



**CITY OF SACRAMENTO DESIGN REVIEW AND PRESERVATION BOARD
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

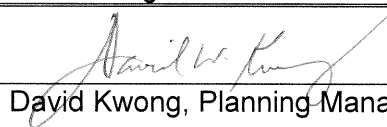
Project Name: Morey Place
Project Number: P06-021
Project Location: Between Morrison and Morey Avenue, East of Western Avenue
Assessor's Parcel No.: 250-0352-005, 006, 008
Applicant: Russell Stone, Willow Equities
Action Status: Approved with Conditions Action Date: 02/22/07

- REQUESTED ENTITLEMENT(S):**
- A. Environmental Determination: Mitigated Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Tentative Map to subdivide three parcels into 99 residential lots, two public space lots and one open space lot on 8.9+ acres in the Single Family Alternative (R-1A) zone.
 - D. Special Permit to develop 99 Single Family homes in the Single Family Alternative (R-1A) zone.
 - E. Subdivision Modification to develop 2 lots without public street frontage

ACTIONS TAKEN: On 02/22/07, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

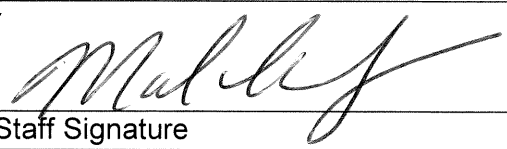
- A. Adopted the Mitigated Negative Declaration
- B. Approved the Mitigation Monitoring Plan
- C. Approved the Tentative Map to subdivide three parcels into 99 residential lots, two public space lots and one open space lot on 8.9+ acres in the Single Family Alternative (R-1A) zone.
- D. Approved the Special Permit to develop 99 Single Family homes in the Single Family Alternative (R-1A) zone.
- E. Subdivision Modification to develop 2 lots without public street frontage.

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: 02/23/2007

By:


Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to

California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Design Review Director decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 01/01/01. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Biological Resources, Noise, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Mitigation Monitoring Plan

The Mitigation Monitoring Plan is adopted based upon the following findings of fact:

1. Mitigation measures have been added to the above identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above identified project, a copy of which is attached as Exhibit 1A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Tentative Map to subdivide three parcels into 99 residential lots, two public space lots, and one open space lot on 8.9+ net acres in the R-1A zone is approved based on the following findings.
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the North Sacramento Community Plan, and Chapter 16 of the City of Sacramento Code, which is a Specific Plan of the City. The City's General Plan designates the subject site as Low Density Residential (4-15 du/na) and the North Sacramento Community Plan land use designation is Residential 7-15 du/na;
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- D. The Special Permit to develop 100 Single Family homes in the Single Family Alternative zone is approved based on the following findings:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The project will utilize three existing vacant lots;
 - b. The residential units are consistent with the Single Family Design Guidelines;
 - c. The project will not adversely affect the surrounding land uses in that the units are being located in an area designated for single family uses; and
 - d. The project will provide for future continuation of the streets to adjacent parcels to the east, and
 - e. The proposed project provides housing opportunities for moderate income owners.
 2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance:
 - a. The proposed project will eliminate the potential for nuisance activities such as illegal dumping on a vacant lot;
 - b. The proposed project supports redevelopment and rehabilitation efforts to eliminate neighborhood blight; and
 - c. The project is consistent with the Single Family Residential Design Principles, which provides for eyes on the street by utilizing prominent front entries, porch areas, and living space fronting the street.
 3. The project, as conditioned, complies with the General Plan Policies that promote infill development to meet future housing needs, maintain and improve residential neighborhoods, to develop residential land that utilizes existing and planned urban resources, and fosters walkable neighborhoods by providing for future street connections.

- E. The Subdivision Modification to develop 2 parcels without public street frontage is hereby approved based upon the following findings:
1. The Planning Commission finds that is undesirable in this particular case to conform to the strict application of City Code Chapter 16 in that the property is constrained adjacent street properties.
 2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 3. The modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity in that it is an interim measure, pending the development of adjacent properties.
 4. The granting of the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated residential.

Conditions Of Approval

C. Tentative Map to subdivide three parcels into 99 residential lots, two public space lots, and one open space lot on 8.9+ net acres in the R-1A zone is approved subject to the following conditions.

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-021). 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 Development Engineering Division.

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 Development Engineering Division after consultation with the U.S. Postal Service.
3. Show all continuing and proposed/required easements on the Final Map.
4. 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;

DE: Streets

5. 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 Development Engineering Division. 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 per City standards to the satisfaction of the Development Engineering Division.
6. 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, traffic circles, intersection portals, chicanes, undulations, etc.

7. Dedicate and construct Morrison Avenue adjacent to the subject property to a standard 53-ft (half-street only) with bike routes to the satisfaction of the Development Engineering Division.
8. Dedicate and construct Morey Avenue adjacent to the subject property to a standard 53-ft street cross-section (half-street only) to the satisfaction of the Development Engineering Division.
9. Dedicate and construct Western Avenue adjacent to the subject property to a modified 53-ft street cross-section with bike routes to the satisfaction of the Development Engineering Division. Construction of Western Avenue shall consist of a 5-ft sidewalk, a 6.5-ft planter, standard vertical curb and gutter on both sides of the street and two 15-ft striped travel lanes measured from the face of curb to the street centerline.
10. Dedicate and construct streets F Street shown on the tentative map to a City standard 53-ft right of way street cross-section to the satisfaction of the Development Engineering Division.
11. Dedicate and construct E Street shown on the tentative map to a City standard 53-ft right-of-way street cross-section. However, where the street is adjacent to the future park, the side of the street that is directly adjacent to the park shall have parallel parking striping in-lieu of the standard planter. The other side of the street shall remain to City standards. The design and construction of E Street shall be to the satisfaction of the Development Engineering Division.
12. Dedicate and construct A Street shown in the tentative map to a City standard 41-ft right of way street cross-section to the satisfaction of the Development Engineering Division.
13. Dedicate and construct B Street to a City standard 41-ft right of way street cross-section except along the segment adjacent to the future park where B Street shall have a 46-ft right of way with the centerline located 20.5 ft from the back of walk adjacent to the residential side and 25.5-ft from the back of walk adjacent to the future park. The design and construction of B Street shall be to the satisfaction of the Development Engineering Division.
14. 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 Development Engineering Division. The centerline of such streets shall be aligned.
15. The applicant shall post "No Parking" signs at regular intervals along the stretch of Morrison Avenue starting from Western Avenue going East up to the point where the existing ditch along Morrison ends. The design and location of the signs shall be to the satisfaction of the Development Engineering Division.
16. Construct A.D.A. compliant ramps at all corners of the intersections bounded by the project to the satisfaction of the Development Engineering Division.
17. All street round corners shall have a 27-ft radius measured from the face of curb.
18. The applicant shall eliminate lot B shown in the tentative map to the satisfaction of the Development Engineering Division.
19. The applicant shall install permanent street signs to the satisfaction of the Development Engineering Division.
20. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.
21. 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 Development Engineering Division.

PUBLIC/PRIVATE UTILITIES

22. Dedicate a standard 12.5-foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to Western Avenue;
23. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets rights of ways.

