

REPORT AMENDED BY STAFF 4-22-92
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833</u>
OWNER: <u>Park El Camino Partnership, 555 University Ave., #182, Sacramento, CA 95825</u>
PLANS BY: <u>The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833</u>
FILING DATE: <u>May 24, 1990</u> ENVIR DEF: <u>Neg. Dec</u> REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO. <u>225-0220-040, 064, 065</u>

- APPLICATION:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Tentative Map to subdivide 20.4± vacant acres into one lot consisting of 11.2± net acres in the Single Family Residential (Planned Unit Development)(R-1{PUD}) zone and six parcels consisting of 7.6± net acres in the Highway Commercial (Planned Unit Development) (HC{PUD}) zone.

LOCATION: N.E. corner of West El Camino Ave. and Interstate 80 Freeway.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 20.4± vacant gross acres into one lot consisting of 11.2± net acres in the R-1 (PUD) zone and six parcels consisting of 7.6± net acres in the HC (PUD) zone.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Offices, Low Density Residential (4-15 du/na)
South Natomas Community Plan Designation:	Highway Commercial, Low Density Residential (4-8 du/ac) 7 maximum average/ net acre
Existing Zoning of Site:	Highway Commercial (Planned Unit Development) (HC{PUD}), Standard Single Family (Planned Unit Development) (R-1{PUD})
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Interstate 80 freeway, vacant; A-OS
South:	Farmhouse and farmland, A
East:	Farmhouse and farmland, A
West:	Interstate 80 freeway, truckstop beyond freeway; A-OS

Property Dimensions:	Irregular
Property Area:	20.4± gross acres
Topography:	Flat
Street Improvements:	West El Camino is improved
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 1, 1992 by a vote of 6 ayes and 3 absent the

APPLC. NO. P90.239

MEETING DATE April 23, 1992

ITEM NO. 3

Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions below.

BACKGROUND INFORMATION

On March 11, 1986, the City Council approved the Park El Camino Planned Unit Development (P83-397). The 20± acre site was rezoned from Agriculture (A) to 9± acres Highway Commercial (HC) and 11± acres of Low Density Residential (R-1)(P83-397). On February 4, 1987, the Superior Court of the State of California found that the 1986 South Natomas Community Plan (SNCP) EIR was inadequate for failure to assess cumulative impacts associated with development in North Natomas. The Court ordered that the 1986 SNCP EIR be rewritten to correct the defect and that the SNCP be reconsidered in light of the new assessment. This action put several proposed developments (including the Park El Camino application) on hold until the SNCP EIR was certified and the SNCP approved. On November 17, 1987 the applicant refiled for the entitlements as approved in 1986 by the City Council (P88-005). On November 29, 1988, the City Council certified as adequate the 1988 Supplemental EIR and adopted Findings of Fact and Statement of Overriding Considerations supporting approval of the 1988 South Natomas Community Plan. The 1988 Plan includes designation of the 20 acres in the Park El Camino project to 7.6± acres of highway commercial, and 11.2± acres of single family residential. In February, 1989, the City Council approved a Schematic Plan and Development Guidelines for the Park El Camino PUD.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 20.4± vacant acres which is divided between 9± acres of Highway Commercial (Planned Unit Development)(HC{PUD}) and 11± acres of Standard Single Family (Planned Unit Development)(R-1{PUD}). The General Plan designates the area as Community/ Neighborhood Commercial and Offices for the HC(PUD) portion of the property and Low Density Residential (4-15 du/na) for the R-1(PUD) portion of the property. The South Natomas Community Plan designates the site Highway Commercial, Planned Unit Development for the 9± acres of commercial; and Low Density Residential 4-8 du/na (7 maximum average/ net acre),Planned Unit Development for the 11± acres of residential portion of the site. The surrounding land use and zoning includes farmland with farmhouses to the east and south. The Interstate 80 freeway and farmland is to the north. The Interstate 80 freeway and a truckstop beyond is to the west and northwest of the site. The surrounding area is zoned Agriculture (A) (A-OS for the County portion beyond the freeway to the North and West). The area to the southeast of the site and along the southern West El Camino right-of-way is zoned Shopping Center, Planned Unit Development (SC{PUD}).

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide three parcels consisting of 20.4± acres into one parcel consisting of 11.2 net acres for Standard Single Family, PUD (R-1{PUD}) and six parcels totaling 7.6 net acres which are in the Highway Commercial,(PUD)(HC{PUD}) zone. Three of the proposed six parcels would contain 1.1 acres each, one parcel would contain 1.2 acres, one parcel would contain 1.4 acres, and one parcel would contain 1.7 acres. The remaining acreage would be used to construct a cul-de-sac separating the commercial from the residential.

C. Tentative Map

The proposed tentative map is in conformity with the Sacramento General Plan and the South Natomas Community Plan in regards to the location of the residential parcel and the commercial parcels.

D. Agency Comments

The project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed below.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt the Mitigation Monitoring Plan.
- C. Recommend approval of the Tentative Map to subdivide 20± vacant acres into one lot consisting of 11.2± acres in the Single Family Residential (Planned Unit Development)(R-1{PUD}) zone and six parcels consisting of 7.6± acres in the Highway Commercial (Planned Unit Development) (HC{PUD}) zone.

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. The Natomas West Assessment District shall be formed to cover the costs of improvements of drainage, sewage, water and other public facilities. Final Map cannot be filed until necessary and permanent off-site improvements are substantially complete to the satisfaction of the Department of Public Works.
- 2. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 3. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and/or Department of Utilities. Off-site main extensions may be required;
- 4. Submit a soils test prepared by a registered engineer to be used in street design;
- 5. Meet all County Sanitation District requirements;
- 6. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- 7. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Orchard Lane and W. El Camino Avenue;
- 8. Show all existing easements;
- ~~9. Delete the proposed 30-foot access on Parcels 5 and 6; (Amended by Staff)~~
- 10 9. The proposed project is located within the 100-year floodplain, designated as Zone A-99, on the Sacramento Community's official Flood Insurance Rate Map, dated November 15, 1989. Pursuant to the City's floodplain management regulations, codified in City Code Chapter 9, Articles XXVI and XXVII (Sec. 9.1001 et seq.), no building permit will be issued for the construction of any residential structure in the North and South Natomas Community Plan areas unless the lowest floor of such structure is built at least one foot above the base flood elevation for the project site, as set forth in the January 1989 Working Map of the U.S. Army Corps of Engineers. The City is currently participating in efforts to obtain approval for levee and other improvements to provide a minimum of

100-year flood protection to all of Sacramento. Upon completion of the improvements and a determination that adequate protection against the 100-year flood is provided, elevation should not be required. At some time prior to actual completion of the necessary flood protection improvements and with the approval of Congress, Federal Emergency Management Agency (FEMA) and/or other responsible state or federal authorities, the City may be able to authorize the issuance of building permits for the construction of residential structures without the elevation of the structure one foot above the base flood elevation, provided that the lowest floor of the structure will be at or above the base flood elevation for the project site upon the completion of the approved improvements. It is anticipated that the City may be able to authorize such construction commencing in late 1992. However, there is no assurance that this will occur at this or any other time prior to actual completion of the improvements, and it is dependent upon a number of factors, including but not limited to, the date of approval and financing of flood protection improvements; adequate progress on, or completion of, the flood protection improvements; obtaining approval from appropriate federal and/or state authorities; *(Amended by Staff)*

