

P93-080 - LAGUNA BLUFFS

REQUEST: Tentative Map Time Extension (Laguna Bluffs) for one year to subdivide 10.6± vacant acres into 53 lots in the Standard Single Family (R-1) zone

LOCATION: North of abandoned Sheldon Rd. 2,300 feet west of Bruceville Rd.
APN: 117-0211-005, 006, 009, 012
South Sacramento
Elk Grove Unified School District
Council District 8

APPLICANT:	Kent Baker and Associates, Kent Baker, 967-7053 7932 Sunset Ave, Suite B, Fair Oaks, CA 95628
OWNER:	PLSG Properties Ltd (et. al.) 8477 Winding Way, Fair Oaks, CA 95628
PLANS BY:	Louis Butz, 5411 Madison Ave, Sacramento, CA 95841
APPLICATION FILED:	4-22-93
STAFF CONTACT:	Cindy Gnos, 264-7636

SUMMARY/RECOMMENDATION:

On May 30, 1989, the City Council approved a Tentative Map (P89-132). The Tentative Map entitlement is effective for a two year period from the date of approval. On August 20, 1991, the City Council approved a two year time extension of the map. The staff report for P89-132 is attached. The applicant is requesting a one year time extension of the Tentative Map. Planning staff and the Subdivision Review Committee recommend approval of the Tentative Map Time Extension.

BACKGROUND:

The property consists of 10.6± vacant acres and is zoned Standard Single Family (R-1). The applicant proposes to subdivide the property into 53 lots to allow for single family development. The overall map design is consistent with the previously approved map (P89-132). The General Plan and the South Sacramento Community Plan designate the

site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively.

The Subdivision Map Act allows Tentative Map time extensions up to a period of three years beyond the original approval of two years. Therefore, this Time Extension extends the expiration date to five year(s) from the date of the original approval. The State of California recently passed legislation to automatically extend maps two years, allowing a total of seven years. With the two year automatic extension, and the proposed one year extension, the Tentative Map expires on May 30, 1996.

PROJECT REVIEW PROCESS:

A. Environmental Determination

A Negative Declaration was prepared and ratified for the original approved Tentative Map (P89-132). The proposed Time Extension must comply with the mandatory mitigation measures included in the original Negative Declaration.

B. Neighborhood Comments

No comments were received from the neighborhood association regarding the proposed Time Extension. There were also no comments received on the original application.

C. Summary of Agency Comments

The agency comments have been incorporated into conditions in the attached resolution.

D. Subdivision Review Committee Recommendation

On May 19, 1993, the Subdivision Review Committee by a vote of three ayes, voted to recommend approval of the proposed Tentative Map Time Extension subject to the conditions in the attached Tentative Map Time Extension Resolution. Most of the conditions are the same as the previous Tentative Map (attached Resolution No. 91-641). Condition M has been deleted. Condition R has been modified and is now listed as an advisory note. Condition X is also listed as an advisory notes. Conditions Q and T have been modified to meet current standards, and Condition Y, regarding negotiating with the School District was added. An advisory note was also added regarding the County drainage ditch on the south side of the abandoned Sheldon Road. The applicant has agreed to the modifications to the conditions.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map Time Extension. The Planning Commission action may be

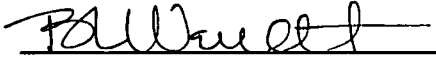
appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission adopt the attached resolution which approves the Two Year Time Extension subject to the original conditions in Resolution 91-641 with modified conditions Q and T, new condition Y, and advisory noted A, B, and C.