CITY UTILITIES

24. Prior to the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions: 1) At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, and 2) At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.
Prior to the submittal of improvement plans, the applicant shall submit a water study with pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities (DOU) prior to improvement plan submittal. Two points of connection for the water distribution system are required. Note: An 8-inch water main is located in Morrison Avenue, adjacent to the site and a 12-inch water main is located in Morrison Avenue 100 feet east of the site. An 8-inch water main is located in Morey Avenue, 600 feet east of the site. The 12-inch main in Morrison Avenue shall be extended through the site. A water main extension and multiple new fire hydrants will be required to the satisfaction of the DOU. Water mains placed in new streets shall be located 7 feet north and west of street centerline.
25. Provide separate metered domestic water services to each new parcel. Per City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Water and sewer service locations shall be coordinated with the dry utilities since sideyard setbacks and driveway locations are non-standard.
26. Place a 2-inch (minimum) sleeve(s) under the sidewalks for each single family lot along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.
27. Prior to submittal of improvement plans, a sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual shall be reviewed and approved by the DOU. The study will determine whether there is sufficient capacity within the existing system connecting to Sump 85 to receive sewer flows from the proposed development (the existing 21-inch sewer main may be undersized). The study will determine the size of a public pump station to be located on Parcel C (or an approved alternative site), required to serve a portion of the site that cannot be served by gravity flow. Parcel C, shall be dedicated to the City of Sacramento in fee title at no cost to the City. Applicant shall construct sanitary sewer mains (8-inch minimum), a public pump station, and separate services to each parcel to the satisfaction of the DOU. Note: A 10-inch sewer main is located in Morrison Avenue and in Morey Avenue. Sanitary Sewer mains placed in the new streets shall be located 7 feet east and south of street centerline.

28. Prior to submittal of improvement plans, a drainage study using the City of Sacramento's SSWMM model shall be reviewed and approved by the DOU. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the DOU. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose city maintained and/or private drainage facilities and private easements to convey these flows. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation. Storm Drain pipes in the streets shall be sized based on the DOU SSWMM model. Off-site pipe upsizing will be required based on the Sump 157 drainage study and masterplan currently being updated. The applicant shall construct drainage improvements to the satisfaction of the DOU. Note: An existing storm drain system is located in Western Avenue and Morey Avenue, west and south of this project and is undersized. This subdivision may be required to provide replacement of existing pipes with pipes of increased diameters based upon the results of the updated SSWMM model. Storm drainage pipes placed in the new streets shall be located along the street centerline.
29. Per City Code, the Subdivider may not develop the subdivision in any way that obstructs, impedes, or interferes with the natural flow of the drainage across the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
30. The applicant shall participate in the regional reimbursement program. The program is set up to reimburse others that have previously constructed off-site and/or oversized water mains, drainage mains, sewer mains and pump stations, considered to be of a regional benefit. In this case, the developer shall pay their fair share of the previously required and constructed improvements in a manner acceptable to the City. The program shall also provide for reimbursement by others for construction by the applicant of off-site and/or oversized water mains, drainage mains, sewer mains and pump stations considered to be of a regional benefit to others. All facilities and financial amounts to be considered for fair share reimbursement shall be approved by the City prior to issuance of a Notice of Completion (NOC) of the public improvements
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 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.
33. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.
34. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the

Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.

FIRE

35. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing is reduced by 50 feet for dead end streets.

PPDD: Parks

36. The following are conditions of approval of the proposed tentative map. Unless expressly provided otherwise, each condition must be satisfied by the applicant prior to approval of the final subdivision or parcel map, or, in the case of phased final maps, prior to approval of the first final subdivision or parcel map. Any condition requiring an improvement that has been included in the improvement plans for the subdivision and the construction of which has been secured by a city standard form subdivision improvement agreement or other city approved agreement may be considered satisfied, unless otherwise stated.
37. Park Dedication – IOD: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the parks site identified on the tentative map as Lot A comprising 1.25+/- (gross) acres. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot A, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot A; (3) if the environmental site assessment identifies any physical conditions or defects in Lot A which would interfere with its intended use as a park, as determined by the Park Planning, Design and Development Division of the City's Department of Parks and Recreation (PPDD) in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; and (4) take all actions necessary to ensure that Lot A is 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 A.
38. 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)
39. 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 Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)
40. Improvements: The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park site:
 - a. Full street improvements for Lot A, along the north south and western boundaries of said Lot, including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

- b. A concrete sidewalk and vertical curb along all street frontages that open onto Lot A. The sidewalk shall be contiguous to the curb, otherwise approved by PPDD.
- c. A six foot high masonry wall as approved by the City PPDD on property lines separating public park and the designated open space areas from adjacent private uses. 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 PPDD.
- d. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk to serve Lot A at a location approved by PPDD for future service. Number of stubs and locations to be approved by PPDD. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
- e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot A, quantity and location as approved by PPDD. The irrigation water tap shall be 4 inches for parkland 4 acres and over, and 2-1/2 inches for parkland less than 4 acres; and the domestic water tap shall be 1 inch. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
- f. A ten-foot (10') wide driveway into Lot A at a location approved by PPDD. The driveway is to provide future maintenance access to the park.
- g. The Applicant shall rough grade Lot A as required by City Code to provide positive drainage as approved by PPDD.
- h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDD at 808-5200 to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDD.

41. Site Plan: The applicant shall submit a site plan and electronic file showing the location of all utilities on the park site to the PPDD for review and approval.

40. Design Coordination for Public Utility Easements 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 Lot A, the applicant shall coordinate with PPDD 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 PPDD prior to SMUD's facilities coordinating meeting for the project.

42. Turn Key Park Development: If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDD in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City's PPDD. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

ADVISORY NOTES:

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

43. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. 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 902.2

44. Note: Subdivider shall notify future property owners within this subdivision that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks.

45. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

46. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

47. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".

48. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.

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

1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby in-lieu fee due for this project is offset by a credit for the land dedication of Lot A. The land dedication shall apply to the net acreage of Lot A, to be calculated by the owner's engineer. The Quimby in-lieu fee is estimated at \$28,350. This is based on 99 single-family residential units and an average land value of \$105,000 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less 1.33 acres in land dedication. This figure shall be adjusted when the net acreage of Lot A is determined. 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.

2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$444,807. This is based on 99 single-family residential units at \$4,493 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.

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

50. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot A until the time that the City records acceptance of the IOD.

51. The applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDD. A copy of typical neighborhood park amenities is attached.

52. The Developer shall obtain an Encroachment Permit from the PPDD prior to use of any park site as

a construction staging area.

Additional comments: This project is located within a residential infill area but does not qualify for a reduced Park Development Impact Fee. The reduced Park Development Impact Fee only applies to projects proposing to develop no more than 20 residential units in the residential infill area.

D. The Special Permit to develop 99 single family detached homes on 8.9± net acres in the proposed Single Family Alternative (R-1A) is hereby approved subject to the following conditions of approval:

1. The applicant shall obtain all necessary building permits prior to construction.
2. The project shall substantially conform to the approved plans as shown on attached Exhibits. Any modification to the project shall be subject to review and approval by Planning Staff (and may require additional entitlements) prior to issuance of building permits.
3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Ordinance.
4. Lot sizes and building setbacks shall comply with the approved site plan.
5. The project is in the Strawberry Manor DR District; the proposed units must comply with the Standard Single Family Design Guidelines. The attached house plans are for illustrative purposes only and final review and approval must be completed by Design Review Staff prior to issuance of any building permits.
6. Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.
7. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.
8. Plot plans, consistent with the approved Final Map, shall be submitted to the Building Division demonstrating compliance with setbacks and lot coverage.
9. Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, roof lines, and material shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
10. None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.
11. On corner lots, the driveway shall be located away from the intersections of streets.
12. On corner lots, fencing shall start at or near the rear corner of the house. In no case shall the sideyard fence extend beyond the rear corner of the house by more than 50% of the house depth (excluding the porch).
13. Roofing shall be shown on plans.

14. Landscaping plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit.
15. On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.
16. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
17. Driveways shall comply with maximum paved area as permitted in Title 17 of the City Code.
18. Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.
19. Lot sizes and building setbacks shall comply with the approved fit plans attached. Any deviation from this shall require review and approval by Planning staff prior to issuance of building permit.
20. Front landscaping and irrigation system shall be provided for each unit.
21. Medium canopy trees shall have a minimum spacing of 25' and a planter space no smaller than 5 feet by 5 feet. Large canopy trees shall have a minimum spacing of 35 feet and a planter space no smaller than 7 feet by 7 feet.
22. Trees shall be irrigated by non-turf stations using a minimum of two bubblers or 3 feet radius spray heads per tree placed at least 2 feet away from tree trunks.
23. Turf shall not be installed within 3 feet of any tree trunk.
24. During construction, waste shall be diverted for recovery, targeting cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall. The developer must submit the following information to the Solid Waste Division: method of recovery, hauler information, disposal facility, diversion percentage and weigh tickets documenting disposal and diversion. Please contact Michael Root, Solid Waste Division at 916-808-4935 with any questions.
25. The applicant shall comply with the Mitigation Monitoring Plan (P06-021).
26. This approval is for 99 buildable lots. Any increase in the number of lots or any modification to the location of lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
27. The applicant shall obtain all building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.
28. Provide a minimum of 4 feet as a setback for second story bedroom egress windows for emergency fire department ladder access. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1
29. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
30. Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)
31. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an

approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1) If fire apparatus must travel in excess of 150 feet down a dead end street to meet these fire department access requirements, a turnaround is required to the satisfaction of the Fire Department.