- 44 10. Provide separate sewer services to each lot prior to approval of Final Map; *(Amended by Staff)*
- 42 11. Provide a water study to the satisfaction of the Department of Utilities; *(Amended by Staff)*
- 43 12. Dedicate and construct Orchard Lane north of W. El Camino Avenue to a standard 55-foot half-street expanded intersection adjacent to Parcel 7. Construct a minimum 15-foot paved lane, northbound, east of centerline; *(Amended by Staff)*
- 44 13. Dedicate and construct W. El Camino Avenue to a standard 60-foot half street section. Full street improvements shall extend to the freeway on-ramp and curb, gutter and sidewalk shall extend to the West El Camino bridge over Interstate 80. A Caltrans encroachment permit is required along West El Camino Avenue; *(Amended by Staff)*
- 45 14. Dedicate and construct the cul-de-sac to a City standard 58-foot street section. Improvements on the north side of the cul-de-sac shall end where the 400-foot radius meets the round corner; *(Amended by Staff)*
- 46 15. Construct traffic signals at the intersection W. El Camino Avenue and Orchard Lane to the satisfaction of the Department of Public Works. Three-fourths (75 %) of the cost of the signal will be reimbursed by the City. If the signal is constructed prior to issuance of a Notice to Proceed for this project, applicant shall pay the City one-fourth (25 %) of the signal's cost; *(Amended by Staff)*
- 47 16. Applicant shall participate in the Facilities Benefit Assessment (FBA) District. Fees shall be paid prior to issuance of a building permit; *(Amended by Staff)*
- ~~18. Obtain a Subdivision Modification to create a cul-de-sac exceeding 500 feet, or provide and Irrevocable Offer of Dedication (I.O.D.) for a 50-foot wide stub street along the north side of the cul-de-sac to the satisfaction of the Traffic Engineer; *(Amended by Staff)*~~
- 49 17. No access will be allowed from West El Camino Avenue to Parcels 4 through 7 or from Orchard Lane to Parcel 7; *(Amended by Staff)*
- 20 18. Parcels 2 through 7 shall provide reciprocal access easements for on-site circulation and to reduce the need for excessive driveways; *(Amended by Staff)*
- 21 19. Meet all conditions of the existing PUD (File #P88-005) adopted by Resolution 89-144, adopted February 21, 1989; *(Amended by Staff)*

~~NOTE: Prior to submission to Planning Commission the tentative map shall be revised to (1) delete the 30 foot access easement between Parcels 5 and 6, (2) remove the nonexistent sewer and drain lines in Orchard Lane. (Amended by Staff)~~

Mandatory Mitigation Measures

1. The applicant will agree to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address Swainson's hawk foraging habitat mitigation, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay development fees or assessments or taxes.
2. Noise mitigation measures which include the following:
 - a. No two story homes should be permitted on lots next to Interstate 80. They help reduce the noise at lots interior to the project site but require more extensive noise mitigation to achieve acceptable interior Ldn sound levels.
 - b. All joints in exterior walls shall be grouted or caulked airtight.
 - c. All penetrations of exterior wall shall include a 1/2 inch airspace. 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.
 - d. Window or through-the-wall ventilation and air condition units shall not be permitted.
 - e. All sleeping spaces shall be provided with carpet and pad.
 - f. There shall be no through-the-door or through-the-wall mail or paper chutes.
 - g. Basic exterior wall construction shall include the following or an equivalent:
 1. 2'x 4' wood studs
 2. R-11 insulation in the cavities
 3. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 4. The exterior surface shall be finished with the following or equivalent in surface weight:
 - (a). 5/8" T1-11 siding over either 1/2" insulation board or 3/8" structural plywood.
 - h. Ceilings shall be finished with a minimum 1/2" gypsum board with minimum R-19 insulation in the ceiling.
 - i. The roof shall be finished with a minimum 1/2" particle board or plyboard of equivalent weight, 30 lb. felt paper and minimum 220 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 30 or better.
 - j. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney

will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper. The damper shall permit less than 0.75 CFM/lin. ft. of air infiltration with a 25 MPH wind when completely closed.

- k. Windows must have a minimum STC rating of 28 or better. Windows facing or with a view of either Interstate 80 or El Camino Avenue should comprise less than 16% of the floor area of bedrooms and less than 20% of family rooms. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 - l. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
 - m. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior opening to provide adequate ventilation.
 - n. Gravity vent openings in attic space shall not exceed code minimum in size and number. The openings facing the interstate shall be fitted with transfer ducts at least 3 feet in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend to prevent direct line of sight.
 - o. All exhaust fans connecting the interior to the exterior where the outlet is on a side with a view of the interstate shall be connected with a minimum 10 foot duct, lined with 1" fiberglass liner and containing one 90 degree bend with the exception of the kitchen range exhaust.
3. 1st floor rooms mitigation measures which include the following:
- a. For lots next to Interstate 80: Option 1 (assumes 10' barrier)
 - (1). Exterior wall:
 - (a). Either dense stucco must be used on exterior walls facing or with a view of the Interstate 80 (or a material of equal surface weight),
 - (b). Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the Interstate if wood siding is used. A material of equal surface weight may be used in place of the wood siding.
 - (c). The remainder of these walls shall be as described in the General section above.
 - b. For lots next to Interstate 80: Option 2
 - (1). Barrier must be at least 12 feet high.
 - (2). The remainder of these walls shall be as described in the General section above.
4. 2nd Floor mitigation measures should include the following:
- a. For Lots Next To Interstate: OPTION 1 (assumes a 10' barrier)
 - (1). Exterior Wall

- (a). Either Dense stucco must be used on exterior walls facing or with a view of the interstate (or a material of equal surface weight),
 - (b). Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the interstate if wood siding is used. A material of equal surface weight may be used in place of the wood siding.
 - (c). The remainder of these walls shall be as described in the General section above.
- (2). Windows
- (a). Windows facing or with a view of the interstate shall have a minimum STC rating of 34. They shall have an maximum air infiltration rate of 0.15 CFM/lin.ft. of window with a 25 MPH wind per ASTM standard.
- (3). Doors
- (a). Doors facing or with a view of the interstate shall have a minimum STC rating of 35. Doors shall include full perimeter seals.
5. No building permits may be issued in connection with the Project for the construction of any new residential structure unless the lowest floor of such structure is built at least one foot above the base flood elevation for the Project site set forth in the U.S. Army Corps of Engineers' January, 1989 Working Map and the structure otherwise complies with the requirements of Sections 9.1004 and 9.1005 of Article XXVI of Chapter 9 the Sacramento City Code
6. No building permits may be issued in connection with the Project for the construction of any new nonresidential structure or for the substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 unless such structures comply with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility of significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

Recording
Not
Required

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MITIGATION MONITORING PLAN

FOR

WEST EL CAMINO TRAVEL PARK / P90-239

**Type of Environmental Document:
Negative Declaration**

**Prepared By:
City of Sacramento Environmental Services Division**

**Date:
April 10, 1992**

**Adopted By:
City of Sacramento City Council**

Date:

Attest:

City Clerk

**CITY OF SACRAMENTO
MITIGATION MONITORING PLAN**

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This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 449-2037, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: West El Camino Travel Park / P90-239
Applicant - Name: The Spink Corporation
Address: 2590 Venture Oaks Way, Sacramento, CA 95833

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

All that certain property situated, lying and being in the County of Sacramento, State of California, described as follows:

Of all that portion of Lots 18 and 30 as shown on Plat of Natomas Riverside Subdivision No. 2 as recorded in Book 15 of Map No. 41 in the County of Sacramento, State of California.