Report Prepared By,

Report Reviewed By,


Cindy Gnos, Planner


Barbara L. Wendt, Senior Planner

Attachments

- Attachment A Vicinity Map
- Attachment B Land Use and Zoning Map
- Attachment C Resolution approving Time Extension
- Exhibit C-1 Tentative Map
- Exhibit C-2 Original Resolution #91-641
- Attachment D P89-132 (old) Staff Report

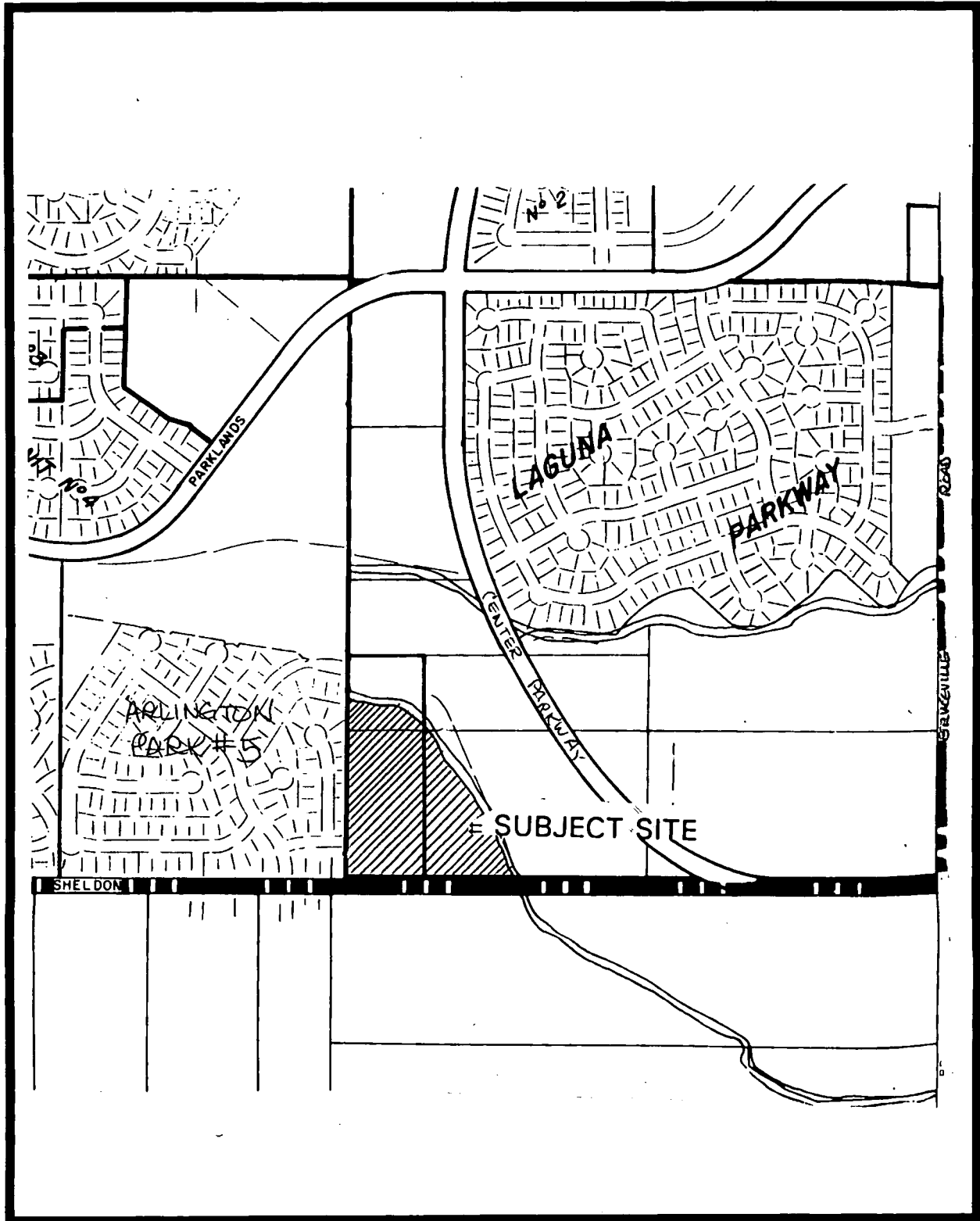
P93-080.SR

ATTACHMENT A

P93-080

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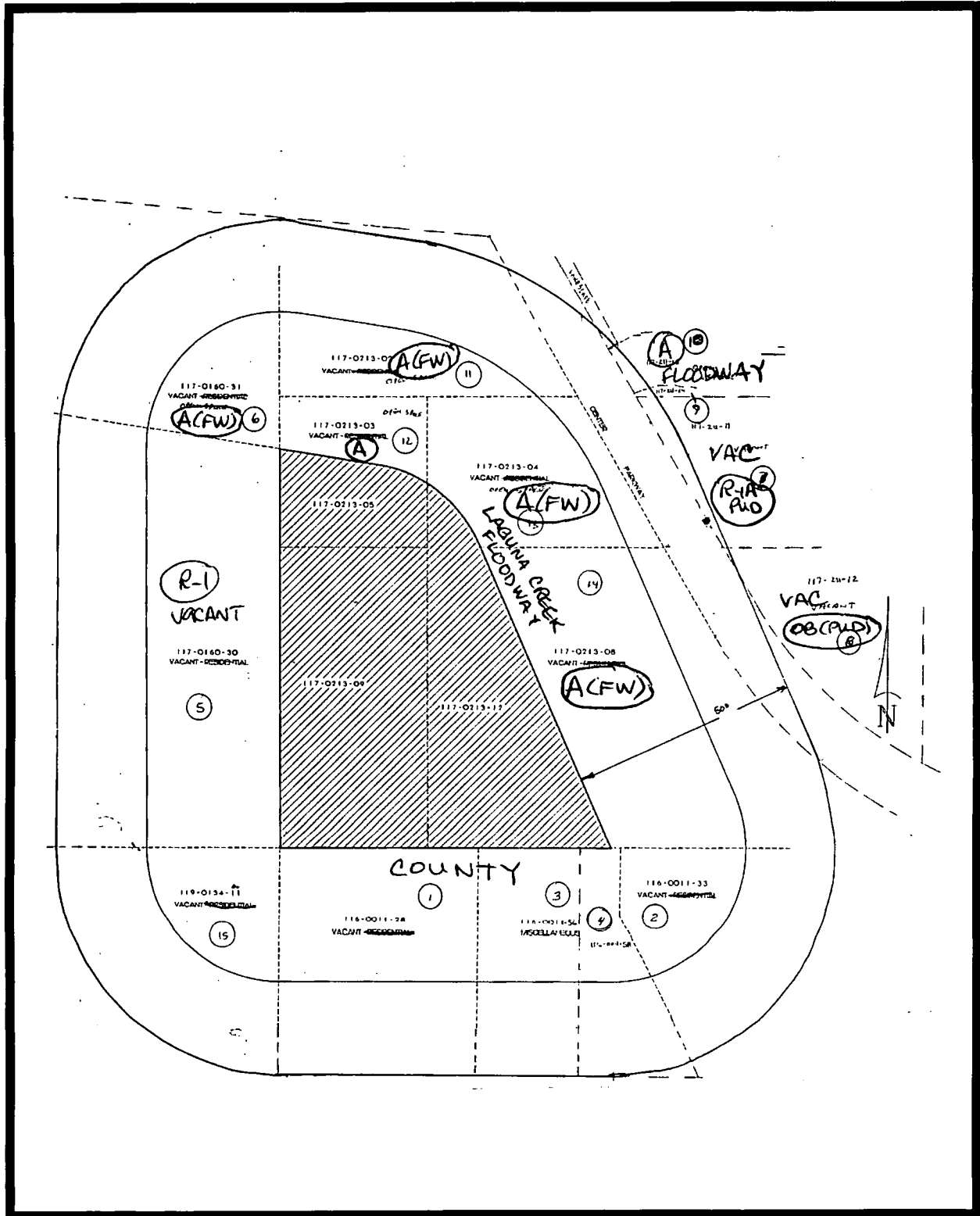
VICINITY MAP

ATTACHMENT B

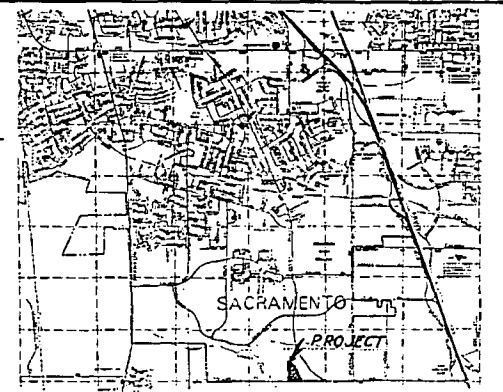
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LAND USE AND ZONING MAP



