activity.*	If archaeological artifacts or unusual amounts of stone, bone or shell are uncovered during construction activities	Planning Division	
4-2	*In accordance with Section 7050.5 of the Health and Safety Code and Sections 5097.94 and 5097.98 of the Public Resources Code, if human remains are uncovered during project construction activities, work within 50 feet of the remains shall be suspended immediately, and the City of Sacramento Planning Division and the County Coroner shall be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The property owner shall also retain a professional archaeological consultant with Native American burial experience. The archaeologist shall conduct a*	If human remains are uncovered during project construction activities	Planning Division County Coroner Native American Heritage Commission	

	Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
	field investigation of the specific site and consult with the Most Likely Descendant identified by the NAHC. As necessary, the archaeological consultant may provide professional assistance to the Most Likely Descendant including the excavation and removal of the human remains. The property owner shall implement any mitigation before the resumption of activities at the site where the remains were discovered.			
12-1	*Unless otherwise agreed upon by the Sacramento Department of Utilities and the developer, the project applicant shall submit the fair share fee towards the construction of the water main extension from the six-inch private water line within Fairgrounds Drive. Payment of the fair share fee shall be submitted to the Sacramento Department of Utilities prior to issuance of a grading permit.*	Prior to issuance of a grading permit	Sacramento Department of Utilities	

RESOLUTION NO. 2015-

Adopted by the Sacramento City Council

August 25, 2015

RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP FROM 6.85± ACRES OF TRADITIONAL NEIGHBORHOOD HIGH DENSITY (TNHD) TO 6.85± ACRES OFTRADITIONAL NEIGHBORHOOD LOW DENSITY (TNLD) FOR THE GREENFAIR TENTATIVE MAP PROJECT LOCATED NORTH OF FAIRGROUNDS DRIVE (P14-040)

BACKGROUND

A. On June 25, 2015, the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Greenfair Tentative Map Project; and

B. On August 25, 2015, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 17.812.010(A)(2)(b) and received and considered evidence concerning the Greenfair Tentative Map 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 Greenfair Tentative Map Project, the City Council approves the General Plan Amendment for the Greenfair Tentative Map project.

Section 2 The 6.85± acre area described on the attached Exhibit A is hereby designated on the City of Sacramento's 2035 General Plan land use map **from** 6.85± acres of Traditional Neighborhood High Density (TNHD) **to** 6.85± acres of Traditional Neighborhood High Density (TNHD) based on the following findings of fact:

A. As amended, this title complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the 2035 General Plan; and

B. The amendment promotes the public health, safety, convenience, and welfare of the city.

Table of Contents:

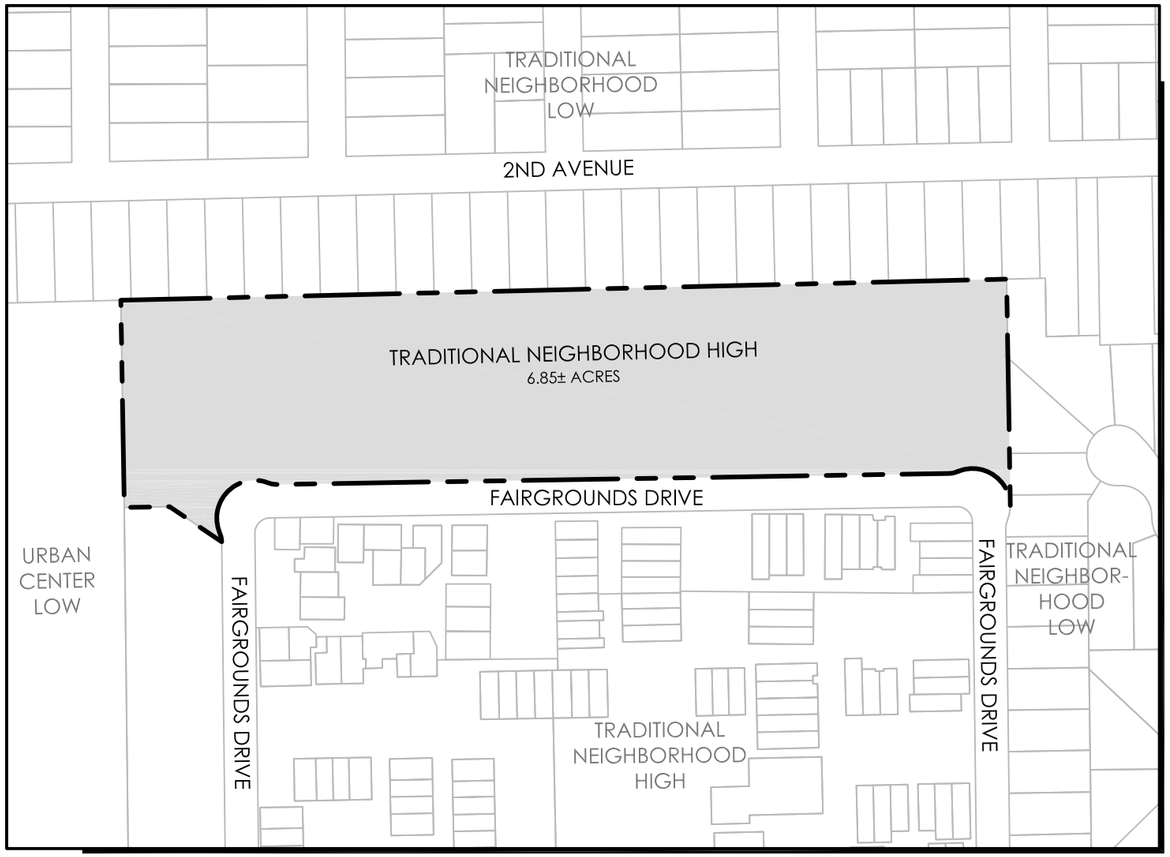
Exhibit 4A: General Plan Amendment Exhibit