Assessor's Parcel Numbers: 225-0220-040, 064, and 065.

SECTION 2: GENERAL INFORMATION

The project as approved includes six mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of 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 above-mentioned owner/developer.

SECTION 3: PLAN CONTENTS

1. PLANT/ANIMAL LIFE

Mitigation Measures: **Swainson's Hawk**

- A. The applicant will agree to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address Swainson's hawk foraging habitat mitigation, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay development fees or assessments or taxes.

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Entity Responsible for Ensuring Compliance

Department of Public Works, City of Sacramento
Department of Planning and Development, City of Sacramento
City Attorney's Office, City of Sacramento

Monitoring Program:

Prior to issuance of a Notice to Proceed by the Public Works Department, and prior to issuance of any Building Permit by the Building Division, the applicant shall execute an agreement as described above and subject to approval by the City Attorney. The two City Entities shall be provided with an executed copy of this agreement prior to issuance of the Notice to Proceed or issuance of any Building Permits.

2. NOISE

Mitigation Measures: **Noise Reduction Measures**

B. General

1. No two story homes should be permitted on lots next to Interstate 80. They help reduce the noise at lots interior to the project site but require more extensive noise mitigation to achieve acceptable interior Ldn sound levels.
2. All joints in exterior walls shall be grouted or caulked airtight.
3. All penetrations of exterior wall shall include a 1/2 inch airspace. 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.
4. Window or through-the-wall ventilation and air condition units shall not be permitted.
5. All sleeping spaces shall be provided with carpet and pad.
6. There shall be no through-the-door or through-the-wall mail or paper chutes.
7. Basic exterior wall construction shall include the following or an equivalent:
 - a. 2'x4' wood studs
 - b. R-11 insulation in the cavities
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a

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resilient caulking.

- d. The exterior surface shall be finished with the following or equivalent in surface weight:

(1) 5/8" T-111 siding over either 1/2" insulation board or 3/8" structural plywood.

8. Ceilings shall be finished with a minimum 1/2" gypsum board with minimum R-19 insulation in the ceiling.
9. The roof shall be finished with a minimum 1/2" particle board or plyboard of equivalent weight, 30 lb. felt paper and minimum 220 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 30 or better.
10. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper. The damper shall permit less than 0.75 CFM/lin. ft of air infiltration with a 25 MPH wind when completely closed.
11. Windows must have a minimum STC rating of 28 or better. Windows facing or with a view of either Interstate 80 or El Camino Avenue should comprise less than 16% of the floor area of bedrooms and less than 20% of family rooms. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
12. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
13. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior opening to provide adequate ventilation.
14. Gravity vent openings in attic space shall not exceed code minimum in size and number. The openings facing the interstate shall be fitted with transfer ducts at least 3 feet in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct into the attic.
15. If a fan is used for forced ventilation on lots within 250 feet of Interstate 80, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 22 gauge galvanized steel. The duct shall be a minimum of 6 ft. long and lined for its entire length with 1" duct liner. Each duct shall include a lined

90° bend to prevent direct line of sight.

16. All exhaust fans connecting the interior to the exterior where the outlet is on a side with a view of the interstate shall be connected with a minimum 10 foot duct, lined with 1" fiberglass liner and containing one 90° bend with the exception of the kitchen range exhaust.

C. 1st Floor Rooms

1. For Lots Next To Interstate: OPTION 1 (assumes 10' barrier)
 - a. Exterior Wall
 - (1) Either Dense stucco must be used on exterior walls facing or with a view of the interstate (or a material of equal surface weight),
 - (2) Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the interstate if wood siding is used. A material of equal surface weight may be used in place of the wood siding.
 - (3) The remainder of these walls shall be as described in the General section above.
2. For Lots Next to Interstate: OPTION 2
 - a. Barrier must be at least 12 feet high.
 - b. The remainder of these walls shall be as described in the General section above.

D. 2nd Floor

1. For Lots Next To Interstate: OPTION 1 (assumes a 10' barrier)
 - a. Exterior Wall
 - (1) Either Dense stucco must be used on exterior walls facing or with a view of the interstate (or a material of equal surface weight),
 - (2) Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the interstate if wood siding is used. A material of equal surface weight may be used in place of the wood siding.
 - (3) The remainder of these walls shall be as described in the General

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section above.

b. Windows

(1) Windows facing or with a view of the interstate shall have a minimum STC rating of 34. They shall have an maximum air infiltration rate of 0.15 CFM/lin.ft. of window with a 25 MPH wind per ASTM standard.

c. Doors

(1) Doors facing or with a view of the interstate shall have a minimum STC rating of 35. Doors shall include full perimeter seals.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development.
The City of Sacramento, Department of Public Works

Monitoring Program:

Mitigation Measures B through D:

Prior to the issuance of any Building Permit, the Building Division shall require that final building plans incorporate the applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment to ensure that the noise reduction measures are being implemented. Prior to the issuance of a Final, a Certificate of Occupancy or a Certificate of Completion for the Project, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

3. LAND USE

Mitigation Measure: Issuance of Building Permits in the Flood Zone

For the residential portion of the project, the following conditions shall apply:

- E. No building permits may be issued in connection with the Project for the construction of any new residential structure unless the lowest floor of such structure is built at least one foot above the base flood elevation for the Project site set forth in the U.S. Army Corps of Engineers' January, 1989 Working Map and the structure otherwise complies with the requirements of Sections 9.1004 and 9.1005 of Article XXVI of Chapter 9 the Sacramento City Code.

For the commercial portion of the project, the following conditions shall apply:

- F. No building permits may be issued in connection with the Project for the construction of any new nonresidential structure or for the substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 unless such structures comply with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program:

Mitigation Measures E:

Prior to the issuance of any Building Permit in connection with the proposed project, the Building Division shall verify that the any residential structure is constructed with the lowest floor built at least one foot above the base flood elevation for the Project site set forth in the U.S. Army Corps of Engineer's January, 1989 Working Map and the structure otherwise complies with the requirements of Sections 9.1004 and 9.1005 of Article XXVI of Chapter 9 the Sacramento City Code.

Mitigation Measures F:

Prior to the issuance of any Building Permit in connection with the proposed project, the Building Division shall verify that construction of any new nonresidential structure or substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 complies with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**MITIGATION MONITORING PLAN FOR
P90-239 TO CONSTRUCT THE WEST EL
CAMINO TRAVEL PARK LOCATED IN
THE SOUTH NATOMAS COMMUNITY
PLAN AREA. APN: 225-0200-040, 064, and
065.**

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

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

1. The Mitigation Monitoring Plan for the West El Camino Travel Park (P90-239) approved and adopted as shown in the attached Mitigation Monitoring Plan dated April 10, 1992.