LOCATION MAP
NTS

TENTATIVE MAP

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GENERAL NOTES

OWNERS :

P.L.L.C., PROPERTIES LTD.
 W. ART SUITE
 4310 JUSTICE ROAD
 CARPICAL, CA 95608
 (916) 967-4824
 APN 117-213-05, 09

ROBERT S. TULL, M.D.
 428 13th STREET #700
 OAKLAND, CA 94612
 PH: 117-213-06, 12

DEVELOPERS:

P.L.L.C., PROPERTIES LTD.
 W. ART SUITE
 4310 JUSTICE ROAD
 CARPICAL, CA 95608
 (916) 967-4824
 APN 117-213-05, 09

LTA DEVELOPMENT CORP.
 1000 CAPITAL AVE., STE 100
 SACRAMENTO, CA 95811
 (916) 448-2511
 APN 117-213-06, 12

ENGINEER/PLANNER

LOUIS F. BUTZ & ASSOC., INC.
 5411 MADISON AVENUE, SUITE 3
 SACRAMENTO, CA 95841
 (916) 344-6036

AREA

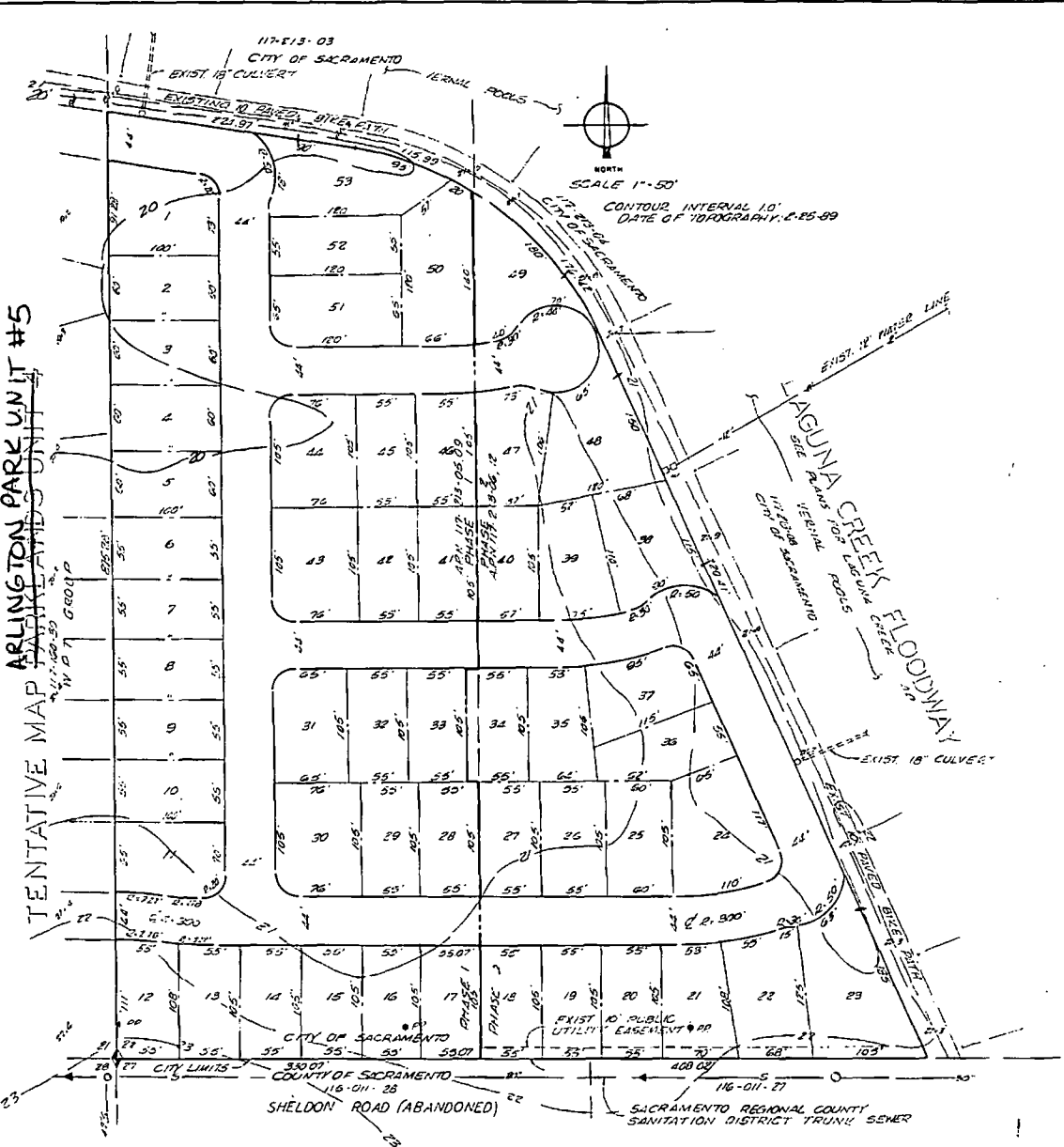
10.64 ACRES
 PRESENT USE: VACANT
 PROPOSED USE: 53 SINGLE FAMILY LOTS
 EXISTING ZONING: R-1 AND P
 PROPOSED ZONING: R-1
 LOT SIZE: 55' x 100' MINIMUM
 PROPOSED DENSITY: 4.90 DU/AC
 PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO STANDARDS
 WATER SUPPLY: CITY OF SACRAMENTO