32. 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.

33. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.

34. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.

35. The applicant shall distribute the house plans throughout the development so as to provide adequate surveillance from the street, to the satisfaction of Current Planning staff. Specifically, Plan 1666 shall not be overconcentrated, as determined by Current Planning staff.

MITIGATION MONITORING PLAN

FOR:
MOREY PLACE (P06-021)

PREPARED BY:
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL PLANNING SERVICES
MIKE PARKER
808-7483

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:
AUGUST 22, 2006

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

ATTEST:

MOREY PLACE (P06-021) MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd., Ste. 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Morey Place (P06-021)

Owner/Developer: Russell Stone
Willow Equities
1783 Hester Avenue
San Jose, CA 95821
(408) 977-0398

City of Sacramento Contact: Mike Parker, Assistant Planner
Environmental Planning Services
Development Services Dept
2101 Arena Blvd., Ste. 200
Sacramento, CA 95834
(916) 808-7483

Project Location

The proposed project site is located within the North Sacramento Community Plan Area on the south side of Interstate 80. The “L” shaped site is located between Morrison Avenue (bounding the site on the north) and Morey Avenue (bounding the site on the south), and Western Avenue bounds the site on the west. The project site is comprised of three Assessor’s Parcel Numbers (APNs): 250-0352-005, -006, and -008.

Project Components

The proposed project consists of entitlements to construct 100 single-family detached homes on approximately 12.7 undeveloped acres in the Single Family Alternative (R-1A) zone. Specific entitlements include:

- Tentative Subdivision Map** to subdivide 12.7 undeveloped acres into 100 single-family lots and two common lots in the Single Family Alternative (R-1A) zone; and
- Special Permit** to develop 100 detached single-family residences on 12.7 acres in the Single Family Alternative (R-1A) zone.

The proposed project would also include several internal streets including a north/south connection between Morrison Avenue and Morey Avenue. Frontage improvements (including curb, gutter, sidewalk, and lighting) would be included along Morrison Avenue, Morey Avenue, and Western Avenue. The project would also be required to install on-street bikeways along Morrison Avenue and Western Avenue

The project drainage facilities would connect to an existing line in Western Avenue, adjacent to the site. Sewer would connect to an existing line in Morey Avenue, adjacent to the site, and the project would install a lift station at the southwest corner of the project site, which would compensate for the existing shallow system. The project would extend the existing water main

in Morey Avenue approximately 570 feet west to serve the project site. This line would be placed within the paved Morey Avenue right-of-way.

The project includes two common lots. Lot A would contain the proposed sewer lift station. Lot B is a remainder lot. These lots would include landscaping.

The project would include two-story residences with two-car garages (tandem).

Construction of the project is expected to begin in Spring 2007. It was assumed for the purposes of the Initial Study that the homes would be constructed in one phase.

SECTION 2: GENERAL INFORMATION

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

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

MITIGATION AGREEMENT

PROJECT NAME / FILE NUMBER: Morey Place (P06-021)

OWNER/DEVELOPER: Russell Stone
Willow Equities
1783 Hester Avenue
San Jose, CA 95821
(408) 977-0398

I, _____ (owner/developer/applicant), agree to amend the project application P06-021 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 Development Services 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, P06-021, 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)

Title

Date

**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>BIOLOGICAL RESOURCES</p> <p>BR-1a. Prior to issuance of a grading permit, a pre-construction survey shall be completed by a qualified biologist, within 30 days prior to construction, to determine whether any Swainson's hawk nest trees will be removed on-site, or active Swainson's hawk nest sites occur within 1/2 mile of the development site. These surveys shall be conducted according to the Swainson's Hawk Technical Advisory Committee's (May 31, 2000) methodology or updated methodologies, as approved by the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG), using experienced Swainson's hawk surveyors.</p> <p>1b. If breeding Swainson's hawks (i.e. exhibiting nest building or nesting behavior) are identified, no new disturbances (e.g. heavy equipment operation associated with construction) shall occur within 1/2 mile of an active nest between March 1 and September 15, or until a qualified biologist, with concurrence by CDFG, has determined that young have fledged or that the nest is no longer occupied. If the active nest site is located within 1/4 mile of existing urban development, the no new</p>	Applicant	City of Sacramento – Development Services Department; DFG	Mitigation Measures, including construction-timing restrictions shall be included on the construction plans and specifications. Pre-construction biological surveys shall be completed as specified and submitted with grading/ building plans.	Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Development Services Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit. Measures shall also be implemented concurrent with construction activities.	

**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>disturbance zone can be limited to the ¼ mile versus the ½ mile.</p> <p>1c. If construction or other project related activities which may cause nest abandonment or forced fledgling are proposed within the ¼ mile buffer zone, intensive monitoring (funded by the project sponsor) by a Department of Fish and Game approved raptor biologist will be required. Exact implementation of this measure will be based on specific site conditions.</p> <p>1d. Trees on the site that need to be removed to accommodate construction shall be felled between September 15 and January 31, outside of the general nesting season for raptors and other birds. Alternately, a pre-construction survey for nesting birds shall be conducted prior to tree removal between February 1 and September 15. Temporal restrictions shall be determined by a qualified biologist.</p> <p>BR-2. Prior to issuance of grading permits, the project applicant shall be required to purchase compensatory Swainson's hawk foraging habitat credits for each developed acre, at the required ratio, from an approved mitigation bank, or develop other</p>	Applicant	City of Sacramento – DSD; DFG	Proof of purchase of credits provided to the Development Services Department	Measure shall be implemented prior to issuance of grading permits	

**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>arrangements acceptable to and approved by the CDFG.</p> <p>Burrowing Owl</p> <p>BR-3a. Prior to issuance of grading permits, the applicant shall retain a qualified biologist to conduct preconstruction surveys of the project site within 30 days prior to construction to ensure that no burrowing owls have become established at the site. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed. If no burrowing owls are located, then no further mitigation is required.</p> <p>3b If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by California Department of Fish and Game (CDFG) verifies through noninvasive methods that either the birds have not begun egg-laying and incubation; or that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <p>3c If destruction of occupied burrows is unavoidable, the applicant shall coordinate with CDFG to identify existing suitable burrows located on</p>	<p>Applicant</p>	<p>City of Sacramento – DSD; DFG</p>	<p>Mitigation Measures, shall be included on the Construction Specifications. Pre-construction biological surveys shall be completed as specified and submitted with grading/ building plans.</p>	<p>Prior to issuance of any grading, and/or construction permit, measures identified on plans shall be verified for compliance. The Development Services Dept. shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading permit. Measures shall be implemented prior to and concurrent with construction activities.</p>	

**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>protected land to be enhanced or new burrows will be created by installing artificial burrows at a ratio of 2:1.</p> <p>3d If owls must be relocated away from the site the applicant shall coordinate with CDFG to relocate the owls using passive relocation techniques (as described in the CDFG's October 17, 1995, Staff Report on burrowing owl mitigation, or latest version).</p> <p>3e If avoidance is the preferred method of mitigating potential project impacts, then no disturbance shall occur within 160 feet of occupied burrows during the non-breeding season (September 1 through January 31) or within 250 feet during the breeding season (February 1 through August 31).</p>					