GENERAL PLAN AMENDMENT

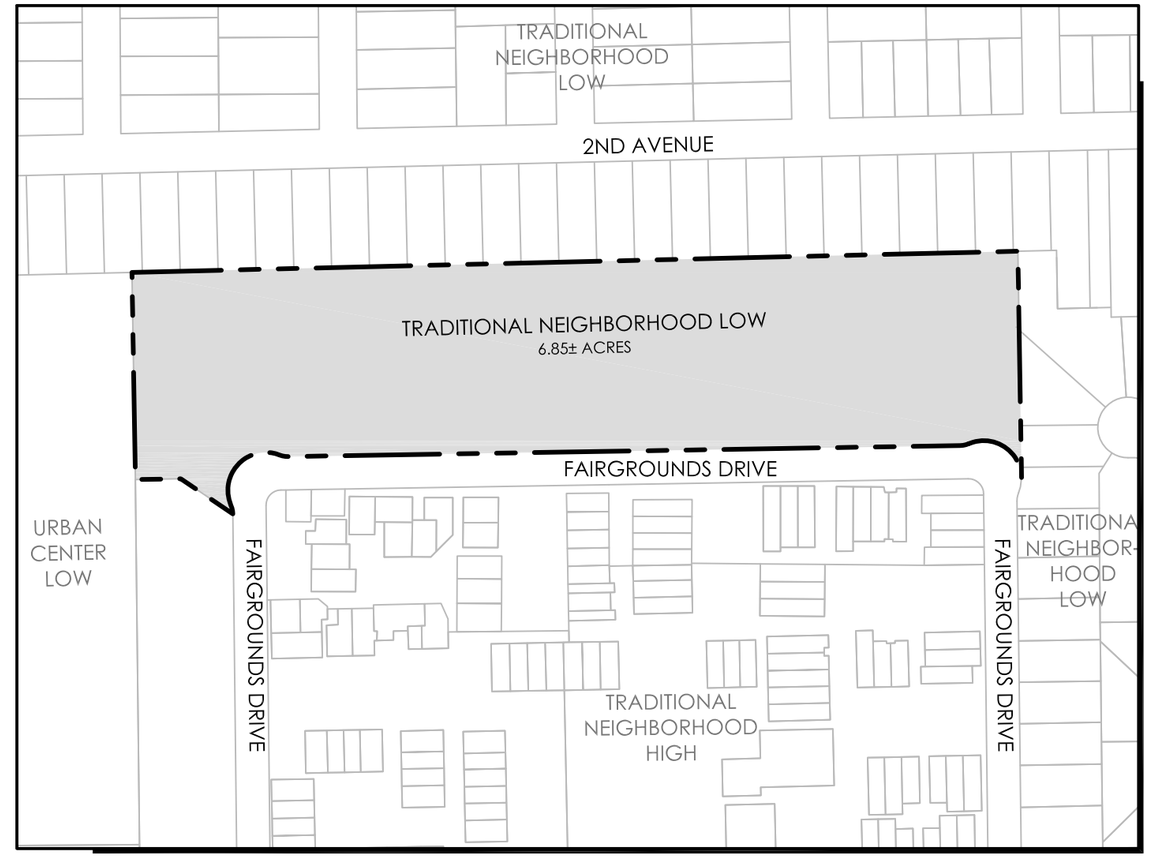
GREENFAIR

CITY OF SACRAMENTO, CALIFORNIA

SEPTEMBER 4, 2014



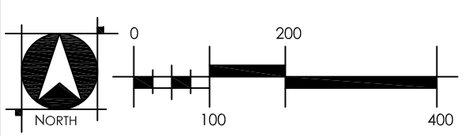
Existing General Plan



Proposed General Plan

GENERAL PLAN AMENDMENT SUMMARY TABLE

DESIGNATION	EXISTING	PROPOSED	DIFFERENCE
TRADITIONAL NEIGHBORHOOD HIGH	6.85	0.0	-6.85
TRADITIONAL NEIGHBORHOOD LOW	0.0	6.85	+6.85
	6.85	6.85	



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

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ORDINANCE NO 2015-

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE BY REZONING 6.85± ACRES FROM THE MULTI-UNIT DWELLING ZONE TO 6.85± ACRES OF SINGLE AND DUPLEX DWELLING UNIT ZONE LOCATED NORTH OF FAIRGROUNDS DRIVE (P14-040)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

As used in this ordinance, "**Property**" means the real property depicted in attached Exhibit 5 A and generally described, known and referred to as Greenfair Tentative Map Project (APN: 011-0350-001-0000 through 011-0350-023-0000; 011-0350-044-0000, 011-0360-001-0000 through 011-0360-023; 011-0360-040-0000; 011-0360-041-0000; and 011-0360-043-0000), consists of 6.85± acre.

SECTION 2

Title 17 of the Sacramento City Code ("the Planning and Development Code") is hereby amended by rezoning the Property from Multi-Unit Dwelling (R-3) zone to Single-unit or Duplex Dwelling (R-1A) zone.

SECTION 3

The rezoning of the Property by this ordinance is consistent with the applicable land-use designation, use, and development standards in the City's General Plan; with the goals, policies, and other provisions of the General Plan; and with any applicable specific plan. The amendment promotes the public health, safety, convenience, and welfare of the City.

SECTION 4

The City Clerk is hereby directed to amend the City's official zoning maps to conform to this ordinance.

Table of Contents:

Exhibit 5A: Rezone Exhibit

REZONE

GREENFAIR

CITY OF SACRAMENTO, CALIFORNIA

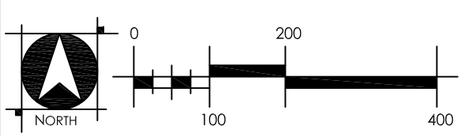
SEPTEMBER 4, 2014

Existing Zoning

Proposed Zoning

REZONE SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
R-3	MULTI-FAMILY	6.85	0.0	-6.85
R-1A	SINGLE UNIT OR DUPLEX DWELLING ZONE	0.0	6.85	+6.85
		6.85	6.85	



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Fax 916.341.7767

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RESOLUTION NO. 2015-

Adopted by the Sacramento City Council

August 25, 2015

RESOLUTION APPROVING THE GREENFAIR TENTATIVE MAP PROJECT (P14-040)

BACKGROUND

A. On June 25, 2015, the City Planning and Design Commission conducted a public hearing on, and forwarded to the city Council a recommendation to approve with conditions the Greenfair Tentative Map Project; and

B. On August 25, 2015, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 17.812.010(A)(2)(b) and received and considered evidence concerning the Greenfair Tentative Map 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 Greenfair Tentative Map Project, the City Council approves the Tentative Map for 44 residential lots and Site Plan Review for lots without buildings based on the Findings of Fact as set forth below.