SEWAGE DISPOSAL: SACRAMENTO REGIONAL SANITATION DISTRICT

STORM DRAINAGE: CITY OF SACRAMENTO
 FIRE PROTECTION: CITY OF SACRAMENTO
 SCHOOL DISTRICT: ELK GROVE UNIFIED
 PARK DISTRICTS: CITY OF SACRAMENTO
 POWER AND GAS: SHUB & POGG
 APN: 117-213-05, 06, 09, 12

TENTATIVE MAP
 LAGUNA BLUFFS
 A PORTION OF SECTION 22, T. 7 N., R. 5 E. M.D.B.M.
 AND LOT 16 LAGUNA MEADOWS

30061



TENTATIVE MAP #5

DATE 10, 1993

Item #5



NORTH
SCALE 1"=50'

CONTOUR INTERVAL 10'
DATE OF TOPOGRAPHY: 8-25-89



LOUIS F. BUTZ & ASSOCIATES, INC.
 civil engineering • planning • surveying

5411 MADISON AVENUE, SUITE 3
 SACRAMENTO, CA 95841 • (916) 344-6036

PREPARED UNDER THE SUPERVISION OF
N.A. MATTHEWS, C.E.S. 3428
Matthews
 DATE: 11-17-89

DESIGNED BY:	N.A.W.
DRAWN BY:	N.A.W.
CHECKED BY:	
SCALE:	1" = 50'
DATE:	1-17-89

NO.	DATE	DESCRIPTION
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AMENDED 8-20-91

CERTIFIED AS TRUE COPY
of Resolution No. 91-641

RESOLUTION NO. 91-641

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AUG 20 1991

ON DATE OF _____

AUG 11 1991
DATE CERTIFIED
Theresa A. Burrows
CITY CLERK, CITY OF SACRAMENTO

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED NORTH OF THE
ABANDONED SHELDON ROAD, 2,300 FT. WEST OF BRUCEVILLE
ROAD

(P89-132) (APN: 117-213-05, 06, 09, 12)

WHEREAS, the City Council on AUG 20 1991, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission and/or Planning staff has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-641
DATE ADOPTED: AUG 20 1991

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein, as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
 - B. Prepare a sewer and drainage study for the review and approval of the City Engineer
 - C. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-641
 DATE ADOPTED: AUG 20 1991

- D. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- E. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
- F. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- G. 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;
- H. Meet all County Sanitation District requirements;
- I. Show all existing easements;
- J. Submit a soils test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems;
- K. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
- L. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
- M. Dedicate the south 10 feet of Lots 12 and 23 as a Public Utility Easement for overhead public utility and electrical facilities and appurtenances;
- N. Extend off-site water line to the satisfaction of Public Works Department;