**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>NOISE</p> <p>N-1 Prior to issuance of Building Permits, the Building Department shall verify that the building plans for all units contain the following measures included in the Noise Impact Study:</p> <ul style="list-style-type: none"> • All joints in exterior walls shall be sealed airtight around windows and doors at the wall perimeter and at major seams. • All above-ground penetrations of exterior walls by electrical and plumbing components shall include a ¼ to ½ inch airspace around the perimeter. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic. • Basic exterior wall construction shall be comprised of the following material of equal surface weight and Sound Transmission Class, STC rating: <ul style="list-style-type: none"> ○ 2 x 4 inch wood studs at 16 inches on center. ○ Minimum R-13 insulation in the stud cavities. ○ 5/8 inch gypsum wallboard fastened to the interior face of the wood studs. The 	Applicant	City of Sacramento – DSD	Inclusion of measures on building plans	Prior to approval of building plans	

**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>wall shall be fully taped, finished, and sealed around the perimeter with a combination of backer rod and resilient, non-hardening caulking.</p> <ul style="list-style-type: none"> ○ The exterior surface shall be finished with the following or with another product with equal or greater surface weight and STC rating: 1) exterior finished in cementitiousboard over 1/2-inch thick plywood sheathing; OR 7/8-inch thick, minimum 3-coat dense stucco; OR a material with equivalent surface density. • Ceilings shall be finished with a minimum 5/8-inch gypsum board with minimum R-19 insulation in the ceiling. • The roof shall be finished with a minimum 7/16-inch OSB board or plywood of equivalent weight, 30 lb. felt paper and composition or concrete tiles with a minimum 270 lbs. per square or equivalent weight material. • Windows shall have a minimum STC rating of 29 or better. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM per linear foot when tested with a 25 mile 					

**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>per hour wind per ASTM standards.</p> <ul style="list-style-type: none"> • Exterior entry doors shall have a minimum STC rating of 29. • Ventilation shall be provided consistent with UBC requirements, which ensure that exterior openings do not need to be opened to provide adequate ventilation. <p>N-2 Prior to issuance of occupancy permits a minimum 7-foot high sound wall shall be constructed along the west property line of Lot 4. The wall shall have a minimum surface weight of 3.5 lbs./sq. ft. and shall be continuous along its width and height with no gaps including where the wall meets the ground. The wall may be a combination earth berm and solid structure if the specified total height is achieved. The wall height shall be referenced to the finish pad height or final ground elevation of the lot after grading. The wall shall start even with the south face of the home on Lot 4 and extend parallel to the west property line until reaching the south property line of Lot 4. The wall shall continue to the east, perpendicular to Western Avenue, along the south property line of Lot 4. This section of the wall shall be a minimum of 30 feet long before terminating.</p>	Applicant	City of Sacramento – DSD	Construction of Sound Wall	Prior to issuance of occupancy permits	

**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>CULTURAL RESOURCES</p> <p>CR-1a 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>CR-1b If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American</p>	Applicant	City of Sacramento— DSD Native American Heritage Commission	Measures shall be included on all grading plans	Measures shall be implemented during construction activities, as specified.	

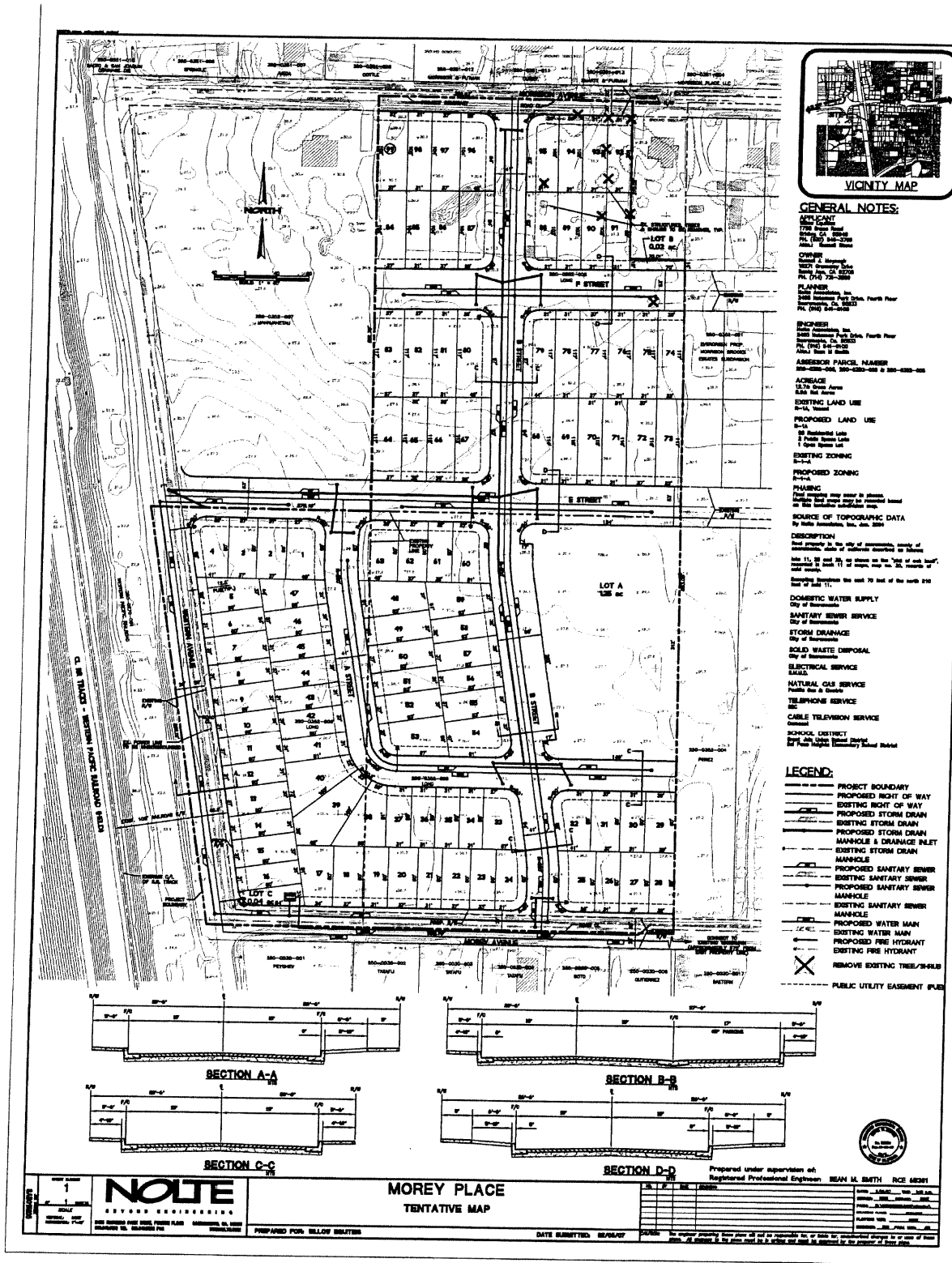
**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>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>CR-2 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,</p>	Applicant	City of Sacramento— DSD Native American Heritage Commission	Measures shall be included on all grading plans	Measures shall be implemented during construction activities, as specified.	

**MITIGATION MONITORING PLAN
MOREY PLACE PROJECT (P06-021)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>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>					

Exhibit 1-B Tentative Map



GENERAL NOTES:

APPLICANT:
1700 Morey Place
Sacramento, CA 95834
PL (916) 444-2266
FAX (916) 444-2266

OWNER:
1700 Morey Place
Sacramento, CA 95834
PL (916) 444-2266

ENGINEER:
SEAN H. SMITH, P.E.
1700 Morey Place, Fourth Floor
Sacramento, CA 95834
PL (916) 444-2266

ASSESSOR PARCEL NUMBER:
300-020-006, 300-020-008 & 300-020-009

ACRES:
12.14 Acres Approx

EXISTING LAND USE:
R-1A, Vacant

PROPOSED LAND USE:
R-1A
10 Residential Lots
1 Public Street Lot
1 Open Space Lot

EXISTING ZONING:
R-1A

PROPOSED ZONING:
R-1A

PLANNING:
This map may appear in future editions of the City of Sacramento Planning Commission's Official General Plan.