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

A. The **Tentative Map** to subdivide ±6.85 acres into 44 parcels for single family development in the Single-Unit or Duplex Dwelling (R-1A) zone is **approved** based on the following Findings of Fact:

1. None of the conditions described in Government Code Section 66474, inclusive, exist with respect to the proposed subdivision;

   a. The proposed subdivision is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code;

b. The design and improvement of the proposed subdivision is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code;

c. The site is physically suitable for the type of development proposed;

d. The site is suited for the proposed density of the development;

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The Planning & Design Commission has considered the effect of the approval of this tentative map on the ownership 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. **Site Plan Review** for review of the tentative map is **approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan in that it is consistent with the goals and policies of the proposed general plan land use designation of Traditional Residential Low Density. The proposed lots meet the intent of the General Plan classification as it will create opportunities for residential uses that allow for transitions in scale and intensity of development to the established neighborhoods surrounding the project site.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposed lots comply with the applicable standards related to lot size, width, and depth.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that the project has been analyzed by City departments and it is determined that all streets and other public access ways and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, including the adjacent low density residential uses to the north and east.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and the use of renewable energy sources is encouraged, in that the project proposes to redevelop an infill land. The project is advised, to the extent possible, incorporate green building methods in the construction of the proposed structures.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that: 1) the site provides adequate circulation for vehicles and pedestrians, 2) the project will

provide adequate open space for each unit, and 3) the lot sizes are compatible with the surrounding uses, which include both single and multi-unit residential uses.

Section 3 The City Council approves the project to subdivide 44 single family residential units lots based on the following Conditions of Approval:

A. The **Tentative Map** to subdivide approximately 6.85± acres into 44 parcels for single family development in the proposed Single-Unit or Duplex Dwelling (R-1A) zone is **approved** based on the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P14-040). The design of any improvement not covered by these conditions shall be to City standard.

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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to the Zoning Administration 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

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 Public Works 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 (P14-040).

4. Show all continuing and proposed/required easements on the Final Map.

PUBLIC WORKS

5. 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.

6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the City. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

7. Dedicate and construct Fairgrounds Drive as a 53-ft right-of-way street cross-section (half-street only) adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

8. Dedicate and construct Court A, Court B, Court C, and Court D, as depicted on attached Exhibit, as a City standard 53-ft right-of-way street cross-section with City standard cul-de-sac to the satisfaction of the Department of Public Works.

9. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, undulations, additional 4-way intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.

10. Install all-way stops at the intersection of Court A and Fairgrounds Drive per City standards to the satisfaction of the Department of Public Works.

11. Install a stop sign along Court B at the intersection of Fairgrounds Drive and Court B per City standards to the satisfaction of the Department of Public Works.

12. Install a stop sign along Court C at the intersection of Fairgrounds Drive and Court C per City standards to the satisfaction of the Department of Public Works.

13. Install a stop sign along Court D at the intersection of Fairgrounds Drive and Court D per City standards to the satisfaction of the Department of Public Works.

14. Install a speed hump along Fairgrounds Drive between Court B and Court C per City standards to the satisfaction of the Department of Public Works.

15. Install a red curb at the outer radius of the Fairgrounds Drive elbow (east) and throughout the Fairgrounds Drive frontage of Lot #44 to prohibit on-street parking per City standards to the satisfaction of the Department of Public Works.

16. Install ramps that comply with the Americans with Disabilities Act (ADA) at all corners of all proposed intersections within the project site per City standards to the satisfaction of the Department of Public Works.

17. 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 Public Works. The center lines of such streets shall be aligned.

18. The design and placement of walls, fences, signs, and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

SMUD

19. Dedicate a 12.5-foot public utility easement for overhead/underground facilities and appurtenances adjacent to all streets.

20. Maintain existing and proposed 21kV routes along Fairgrounds Drive.

21. Future SMUD facilities located on the customer's property may require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the customer's property.