FOR CITY CLERK USE ONLYRESOLUTION NO.: 91-641DATE ADOPTED: AUG 20 1991

- O. Applicant shall comply with all mitigation measures listed in the Negative Declaration on file at the City Planning Department for P89-132;
- P. The applicant shall submit a tree preservation program for the review and approval of the City Arborist indicating the exact location of all trees on the site, their sizes, species and vitality and indicating which trees are to be preserved or removed prior to issuance of any building permits.
- Q. Annex to Regional Sanitation District and pay necessary fees;
- R. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant and property owners responsibility to ascertain whether and to what extend such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January, 1989; and all preliminary flood maps available at the City of Sacramento's Planning Department.

The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, there is a statistical one percent chance that such flooding could occur in any given year.)

The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owners responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants and other interested parties, receive notice, as required under applicable law, of the flooding risk to which your property may be subject.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-641

DATE ADOPTED: AUG 20 1991

This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents or employees for any damages to persons or property caused by flooding.

- S. Provide access from subdivision streets to bike trail;
- T. Final map shall not be recorded until off-site roads in the County and Parklands Unit No. 4 are dedicated and improved to provide access to the subdivision.
- U. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to filing of the final map. May require applicant/owner to form district.
- V. Applicant shall design and construct any fencing and landscaping treatment adjacent to the floodway/vernal pool area to the satisfaction of the City Fire Department, Parks and Community Services Department, Public Works Department, and Planning Department. Detailed plans for the fencing shall be reviewed and approved by the Public Works Department prior to recordation of the final map. A note referencing the approved fencing treatment shall be shown on the face of the final map. A note shall be recorded on deeds for all parcels abutting the floodway/vernal pool area noting the fencing requirement. The note shall also indicate that the fencing treatment along the floodway shall not be altered without prior Planning Department approval. The form and contents of all notes shall be reviewed by the previously mentioned City Departments and City Attorney's office.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-641
DATE ADOPTED: AUG 20 1991

- W. The fencing plan for the floodway/vernal pool area shall conform to the following standards: 1) the area adjacent to public streets and front yards of side-on lots shall be restricted to post and cable type barrier designed to City Public Works and Planning staff specifications; 2) fencing material for the side yard from the 25 foot front setback line to the rear property line and along rear property lines shall be of masonry material for the first three feet in height. Above three feet, any material the applicant selects shall be reviewed and approved by the Planning Director.

- * X. Individual dwellings shall be subject to the review and approval of the Design and Review Board staff prior to issuance of a building permit. If model homes are provided for the subdivision, only the model homes shall require review. To provide quality design and compatible design, the exterior materials should consist of horizontal wood siding, stucco, brick and wood shake or tile roofs.

ANNE RUDIN

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

* amended CC 8-20-91

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-641
DATE ADOPTED: AUG 20 1991

CITY ATTACHMENT D MISSION

P93-080

1231 '1

November 18, 1993

CA 95814

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APPLICANT	Louis F. Butz & Assoc., Inc., 5411 Madison Avenue, #3, Sac, CA 95841		
OWNER	1) PLSG Properties, 4310 Rustic Rd., Carmichael, CA 95608 (and #2 below)		
PLANS BY	Louis F. Butz & Assoc., Inc., 5411 Madison Avenue, #3, Sac, CA 95841		
FILING DATE	3/10/89	ENVIR. DET.	Negative Declaration
ASSESSOR'S PCL. NO.	117-231-05, 06, 09, 12		REPORT BY
			DH:kjr

OWNER: 2) Robert & TuTa Matz, 428 13th Street, #700, Oakland, CA 94612

APPLICATION:

- A. Negative Declaration
- B. Rezone of 6.41± vacant acres from Agriculture to Standard Single Family (R-1) Zone
- C. Rezone of 4.2± acres from R-1(PUD) to R-1
- D. Tentative Map to divide 10.6± vacant acres into 53 standard single family lots to be called Laguna Bluffs in the proposed R-1 Zone

LOCATION:

North of Abandoned Sheldon Road, 2,300 feet west of Bruceville Road

PROPOSAL:

The applicant is requesting the necessary entitlements to construct a 53 unit subdivision in the Laguna Creek area.