MAYOR

ATTEST:

CITY CLERK

P90-239

FOR CITY CLERK USE ONLY

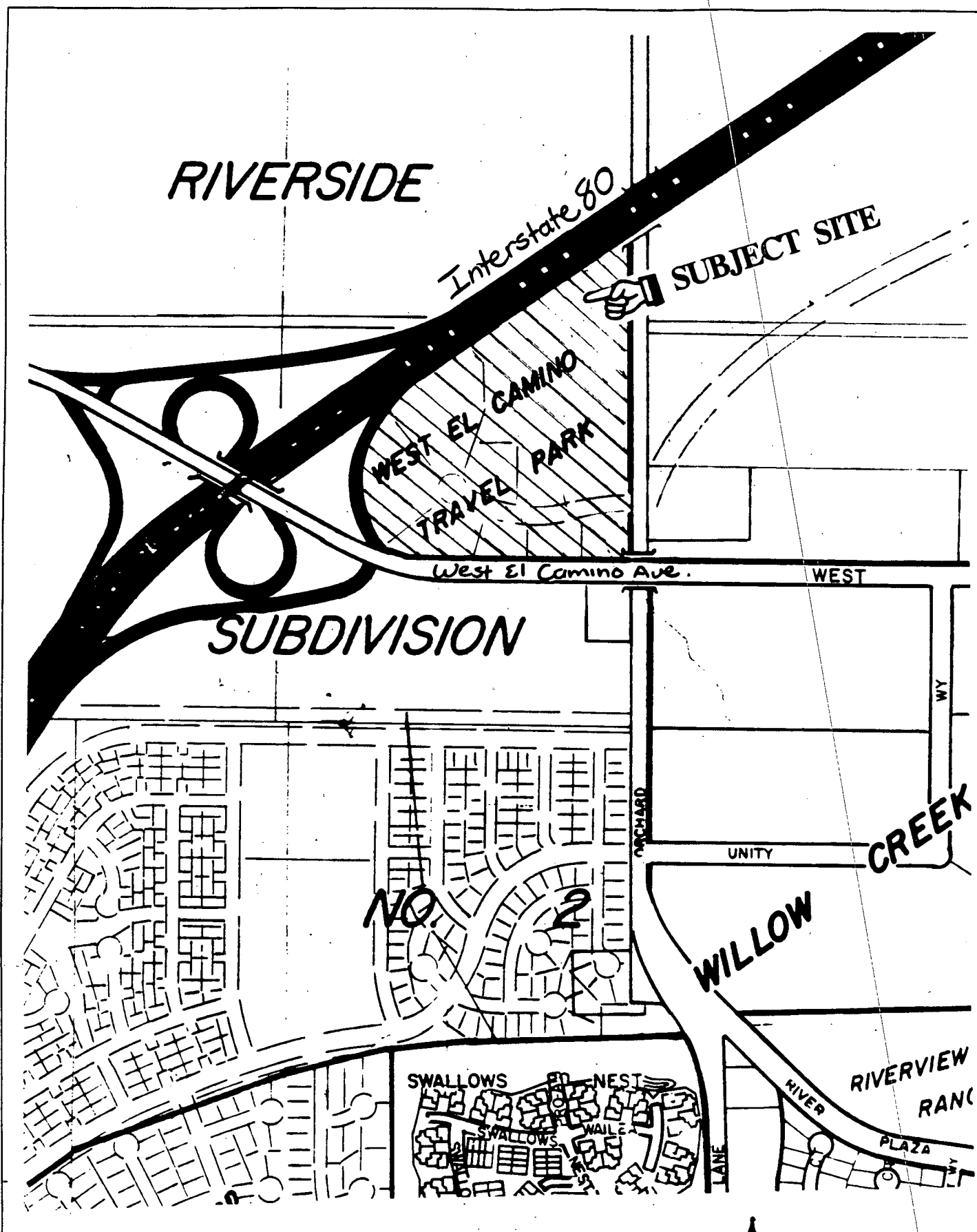
RESOLUTION NO.: _____

DATE ADOPTED: _____

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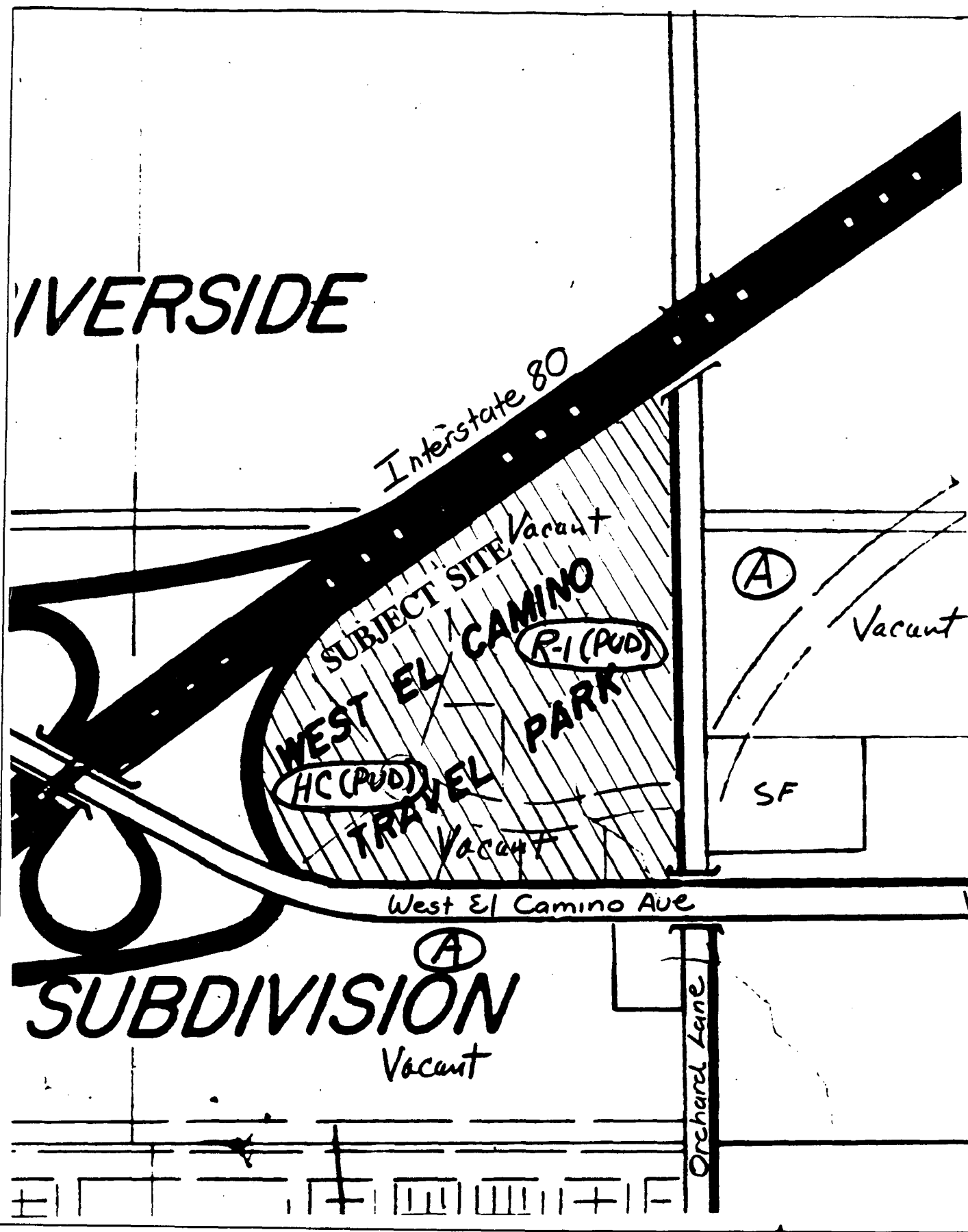


VICINITY MAP



RIVERSIDE

Interstate 80



LAND USE & ZONING MAP

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NOTES:

RECORD OWNER & SUBMITTER:

PARCEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ENGINEER:

THE CITY ENGINEER
CITY OF SACRAMENTO, CALIFORNIA

ASSESSORS, PARCEL NUMBERS:

ACREAGE:

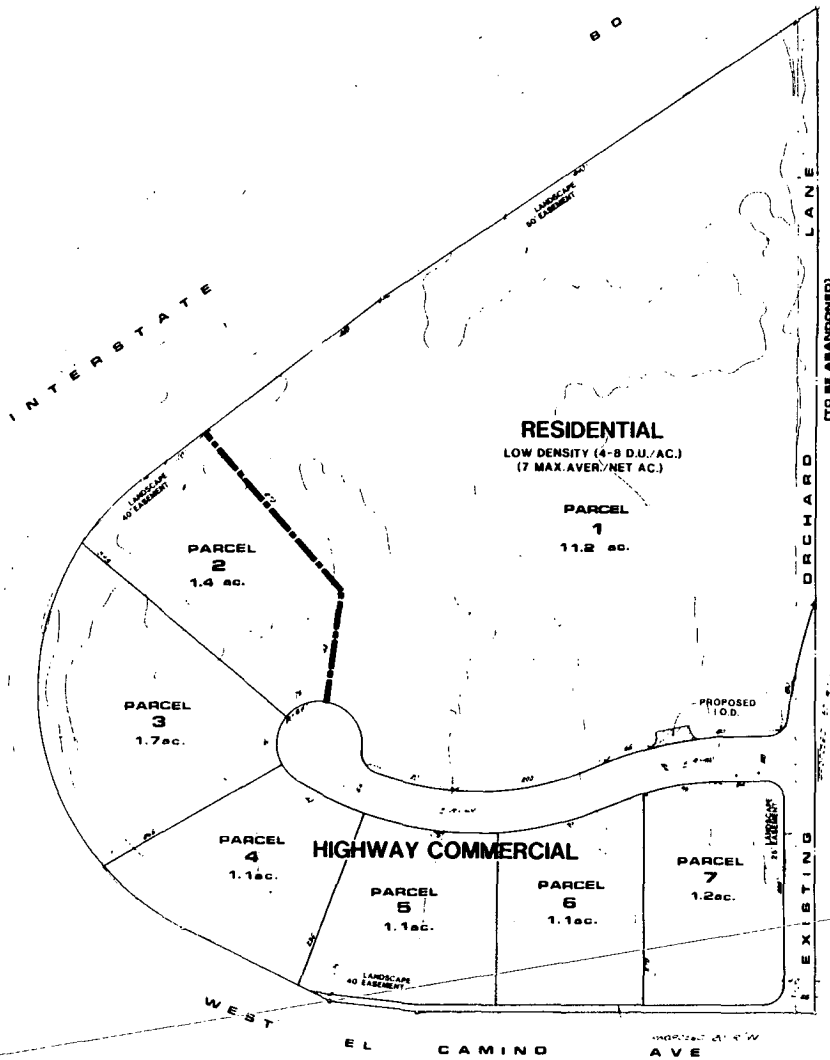
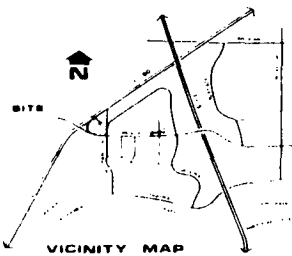
EXISTING ZONING & USE:

R-10, RESIDENTIAL SINGLE-FAMILY

PROPOSED ZONING & USE:

R-10, RESIDENTIAL SINGLE-FAMILY

WATER: CITY OF SACRAMENTO
SEWER: CITY OF SACRAMENTO
ELECTRICITY: S.M.U.D.
FIRE DISTRICT: NATURAL
SCHOOL DISTRICT: NATURAL
PARK DISTRICT: CITY OF SACRAMENTO



TENTATIVE PARCEL MAP
WEST EL CAMINO TRAVEL PARK



CITY OF SACRAMENTO,
CALIFORNIA

(REVISED) APRIL, 1992
MAY, 1990

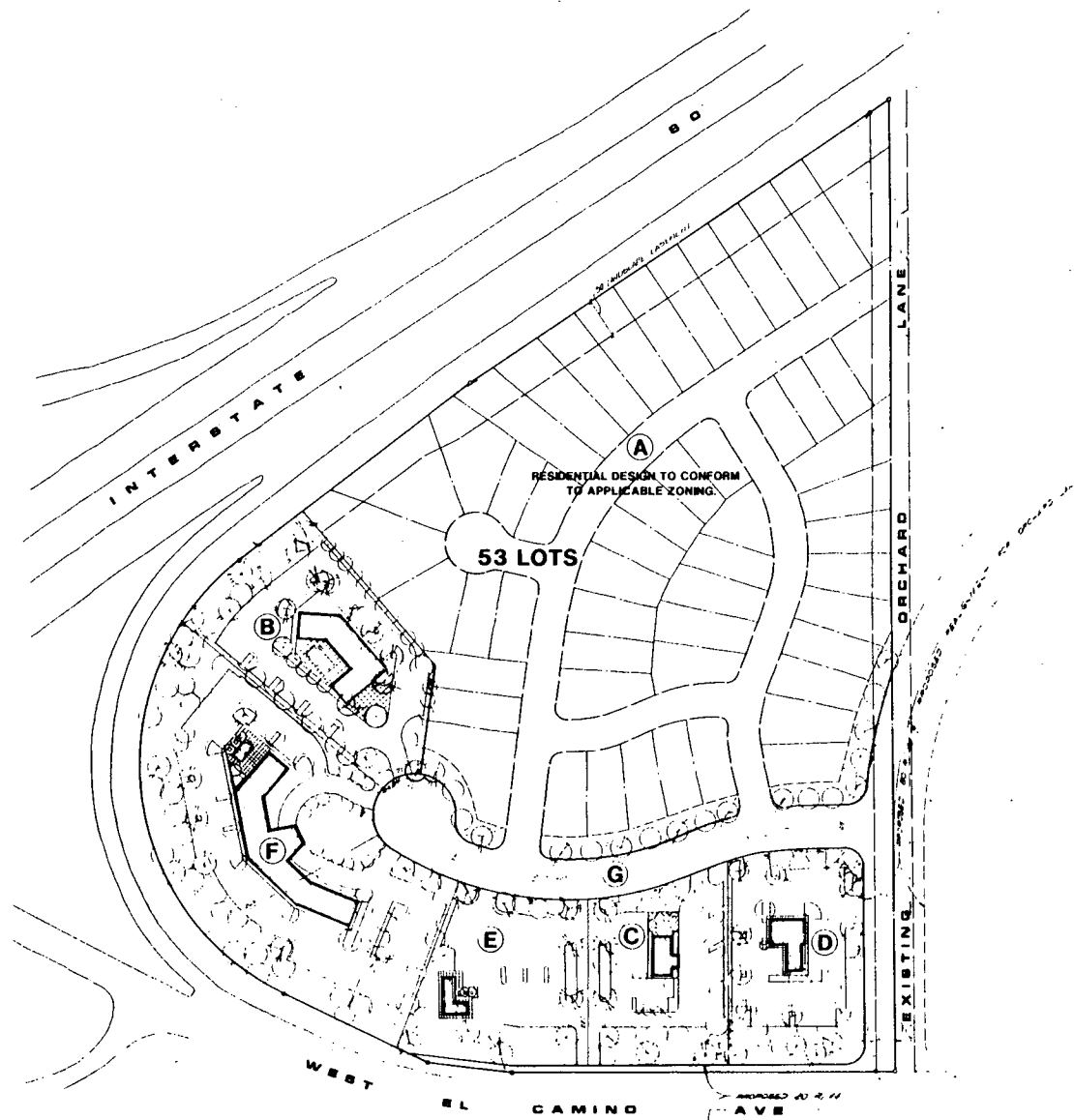
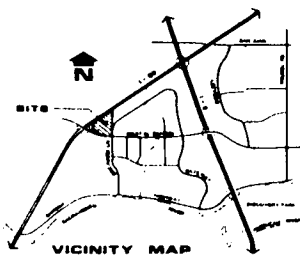
Spin