SOURCE OF TOPOGRAPHIC DATA:
By Terra Associates, Inc., Jan. 2004

DESCRIPTION:
This project is the site of a residential, mostly of detached, lots of various sizes as shown on this map. The lots are to be divided into lots of various sizes as shown on this map. The lots are to be divided into lots of various sizes as shown on this map. The lots are to be divided into lots of various sizes as shown on this map.

DOMESTIC WATER SUPPLY:
City of Sacramento

SANITARY SEWER SERVICE:
City of Sacramento

STORM DRAINAGE:
City of Sacramento

SOLID WASTE DISPOSAL:
City of Sacramento

ELECTRICAL SERVICE:
S&W

NATURAL GAS SERVICE:
Pacific Gas & Electric

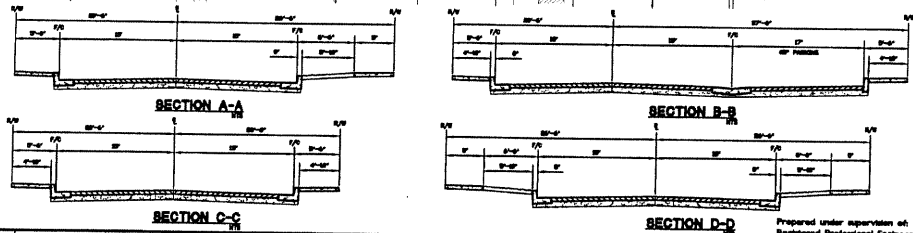
TELEPHONE SERVICE:
S&W

CABLE TELEVISION SERVICE:
Comcast

SCHOOL DISTRICT:
Sacramento Unified School District

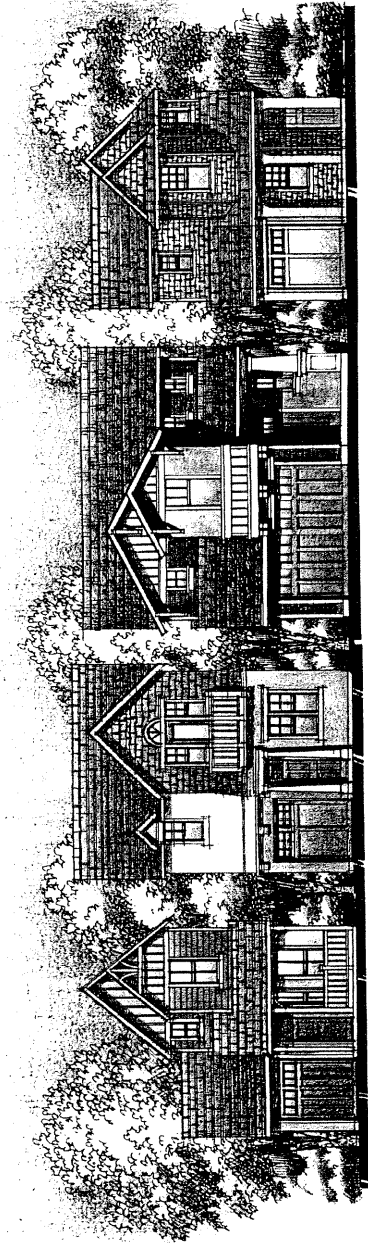
LEGEND:

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE & DRAINAGE INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- REMOVE EXISTING TREE/SHrub
- PUBLIC UTILITY EASEMENT PLUG



	MOREY PLACE TENTATIVE MAP		Prepared under supervision of: Registered Professional Engineer SEAN H. SMITH REG 62061
	DATE SUBMITTED: 02/22/07	DATE: 02/22/07	PROJECT: 1700 Morey Place, Sacramento, CA

Exhibit 1-C Streetscape



Shingle

Craftsman

Shingle

Stick

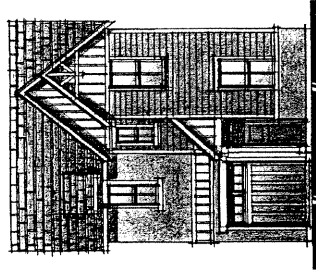
Streetscape

© 2004 JDA Architects & Associates
 Architects/Planners, Inc.
 01/14/06

JDA

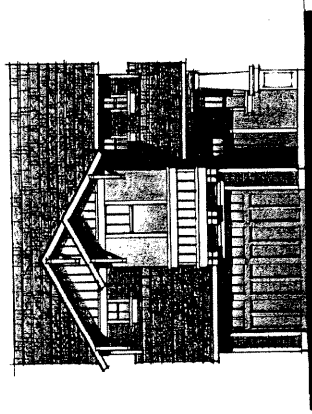
WILLOW EQUITIES
 MOREY AVENUE
 SACRAMENTO, CALIFORNIA

Exhibit 1-D Front Elevations



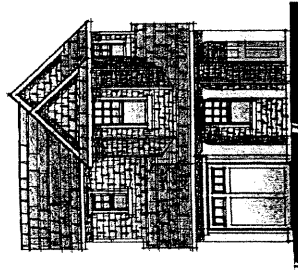
Stick

- Stucco over foam body w/ stucco over window & door trim.
- 8" fiber-cement horizontal lap siding w/ fiber-cement corner boards, window & door trim.
- 12" fiber-cement board-&-batten siding w/ fiber-cement corner boards, window & door trim.
- Fiber-cement trim boards and corner boards.
- Painted 8" square wood columns, railings, and porch & gable brackets.
- Painted front door.
- Flat tile roof-slate style.



Craftsman

- Stucco over foam body w/ stucco over window & door trim.
- 6" fiber-cement horizontal lap siding w/ fiber-cement window & door trim.
- 12" fiber-cement board-&-batten siding w/ fiber-cement window & door trim.
- Stucco over foam horizontal trim band.
- Stone veneer @ building base & column base.
- Painted wood columns, railings and brackets.
- Painted front door.
- Flat tile roof-shake style.



Shingle

- Stucco over foam body w/ stucco over window & door trim.
- Fiber-cement shingle siding w/ fiber-cement corner boards, window & door trim.
- Fiber-cement shingle siding or tapered wood porch columns. (per elevation)
- Stucco over foam horizontal trim band and brackets.
- Painted wood railings and balconies.
- Painted front door.
- Flat tile roof-shake style.

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Morey Avenue
SACRAMENTO, California

WILLOW
EQUITIES

Exhibit 1-E Plan 1129 Elevations



Craftsman

Shingle

Stick

Plan 1129

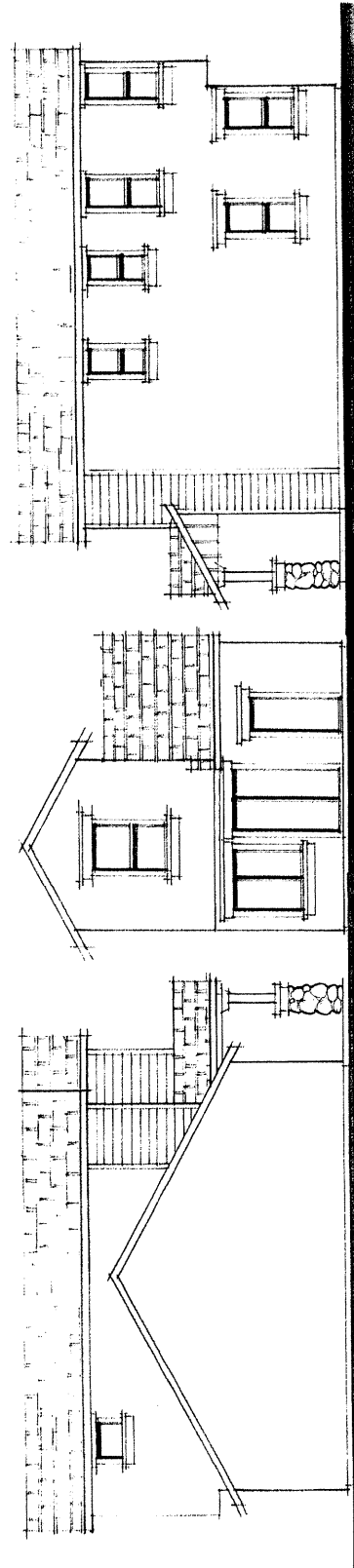
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Morey Avenue
 Sacramento, California