PROJECT INFORMATION:

1988 General Plan Designation:	Residential 4-15 du/net acre
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/net acre
Existing Zoning of Site:	A for 6.4± acres; R-1 (PUD) for 4.2± acres
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant (Laguna Floodway); A (FW)
South:	Vacant; County
East:	Vacant (Laguna Floodway); A (FW)
West:	Vacant (Proposed Parklands Unit 4); R-1

Property Dimensions:	Irregular
Property Area:	10.6± acres
Density of Development:	6.53 d.u. per net acre; 4.98 du per gross acre
Topography:	Flat
Street Improvements:	To be extended
Utilities:	To be extended

November 18, 1993

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 12, 1989, by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are attached.

BACKGROUND INFORMATION: The subject site contains Site G of the Laguna Meadows PUD approved in 1988 by the City Council (P88-040). Site G is identified as Assessor's Parcel Number 117-0213-012 and contains 4.08+ vacant acres. Conditions of the Tentative Map and PUD restrict development along the Laguna Floodway which lies due north and east of the subject site.

The remaining 6.41 acres lies outside the Laguna Meadows PUD and is under separate ownership from Site G. The applicant's engineer is packaging a 53 lot subdivision covering four separate tax parcels under two ownerships. The 6.41 acre area lies due east of a previously approved tentative map for Parklands Unit 4 and proposes to have access via Parklands Unit 4 (P88-128).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is currently designated for 4 to 15 residential units on the 1988 General Plan and for 4 to 8 dwelling units per net acre in the 1986 South Sacramento Community Plan. The site is bordered to the north and east by the Laguna Creek floodway and vacant lands to the west proposed for single family residential development. The southern property line is the abandoned right-of-way for Sheldon Road which lies in the County. Zoning of the site is R-1(PUD) and Agriculture.

B. Subdivision Design:

The applicant proposes to create a 53 unit standard single family subdivision on 10.4+ acres. The western 6.41+ acres requires a rezoning to R-1. The eastern 4.08+ acres lies in the Laguna Meadows PUD and is zoned R-1(PUD). Staff has recommended rezoning the entire site into one common zone of R-1. The applicant has concurred with the recommendation.

Access is provided from Parklands Unit 4 located to the west of the site. Development of the site will be contingent upon Parklands Unit 4 being constructed. Development of Parklands Unit 4 is contingent upon roads being dedicated and constructed in the County prior to recordation of the final map.

To alleviate existing flooding problems of Laguna Creek, the City has adopted a modified stream corridor for that portion of Laguna Creek within the City limits. To finance flood protection, the City is permitting the development of 600 acres of various uses adjacent to the corridor. As originally proposed, this development would require fill or excavation of 94 acres of wetlands. Fill or excavation of wetlands requires a "404 permit" from the U.S. Corp of Engineers. The applicant must mitigate impacts to wetlands to the satisfaction of the Corp of Engineers.

The intent of the mitigation plan of the "404 permit" and the Laguna Stream Corridor Environmental Impact Report is to: 1) encourage visual access to the floodway; 2) discourage vehicular access to the floodway; and 3) restrict and direct pedestrian and bicycle access.

The applicant proposes a system of lots which side onto and streets which front onto the floodway/vernal pool replacement area. Staff has determined that this design complies with the intent of the 404 permit. Staff recommends a 3 foot high masonry wall, for fire protection purposes, topped with material the applicant selects, to 6 feet in height, for lot lines along the floodway/vernal pool replacement area. Cul-de-sac bulbs shall be improved with post and cable type barrier within the open setback area adjacent the floodway vernal pool area and bikeway.

The Parks and Community Services Department has recommended continuance of the wall and post and cable barrier required for Parkland Unit 4 to the west.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in lieu fees are appropriate. Fees will be based on 2.086 acres of land multiplied by the per acre value established by the applicant's appraiser.

D. ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment. A negative declaration with the following mitigation measures has been filed:

1. The applicant shall prepare the site in conformance with the Laguna Creek Assessment District final wetland mitigation program to reduce the potential significant adverse environmental impacts to soils and earth conditions to less than a significant level.
2. The proposed tentative map would not have an impact upon major flooding as a drainage assessment district is being established to prevent damage from 100 year storms. If a final map is recorded while any portion of the map area is

within a FEMA designated 100 year floodplain, the final map shall be prepared to the satisfaction of the Director of Public Works and in accordance with Chapter 40 of the Sacramento City Code, including:

- a. Indicate the existing 100 year floodplain boundary and base flood elevation.
 - b. Subdivision improvement plans shall indicate the elevation of proposed building sites.
3. The mitigation measures recommended in the SSCP EIR for build-out of the adopted plan which may be applicable to the proposed project are:
 - a. Implement transportation system measures (implementation of this measure alone would not result in acceptable LOS at all study intersections).
 - b. Add double left turn lanes and free right turn lanes at City and County intersections (i.e., Bruceville Road and Sheldon Road).
 4. The applicant(s) shall provide fire prevention measures to the satisfaction of the City Fire Marshall.
 5. If significant amounts of artifacts are discovered during the grading operations (i.e., human bone, pottery, glass, etc.) that a qualified archaeological consultant be notified and that the significance of the find meet with the approval of the Native American Heritage Commission.
 6. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality, and means of protection during construction for the review and approval by the City Arborist prior to the issuance of any building permits.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration
- B. Recommend approval of the Rezoning of 6.4± acres from A to R-1
- C. Recommend approval of Rezoning of 4.2± acres from R-1(PUD) to R-1
- D. Recommend approval of the Tentative Map based upon the following conditions:

Conditions - Tentative Map - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
5. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. 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;
8. Meet all County Sanitation District requirements and coordinate;
9. Show all existing easements;
10. Submit a seepage study prepared by a registered engineer which identifies and

recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems;

11. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
12. Dedicate a standard 12.5-foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
13. Dedicate the south 10 feet of Lots 12 to 23 as a Public Utility Easement for overhead public utility and electrical facilities and appurtenances;
14. Extend off-site water line to the satisfaction of Public Works Department;
15. Applicant shall comply with all mitigation measures listed in the Negative Declaration on file at the City Planning Department for P89-132;
16. The applicant shall submit a tree preservation program for the review and approval of the City Arborist indicating the exact location of all trees on the site, their sizes, species, and vitality and indicating which trees are to be preserved or removed prior to issuance of any building permits;
17. Annex to Regional Sanitation District and pay necessary fees;
18. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year

cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding;

19. Provide access from subdivision streets to bike trail;
20. Final map shall not be recorded until off-site roads in the County and Parklands Unit #4 are dedicated and improved to provide access to the subdivision;
21. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to filing of the final map. May require applicant/owner to form district;
22. Applicant shall design and construct any fencing and landscape treatment adjacent to the floodway/vernal pool area to the satisfaction of the City Fire Department, Parks and Community Services Department, Public Works Department, and Planning Department. Detailed plans for the fencing shall be reviewed and approved by the Public Works Department prior to recordation of the final map. A note referencing the approved fencing treatment shall be shown on the face of the final map. A note shall be recorded on deeds for all parcels abutting the floodway/vernal pool area noting the fencing requirement. The note shall also indicate that the fencing treatment along the floodway shall not be altered without prior Planning Department approval. The form and contents of all notes shall be reviewed by the previously mentioned City Departments and City Attorney's Office;

23. The fencing plan for the floodway/vernal pool area shall conform to the following standards: 1) the area adjacent to public streets and front yards of side-on lots shall be restricted to post and cable type barrier designed to City Public Works and Planning Staff specifications, 2) fencing material for the side yard from the 25 foot front setback line to the rear property line and along rear property lines shall be of masonry material for the first 3 feet in height. Above 3 feet, any material the applicant selects shall be reviewed and approved by the Planning Director.