EXHIBIT - A
TENTATIVE MAP

SCHEMATIC SITE PLAN

PROGRAM STATISTICS

A	RESIDENTIAL	117,740 SQ. FT.
B	COMMERCIAL	2,710 SQ. FT.
C	OFFICE	11,400 SQ. FT.
D	RETAIL	11,400 SQ. FT.
E	RESTAURANT	11,400 SQ. FT.
F	ENTERTAINMENT	11,400 SQ. FT.
G	PARKING	11,400 SQ. FT.
TOTAL AREA		187,440 SQ. FT.



WEST EL CAMINO TRAVEL PARK



CITY OF SACRAMENTO,
CALIFORNIA

APRIL, 1992
Spink
ARCHITECTS

EXHIBIT - B
SITE PLAN

1290-224

4/3/92

4/3/92

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833</u>
OWNER: <u>Park El Camino Partnership, 555 University Ave, #182, Sacramento, CA 95825</u>
PLANS BY: <u>The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833</u>
FILING DATE: <u>May 24, 1990</u> ENVIR DET: <u>Neg Dec</u> REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO. <u>225-0220-040, 064, 065</u>

- APPLICATION:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Tentative Map to subdivide 20.4± vacant acres into one lot consisting of 11.2± net acres in the Single Family Residential (Planned Unit Development)(R-1{PUD}) zone and six parcels consisting of 7.6± net acres in the Highway Commercial (Planned Unit Development) (HC{PUD}) zone.

LOCATION: N.E. corner of West El Camino Ave. and Interstate 80 Freeway.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 20.4± vacant gross acres into one lot consisting of 11.2± net acres in the R-1 (PUD) zone and six parcels consisting of 7.6± net acres in the HC (PUD) zone.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Offices, Low Density Residential (4-15 du/na)
South Natomas Community Plan Designation:	Highway Commercial, Low Density Residential (4-8 du/ac) 7 maximum average/ net acre
Existing Zoning of Site:	Highway Commercial (Planned Unit Development) (HC{PUD}), Standard Single Family (Planned Unit Development) (R-1{PUD})
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Interstate 80 freeway, vacant; A-OS
South:	Farmhouse and farmland, A
East:	Farmhouse and farmland, A
West:	Interstate 80 freeway, truckstop beyond freeway; A-OS

Property Dimensions:	Irregular
Property Area:	20.4± gross acres
Topography:	Flat
Street Improvements:	West El Camino is improved
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 1, 1992 by a vote of 6 ayes and 3 absent the

APPLC. NO. P90.239

MEETING DATE April 23, 1992

ITEM NO. 23

Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions below.

BACKGROUND INFORMATION

On March 11, 1986, the City Council approved the Park El Camino Planned Unit Development (P83-397). The 20± acre site was rezoned from Agriculture (A) to 9± acres Highway Commercial (HC) and 11± acres of Low Density Residential (R-1)(P83-397). On February 4, 1987, the Superior Court of the State of California found that the 1986 South Natomas Community Plan (SNCP) EIR was inadequate for failure to assess cumulative impacts associated with development in North Natomas. The Court ordered that the 1986 SNCP EIR be rewritten to correct the defect and that the SNCP be reconsidered in light of the new assessment. This action put several proposed developments (including the Park El Camino application) on hold until the SNCP EIR was certified and the SNCP approved. On November 17, 1987 the applicant refiled for the entitlements as approved in 1986 by the City Council (P88-005). On November 29, 1988, the City Council certified as adequate the 1988 Supplemental EIR and adopted Findings of Fact and Statement of Overriding Considerations supporting approval of the 1988 South Natomas Community Plan. The 1988 Plan includes designation of the 20 acres in the Park El Camino project to 7.6± acres of highway commercial, and 11.2± acres of single family residential. In February, 1989, the City Council approved a Schematic Plan and Development Guidelines for the Park El Camino PUD.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 20.4± vacant acres which is divided between 9± acres of Highway Commercial (Planned Unit Development)(HC{PUD}) and 11± acres of Standard Single Family (Planned Unit Development)(R-1{PUD}). The General Plan designates the area as Community/ Neighborhood Commercial and Offices for the HC(PUD) portion of the property and Low Density Residential (4-15 du/na) for the R-1(PUD) portion of the property. The South Natomas Community Plan designates the site Highway Commercial, Planned Unit Development for the 9± acres of commercial; and Low Density Residential 4-8 du/na (7 maximum average/ net acre),Planned Unit Development for the 11± acres of residential portion of the site. The surrounding land use and zoning includes farmland with farmhouses to the east and south. The Interstate 80 freeway and farmland is to the north. The Interstate 80 freeway and a truckstop beyond is to the west and northwest of the site. The surrounding area is zoned Agriculture (A) (A-OS for the County portion beyond the freeway to the North and West). The area to the southeast of the site and along the southern West El Camino right-of-way is zoned Shopping Center, Planned Unit Development (SC{PUD}).

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide three parcels consisting of 20.4± acres into one parcel consisting of 11.2 net acres for Standard Single Family, PUD (R-1{PUD}) and six parcels totaling 7.6 net acres which are in the Highway Commercial,(PUD)(HC{PUD}) zone. Three of the proposed six parcels would contain 1.1 acres each, one parcel would contain 1.2 acres, one parcel would contain 1.4 acres, and one parcel would contain 1.7 acres. The remaining acreage would be used to construct a cul-de-sac separating the commercial from the residential.

C. Tentative Map

The proposed tentative map is in conformity with the Sacramento General Plan and the South Natomas Community Plan in regards to the location of the residential parcel and the commercial parcels.

D. Agency Comments

The project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed below.

APPLC. NO. P90.239

MEETING DATE April 23, 1992

ITEM NO. 3/2

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt the Mitigation Monitoring Plan.
- C. Recommend approval of the Tentative Map to subdivide 20± vacant acres into one lot consisting of 11.2± acres in the Single Family Residential (Planned Unit Development)(R-1{PUD}) zone and six parcels consisting of 7.6± acres in the Highway Commercial (Planned Unit Development) (HC{PUD}) zone.