WILLOW
 EQUITIES

Exhibit 1-F Plan 1129 Elevations



Typical Right Elevation

Typical Rear Elevation

Typical Left Elevation

Plan 1129

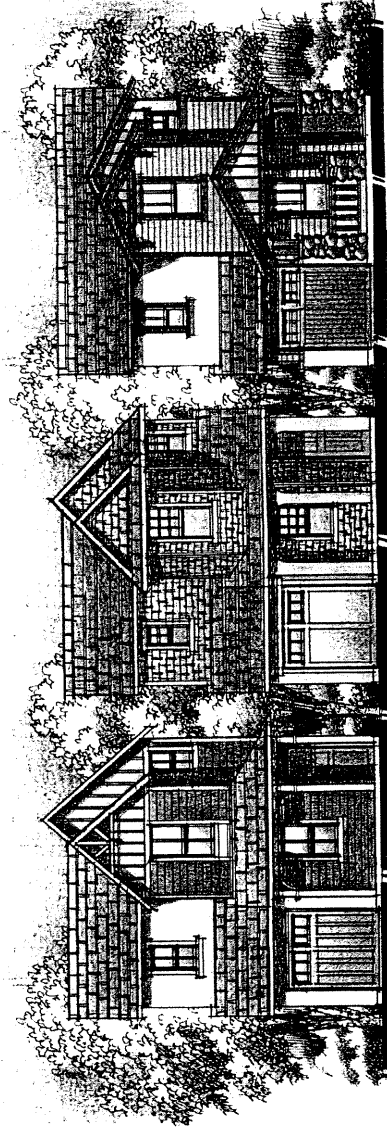
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WILLOW EQUITIES

Morey Avenue
City of Sacramento, California

JDA

Exhibit 1-G Plan 1406 Elevations



Craftsman

Shingle

Stick

Plan 1406

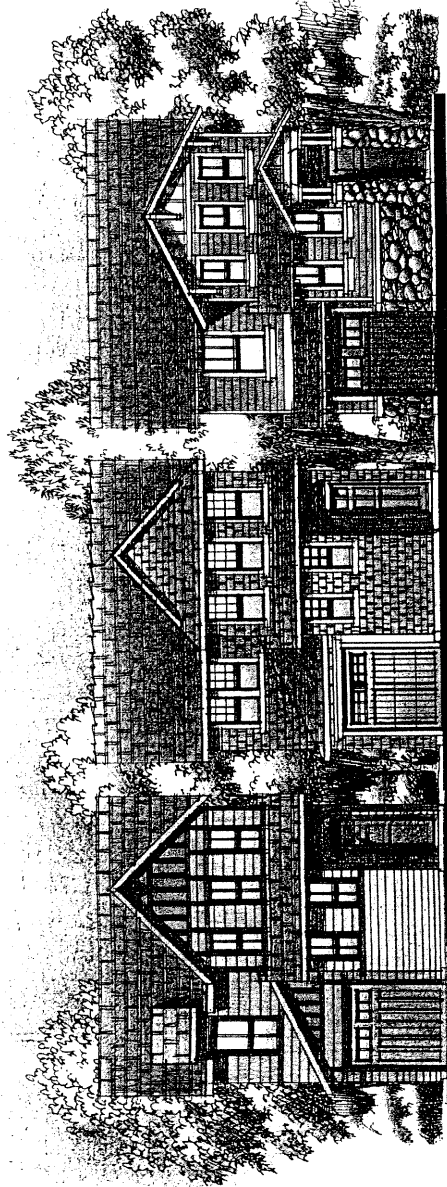
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Morey Avenue
Sacramento, California

WILLOW
EQUITIES

Exhibit 1-H Plan 1646



Stick

Shingle

Craftsman

Plan 1646

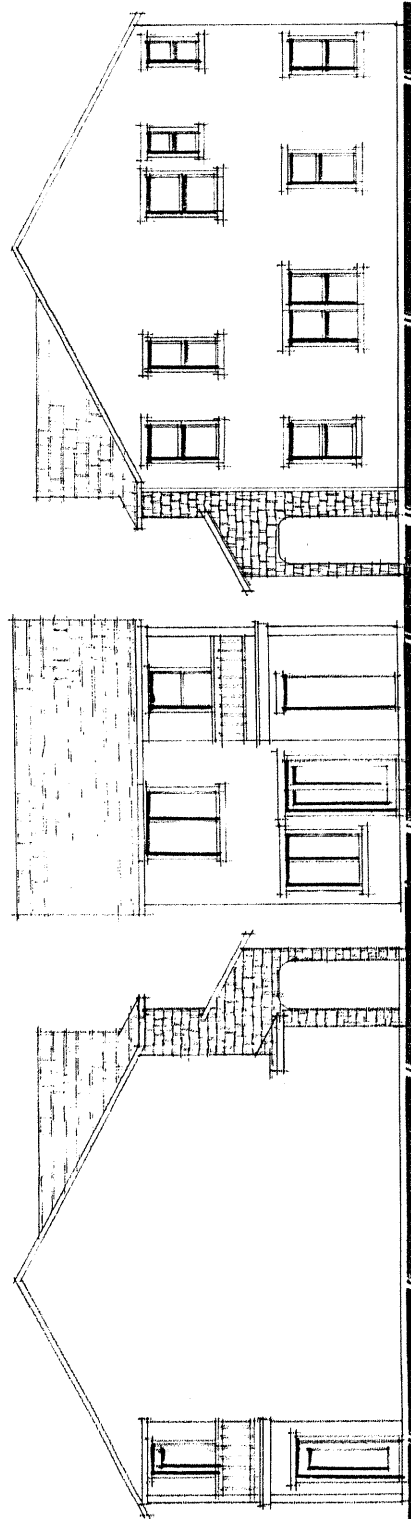
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Morey Avenue
 Sacramento, California

WILLOW
 EQUITIES

Exhibit 1-I Plan 1646 Elevations



Typical Right Elevation

Typical Rear Elevation

Typical Left Elevation

Plan 1646

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WILLOW
EQUITIES
Morey Avenue
City of Sacramento, California

Exhibit 1-J Plan 1666 Elevations



Stick

Shingle

Craftsman

Plan 1666

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Morey Avenue
Sacramento, California