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

22. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

DEPARTMENT OF UTILITIES

23. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if appropriate DOU Development Review and Field staff have reviewed the proposed number of taps and associated location and have no issues or concerns. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

24. There is an existing 6" private water main that surrounds the project site. If the applicant chooses to tap into the existing private water main then the following shall apply:

    The applicant shall obtain a written permission from the owner of the private water system for the water service connections to the 44 individual homes. A copy of this letter shall be provided to the department of Utilities.

    A public water easement shall be dedicated for the meter and the placement of the meter shall be to the satisfaction of the Department of Utilities.

25. If the connection to the existing 6" private water system is not feasible, then a public water main shall be extended in Fairgrounds Drive or the applicant shall pay the fair share cost for the City's water distribution installation project in Fairgrounds Drive. The public water main extension shall be looped and constructed to the satisfaction of the DOU.

26. This project is served by the Combined Sewer System (CSS), however, based on the project description, there will be no significant impact to the CSS. The project site used to have 47 homes; the applicant is proposing 44 homes.

27. Some of the residential lots does not front an existing public sewer main. Therefore, a sewer main extension may be required in Fairgrounds Drive, Court A, Court B, Court C, and Court D to the satisfaction of the DOU.

28. A sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the DOU.

29. 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.

30. All lots shall be graded so that drainage does not cross property lines.

31. Prior to or concurrent with the submittal of improvement plans, the applicant shall prepare a project specific drainage study and overland release map for review and approval by the DOU. The 10-year and 100-year hydraulic grade lines (HGL's) for the drainage study shall be calculated using the City's Storm Water Management Model (SWMM). The study is required to show the sizes of all drainage pipes in street right-of-ways. The drainage study shall include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. This development is located within Drainage Shed 110. The DOU has completed a SWMM model for this shed and the surrounding area. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Section (916-808-1400) at the early planning stages to address any drainage related requirements.

32. There is an existing public drainage main that crosses a portion of lots 7, 14, 15, 16, and 17. Either a 15-ft minimum drainage easement shall be dedicated at no cost to the City, shall be free and clear of all encumbrances and liens, and shall be to the satisfaction of the City Attorney and the DOU or the applicant shall relocate the main to the public street to the satisfaction of the DOU.

33. Per City Code section 13.04.230, no permanent structures shall be constructed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the City Attorney. (Note: The existing drainage main thru lots 14, 15, 16 and 17 may need to be relocated to the public street.)

34. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

35. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is less than 20 acres, only source control measures are required. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento and South Placer Regions (May 2007)" for appropriate source control measures.

FIRE

36. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). CFC 503.2.5

37. 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. CFC 503.2.1

38. 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

39. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

SPECIAL DISTRICTS

NONE

PARKS

40. **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)

41. **Maintenance District**: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney's Office. 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).

ABANDONMENT CONDITIONS

PUBLIC WORKS

42. The applicant shall satisfy the conditions of approval of the abandonment of public works easements in accordance with the Tentative Map.

43. Final Map shall be recorded concurrently with the recordation of the abandonment.

DOU

44. The applicant shall satisfy all of the Department of Utilities' conditions for P14-040. The existing drainage main shall be relocated and a 15-foot minimum easement shall be dedicated to the City to the satisfaction of the Department of Utilities.

PG&E

45. Any current facilities will need to be relocated out of the Public Utility Easement (PUE) at the developer's expense. As part of the relocation, the developer will be required to provide PG&E equal land right for its facilities.

46. The developer will submit an application to deactivate the gas line and at the same time request to abandon the existing PUE. PG&E will then be able to confirm the deactivation of the existing in-place gas facilities

and provide a no objection letter to the abandonment.

SMUD

47. SMUD will conditionally approve of the abandonment provided the "continuing-use" clause as cited in Section 8330 of the State of California Streets and Highways Code is incorporated in the abandonment Resolution reserving all rights for the District to construct, reconstruct, operate and maintain electrical and communication facilities within the subject abandonment.

48. Abandonment will be granted only after the developer works with SMUD to provide new rights, install the infrastructure required and pay the SMUD costs to reroute or relocate the existing facilities that need to remain. The developer will need to submit an application for those removals and or relocations. Once the new service is constructed and energized, SMUD can agree to the Abandonment of the old easements & P.U.E's.