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. The Natomas West Assessment District shall be formed to cover the costs of improvements of drainage, sewage, water and other public facilities. Final Map cannot be filed until necessary and permanent off-site improvements are substantially complete to the satisfaction of the Department of Public Works.
- 2. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 3. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and/or Department of Utilities. Off-site main extensions may be required;
- 4. Submit a soils test prepared by a registered engineer to be used in street design;
- 5. Meet all County Sanitation District requirements;
- 6. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- 7. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Orchard Lane and W. El Camino Avenue;
- 8. Show all existing easements;
- 9. Delete the proposed 30-foot access on Parcels 5 and 6;
- 10. The proposed project is located within the 100-year floodplain, designated as Zone A-99, on the Sacramento Community's official Flood Insurance Rate Map, dated November 15, 1989. Pursuant to the City's floodplain management regulations, codified in City Code Chapter 9, Articles XXVI and XXVII (Sec. 9.1001 et seq.), no building permit will be issued for the construction of any residential structure in the North and South Natomas Community Plan areas unless the lowest floor of such structure is built at least one foot above the base flood elevation for the project site, as set forth in the January 1989 Working Map of the U.S. Army Corps of Engineers. The City is currently participating in efforts to obtain approval for levee and other improvements to provide a minimum of

100-year flood protection to all of Sacramento. Upon completion of the improvements and a determination that adequate protection against the 100-year flood is provided, elevation should not be required. At some time prior to actual completion of the necessary flood protection improvements and with the approval of Congress, Federal Emergency Management Agency (FEMA) and/or other responsible state or federal authorities, the City may be able to authorize the issuance of building permits for the construction of residential structures without the elevation of the structure one foot above the base flood elevation, provided that the lowest floor of the structure will be at or above the base flood elevation for the project site upon the completion of the approved improvements. It is anticipated that the City may be able to authorize such construction commencing in late 1992. However, there is no assurance that this will occur at this or any other time prior to actual completion of the improvements, and it is dependent upon a number of factors, including but not limited to, the date of approval and financing of flood protection improvements; adequate progress on, or completion of, the flood protection improvements; obtaining approval from appropriate federal and/or state authorities;

11. Provide separate sewer services to each lot prior to approval of Final Map;
12. Provide a water study to the satisfaction of the Department of Utilities;
13. Dedicate and construct Orchard Lane north of W. El Camino Avenue to a standard 55-foot half-street expanded intersection adjacent to Parcel 7. Construct a minimum 15-foot paved lane, northbound, east of centerline;
14. Dedicate and construct W. El Camino Avenue to a standard 60-foot half street section. Full street improvements shall extend to the freeway on-ramp and curb, gutter and sidewalk shall extend to the West El Camino bridge over Interstate 80. A Caltrans encroachment permit is required along West El Camino Avenue;
15. Dedicate and construct the cul-de-sac to a City standard 58-foot street section. Improvements on the north side of the cul-de-sac shall end where the 400-foot radius meets the round corner;
16. Construct traffic signals at the intersection W. El Camino Avenue and Orchard Lane to the satisfaction of the Department of Public Works. Three-fourths (75 %) of the cost of the signal will be reimbursed by the City. If the signal is constructed prior to issuance of a Notice to Proceed for this project, applicant shall pay the City one-fourth (25 %) of the signal's cost;
17. Applicant shall participate in the Facilities Benefit Assessment (FBA) District. Fees shall be paid prior to issuance of a building permit;
18. Obtain a Subdivision Modification to create a cul-de-sac exceeding 500 feet, or provide and Irrevocable Offer of Dedication (I.O.D.) for a 50-foot wide stub street along the north side of the cul-de-sac to the satisfaction of the Traffic Engineer;
19. No access will be allowed from West El Camino Avenue to Parcels 4 through 7 or from Orchard Lane to Parcel 7;
20. Parcels 2 through 7 shall provide reciprocal access easements for on-site circulation and to reduce the need for excessive driveways;
21. Meet all conditions of the existing PUD (File #P88-005) adopted by Resolution 89-144, adopted February 21, 1989;

NOTE: Prior to submission to Planning Commission the tentative map shall be revised to (1) delete

the 30 foot access easement between Parcels 5 and 6, (2) remove the nonexistent sewer and drain lines in Orchard Lane.

Mandatory Mitigation Measures

1. The applicant will agree to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address Swainson's hawk foraging habitat mitigation, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay development fees or assessments or taxes.
2. Noise mitigation measures which include the following:
 - a. No two story homes should be permitted on lots next to Interstate 80. They help reduce the noise at lots interior to the project site but require more extensive noise mitigation to achieve acceptable interior Ldn sound levels.
 - b. All joints in exterior walls shall be grouted or caulked airtight.
 - c. All penetrations of exterior wall shall include a 1/2 inch airspace. 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.
 - d. Window or through-the-wall ventilation and air condition units shall not be permitted.
 - e. All sleeping spaces shall be provided with carpet and pad.
 - f. There shall be no through-the-door or through-the-wall mail or paper chutes.
 - g. Basic exterior wall construction shall include the following or an equivalent:
 1. 2'x 4' wood studs
 2. R-11 insulation in the cavities
 3. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 4. The exterior surface shall be finished with the following or equivalent in surface weight:
 - (a). 5/8" T1-11 siding over either 1/2" insulation board or 3/8" structural plywood.
 - h. Ceilings shall be finished with a minimum 1/2" gypsum board with minimum R-19 insulation in the ceiling.
 - i. The roof shall be finished with a minimum 1/2" particle board or plyboard of equivalent weight, 30 lb. felt paper and minimum 220 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 30 or better.
 - j. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they

shall contain a fully operable damper. The damper shall permit less than 0.75 CFM/lin. ft. of air infiltration with a 25 MPH wind when completely closed.

- k. Windows must have a minimum STC rating of 28 or better. Windows facing or with a view of either Interstate 80 or El Camino Avenue should comprise less than 16% of the floor area of bedrooms and less than 20% of family rooms. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 - l. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
 - m. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior opening to provide adequate ventilation.
 - n. Gravity vent openings in attic space shall not exceed code minimum in size and number. The openings facing the interstate shall be fitted with transfer ducts at least 3 feet in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend to prevent direct line of sight.
 - o. All exhaust fans connecting the interior to the exterior where the outlet is on a side with a view of the interstate shall be connected with a minimum 10 foot duct, lined with 1" fiberglass liner and containing one 90 degree bend with the exception of the kitchen range exhaust.
3. 1st floor rooms mitigation measures which include the following:
- a. For lots next to Interstate 80: Option 1 (assumes 10' barrier)
 - (1). Exterior wall:
 - (a). Either dense stucco must be used on exterior walls facing or with a view of the Interstate 80 (or a material of equal surface weight),
 - (b). Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the Interstate if wood siding is used. A material of equal surface weight may be used in place of the wood siding.
 - (c). The remainder of these walls shall be as described in the General section above.
 - b. For lots next to Interstate 80: Option 2
 - (1). Barrier must be at least 12 feet high.
 - (2). The remainder of these walls shall be as described in the General section above.
4. 2nd Floor mitigation measures should include the following:
- a. For Lots Next To Interstate: OPTION 1 (assumes a 10' barrier)
 - (1). Exterior Wall
 - (a). Either Dense stucco must be used on exterior walls facing or with a view of the

interstate (or a material of equal surface weight),

- (b). Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the interstate if wood siding is used. A material of equal surface weight may be used in place of the wood siding.
- (c). The remainder of these walls shall be as described in the General section above.

(2). Windows

- (a). Windows facing or with a view of the interstate shall have a minimum STC rating of 34. They shall have an maximum air infiltration rate of 0.15 CFM/lin.ft. of window with a 25 MPH wind per ASTM standard.

(3). Doors

- (a). Doors facing or with a view of the interstate shall have a minimum STC rating of 35. Doors shall include full perimeter seals.