WILLOW
EQUITIES

Exhibit 1-K Plan 1890 Elevations



Craftsman

Shingle

Stick

Plan 1890

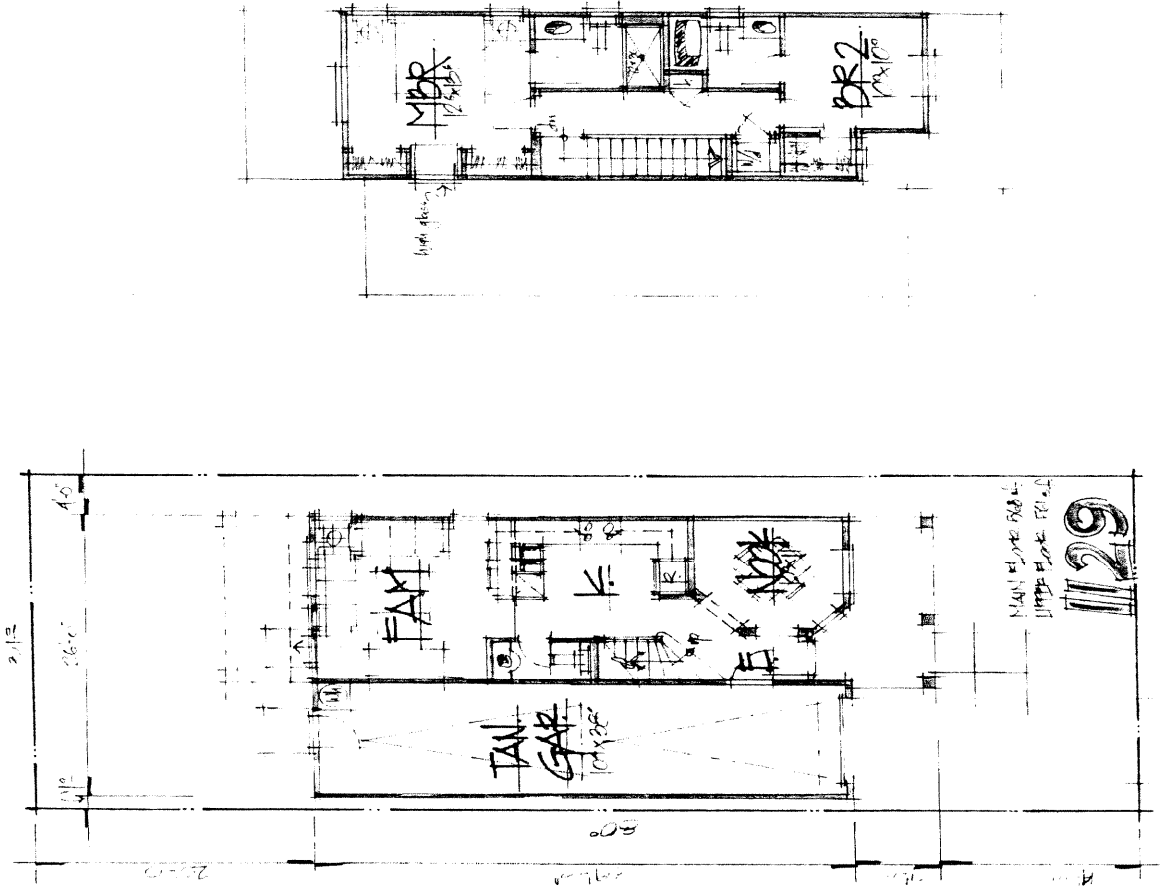
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WILLOW
 EQUITIES

Morey Avenue
 Sacramento, California

Exhibit 1-L Plan 1129 Lot Plan

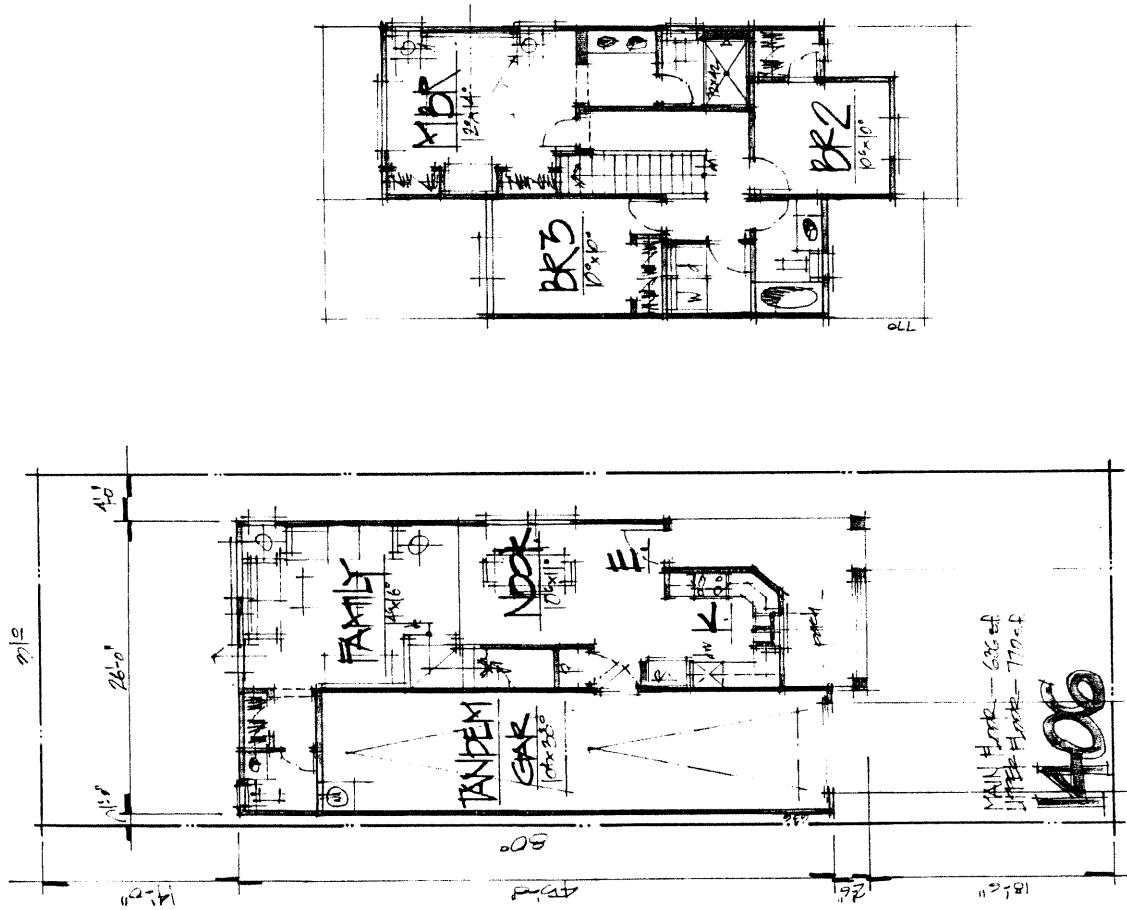


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Sacramento, California

WILLOW
EQUITIES

Exhibit 1-M Plan 1406 Lot Plan



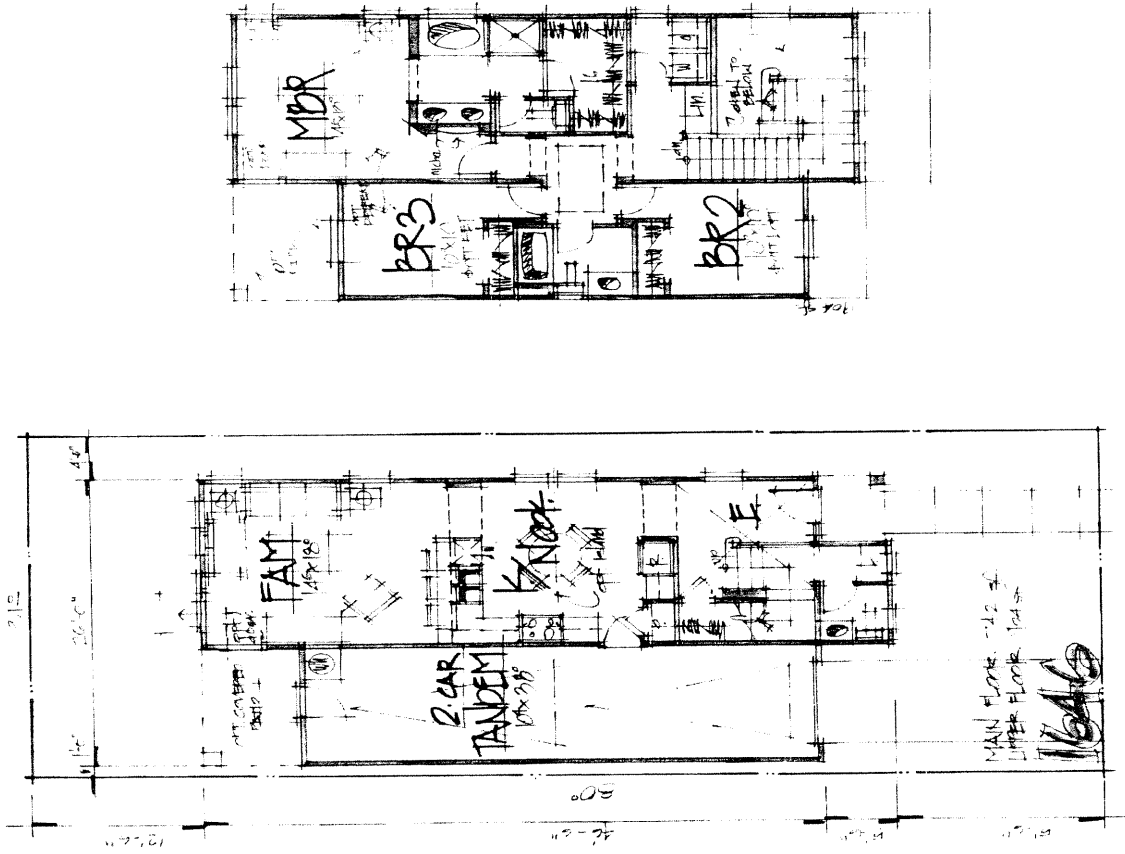
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EQUITIES