ADVISORY NOTES

49. 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.

50. House plans shall comply with City Code Chapter 18.08 related to Driveway Permits, which includes:

    18.08.040.C All driveways shall be at least 20-ft apart from another driveway.

    18.08.040.F All driveways shall be at least 10-ft away from a pedestrian ramp.

    18.08.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.

51. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) effective August 16, 2012. Within the Shaded X zone, there are no requirements to elevate or flood proof.

52. The applicant is encouraged to consider Low Impact Development (LID) strategy for the site design and utilize LID practices (i.e. stormwater planters) for stormwater treatment. The applicant can obtain LID runoff reduction credits following the guidance in the Stormwater Quality Design Manual. LID runoff reduction will reduce the required treatment volume which could potentially reduce the surface area requirements for the stormwater treatment measures. Contact City of Sacramento Utilities Department Stormwater Program (808-1449) if you have additional questions.

53. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

    a) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $81,972. This is based on 44 new single-family lots and an average land value of $115,000 per acre for the Fruitridge Broadway (North of Fruitridge) Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. 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) The Park Development Impact Fee (PIF) (in accordance with Chapter 18.44 of the Sacramento City Code), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $255,816. This is based on 44 new single-family residential units at the standard rate of $5,814 per single-family unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

B. **Site Plan Review** for review of the tentative map is **approved** based on the following Conditions of Approval:

1. Future House Plans are subject to additional Site Plan and Design Review.

Table of Contents:

Exhibit 6A: Tentative map

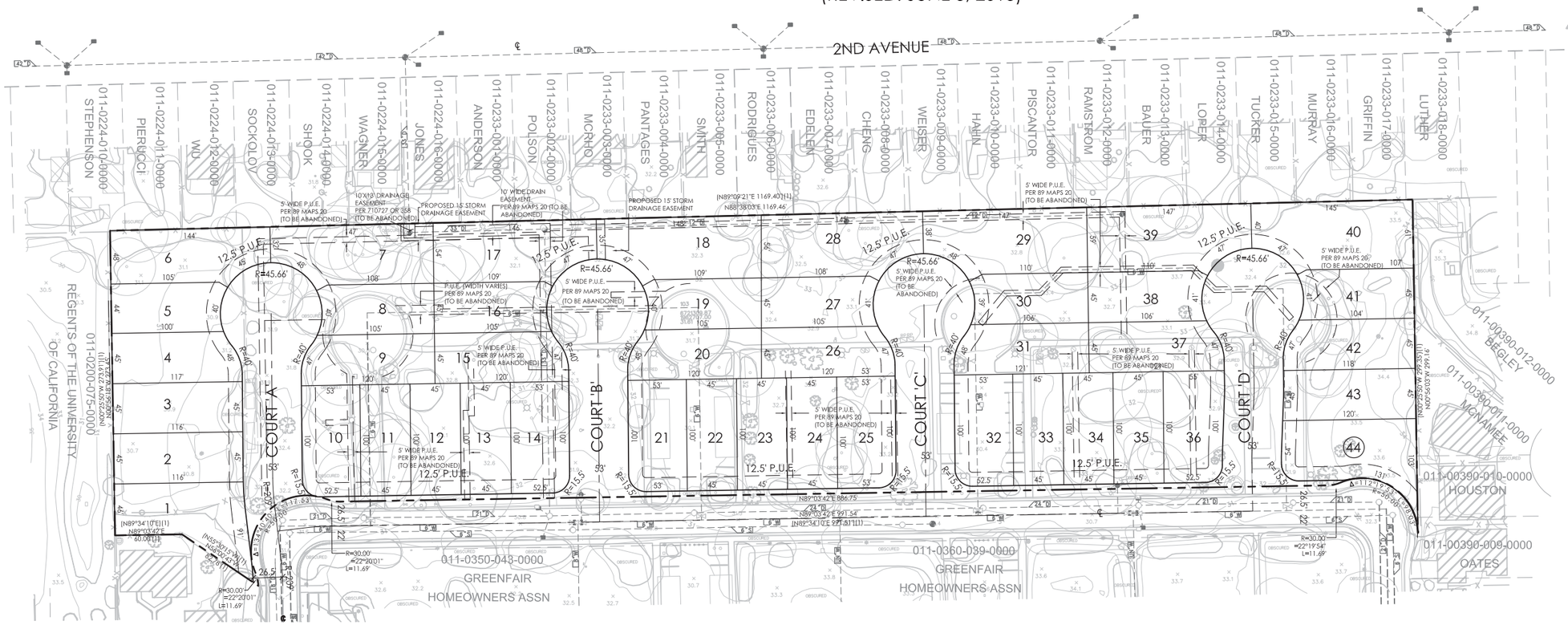
TENTATIVE SUBDIVISION MAP

GREENFAIR

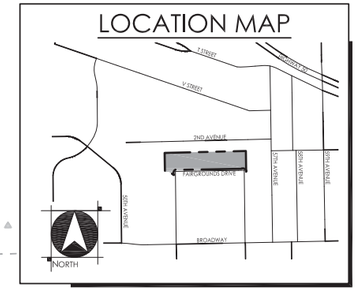
CITY OF SACRAMENTO, CALIFORNIA

DECEMBER 17, 2014

(REVISED: JUNE 5, 2015)



LOCATION MAP



PROJECT NOTES

APPLICANT/OWNER
CALEPS DEVELOPMENT
3001 I STREET, 2ND FLOOR
SACRAMENTO, CA 95816
CONTACT: CHRIS STEVENS
PHONE: 916-804-7544

PLANNER/ENGINEER
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: PAUL MEUSER/TIM CRUSH
PHONE: 916 341-7760

ASSESSOR'S PARCEL NO.
011-0350-001 THRU 023 AND 044; 001-0360-001 THRU 004; 007 THRU 023; 040. 041 AND 043.

AREA
6.85± ACRES GROSS

NUMBER OF LOTS
44 SINGLE-FAMILY RESIDENTIAL LOTS

EXISTING USE
VACANT

PROPOSED USE
SINGLE FAMILY RESIDENTIAL

EXISTING ZONING
R-3

PROPOSED ZONING
R-1A

PARK DISTRICT
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

SCHOOL DISTRICT
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

SEWER
SACRAMENTO REGIONAL SANITATION DISTRICT

STORM DRAIN
CITY OF SACRAMENTO

WATER
CITY OF SACRAMENTO

ELECTRICITY
SMUD

GAS
PG&E

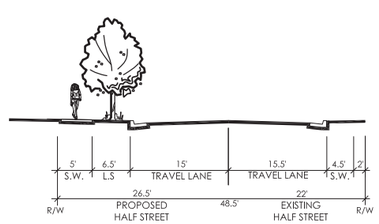
NOTES

1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF THE SUBDIVISION MAP ACT.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:
   P.U.E. (WIDTH VARIES) PER 89 MAPS 20
   10'X13' DRAINAGE EASEMENT PER 710727 O.R. 358
4. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY SYNERGY MAPPING, INC. ON JUNE 25, 2014.

LAND USE SUMMARY

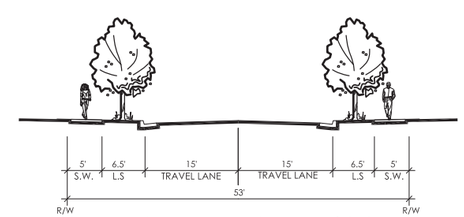
GENERAL PLAN/ ZONING DESIGNATIONS	USE	ACRES (N)	ACRES (G)	UNITS
TRADITIONAL NEIGHBORHOOD LOW/R1-A	S-F RESIDENTIAL (45'X100' TYP.)	5.5	6.9	44
TOTAL		5.5	6.9	44

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY RYAN CRUSH
No. 41978
Exp.03-31-16
CIVIL
STATE OF CALIFORNIA



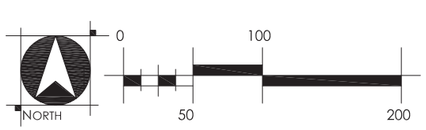
A — FAIRGROUNDS DRIVE

48.5' PUBLIC STREET SECTION
NOT TO SCALE



B — LOCAL RESIDENTIAL STREET (COURT A, B, C, & D)

53' PUBLIC STREET SECTION
NOT TO SCALE



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