Exhibit 1-N 1646 Lot Plan



WILLOW EQUITIES
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Exhibit 1-O Plan 1666 Lot Plan

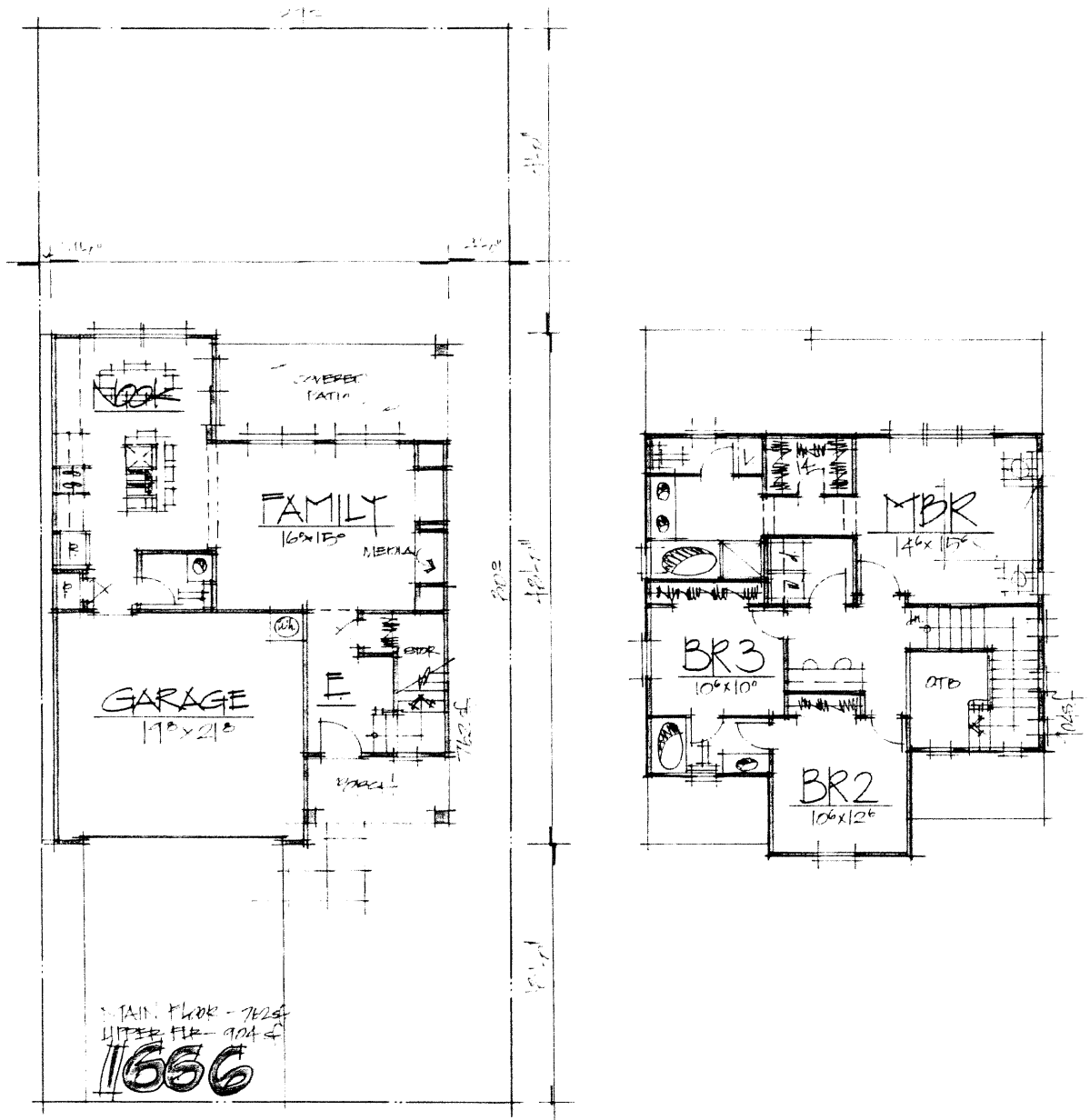
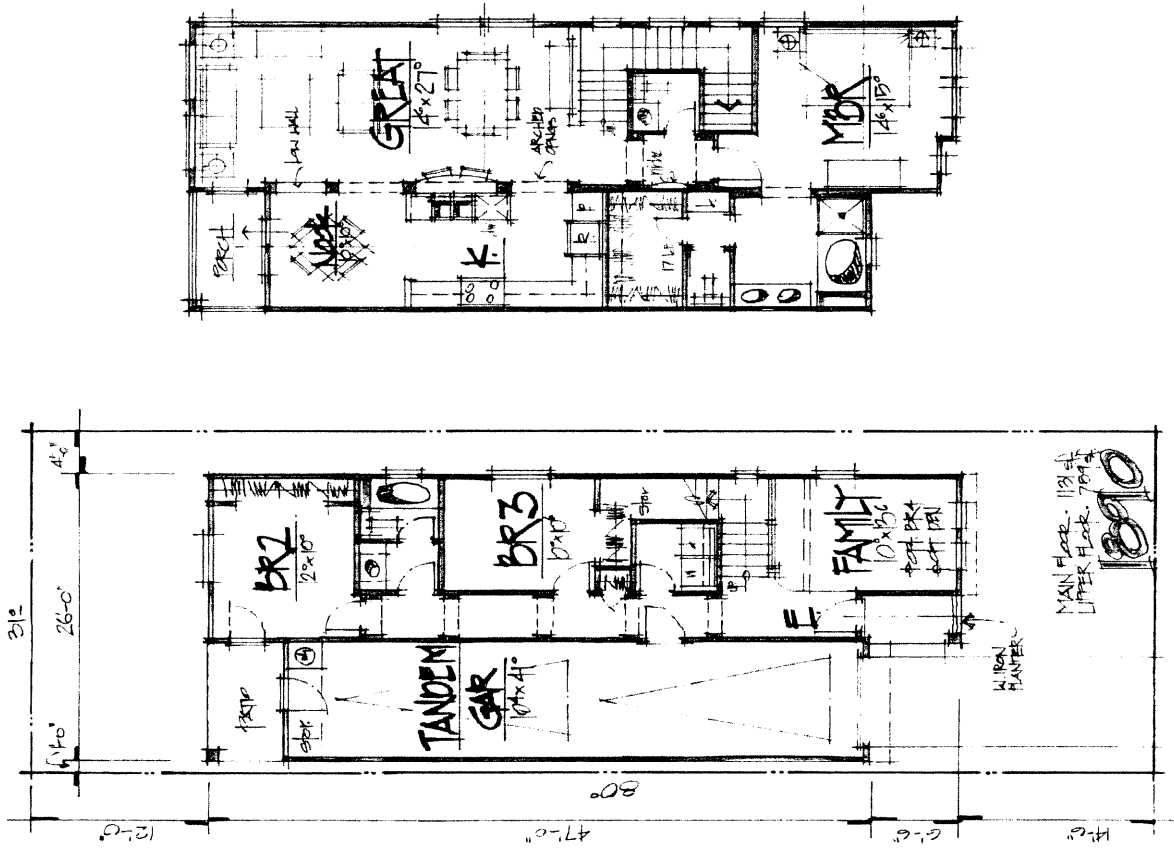


Exhibit 1-P Plan 1890 Lot Plan



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