- 5. No building permits may be issued in connection with the Project for the construction of any new residential structure unless the lowest floor of such structure is built at least one foot above the base flood elevation for the Project site set forth in the U.S. Army Corps of Engineers' January, 1989 Working Map and the structure otherwise complies with the requirements of Sections 9.1004 and 9.1005 of Article XXVI of Chapter 9 the Sacramento City Code
- 6. No building permits may be issued in connection with the Project for the construction of any new nonresidential structure or for the substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 unless such structures comply with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility of significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

WEST EL CAMINO TRAVEL PARK / P90-239

**Type of Environmental Document:
Negative Declaration**

**Prepared By:
City of Sacramento Environmental Services Division**

**Date:
April 10, 1992**

**Adopted By:
City of Sacramento City Council**

Date:

Attest:

City Clerk

**CITY OF SACRAMENTO
MITIGATION MONITORING PLAN**

D 90-229

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This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 449-2037, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: West El Camino Travel Park / P90-239
Applicant - Name: The Spink Corporation
Address: 2590 Venture Oaks Way, Sacramento, CA 95833

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

All that certain property situated, lying and being in the County of Sacramento, State of California, described as follows:

Of all that portion of Lots 18 and 30 as shown on Plat of Natomas Riverside Subdivision No. 2 as recorded in Book 15 of Map No. 41 in the County of Sacramento, State of California.

Assessor's Parcel Numbers: 225-0220-040, 064, and 065.

SECTION 2: GENERAL INFORMATION

The project as approved includes six mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of 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 above-mentioned owner/developer.

SECTION 3: PLAN CONTENTS

1. PLANT/ANIMAL LIFE

Mitigation Measures: Swainson's Hawk

- A. The applicant will agree to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address Swainson's hawk foraging habitat mitigation, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay development fees or assessments or taxes.

P90-239

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Entity Responsible for Ensuring Compliance

Department of Public Works, City of Sacramento
Department of Planning and Development, City of Sacramento
City Attorney's Office, City of Sacramento

Monitoring Program:

Prior to issuance of a Notice to Proceed by the Public Works Department, and prior to issuance of any Building Permit by the Building Division, the applicant shall execute an agreement as described above and subject to approval by the City Attorney. The two City Entities shall be provided with an executed copy of this agreement prior to issuance of the Notice to Proceed or issuance of any Building Permits.

2. NOISE

Mitigation Measures: **Noise Reduction Measures**

B. General

1. No two story homes should be permitted on lots next to Interstate 80. They help reduce the noise at lots interior to the project site but require more extensive noise mitigation to achieve acceptable interior Ldn sound levels.
2. All joints in exterior walls shall be grouted or caulked airtight.
3. All penetrations of exterior wall shall include a 1/2 inch airspace. 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.
4. Window or through-the-wall ventilation and air condition units shall not be permitted.
5. All sleeping spaces shall be provided with carpet and pad.
6. There shall be no through-the-door or through-the-wall mail or paper chutes.
7. Basic exterior wall construction shall include the following or an equivalent:
 - a. 2'x4' wood studs
 - b. R-11 insulation in the cavities
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a

resilient caulking.

- d. The exterior surface shall be finished with the following or equivalent in surface weight:

(1) 5/8" T-111 siding over either 1/2" insulation board or 3/8" structural plywood.

8. Ceilings shall be finished with a minimum 1/2" gypsum board with minimum R-19 insulation in the ceiling.
9. The roof shall be finished with a minimum 1/2" particle board or plyboard of equivalent weight, 30 lb. felt paper and minimum 220 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 30 or better.
10. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper. The damper shall permit less than 0.75 CFM/lin. ft of air infiltration with a 25 MPH wind when completely closed.
11. Windows must have a minimum STC rating of 28 or better. Windows facing or with a view of either Interstate 80 or El Camino Avenue should comprise less than 16% of the floor area of bedrooms and less than 20% of family rooms. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
12. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
13. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior opening to provide adequate ventilation.
14. Gravity vent openings in attic space shall not exceed code minimum in size and number. The openings facing the interstate shall be fitted with transfer ducts at least 3 feet in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct into the attic.
15. If a fan is used for forced ventilation on lots within 250 feet of Interstate 80, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 22 gauge galvanized steel. The duct shall be a minimum of 6 ft. long and lined for its entire length with 1" duct liner. Each duct shall include a lined

90° bend to prevent direct line of sight.

16. All exhaust fans connecting the interior to the exterior where the outlet is on a side with a view of the interstate shall be connected with a minimum 10 foot duct, lined with 1" fiberglass liner and containing one 90° bend with the exception of the kitchen range exhaust.

C. 1st Floor Rooms

1. For Lots Next To Interstate: OPTION 1 (assumes 10' barrier)
 - a. Exterior Wall
 - (1) **Either** Dense stucco must be used on exterior walls facing or with a view of the interstate (or a material of equal surface weight),
 - (2) **Or**, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the interstate if wood siding is used. A material of equal surface weight may be used in place of the wood siding.
 - (3) The remainder of these walls shall be as described in the General section above.
2. For Lots Next to Interstate: OPTION 2
 - a. Barrier must be at least 12 feet high.
 - b. The remainder of these walls shall be as described in the General section above.

D. 2nd Floor

1. For Lots Next To Interstate: OPTION 1 (assumes a 10' barrier)
 - a. Exterior Wall
 - (1) **Either** Dense stucco must be used on exterior walls facing or with a view of the interstate (or a material of equal surface weight),
 - (2) **Or**, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the interstate if wood siding is used. A material of equal surface weight may be used in place of the wood siding.
 - (3) The remainder of these walls shall be as described in the General

P80-234

7/23/92

23

section above.

b. Windows

(1) Windows facing or with a view of the interstate shall have a minimum STC rating of 34. They shall have an maximum air infiltration rate of 0.15 CFM/lin.ft. of window with a 25 MPH wind per ASTM standard.

c. Doors

(1) Doors facing or with a view of the interstate shall have a minimum STC rating of 35. Doors shall include full perimeter seals.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development.
The City of Sacramento, Department of Public Works

Monitoring Program:

Mitigation Measures B through D:

Prior to the issuance of any Building Permit, the Building Division shall require that final building plans incorporate the applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment to ensure that the noise reduction measures are being implemented. Prior to the issuance of a Final, a Certificate of Occupancy or a Certificate of Completion for the Project, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

3. LAND USE

Mitigation Measure: Issuance of Building Permits in the Flood Zone

For the residential portion of the project, the following conditions shall apply:

- E. No building permits may be issued in connection with the Project for the construction of any new residential structure unless the lowest floor of such structure is built at least one foot above the base flood elevation for the Project site set forth in the U.S. Army Corps of Engineers' January, 1989 Working Map and the structure otherwise complies with the requirements of Sections 9.1004 and 9.1005 of Article XXVI of Chapter 9 the Sacramento City Code.

For the commercial portion of the project, the following conditions shall apply:

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- F. No building permits may be issued in connection with the Project for the construction of any new nonresidential structure or for the substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 unless such structures comply with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program:

Mitigation Measures E:

Prior to the issuance of any Building Permit in connection with the proposed project, the Building Division shall verify that the any residential structure is constructed with the lowest floor built at least one foot above the base flood elevation for the Project site set forth in the U.S. Army Corps of Engineer's January, 1989 Working Map and the structure otherwise complies with the requirements of Sections 9.1004 and 9.1005 of Article XXVI of Chapter 9 the Sacramento City Code.

Mitigation Measures F:

Prior to the issuance of any Building Permit in connection with the proposed project, the Building Division shall verify that construction of any new nonresidential structure or substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 complies with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**MITIGATION MONITORING PLAN FOR
P90-239 TO CONSTRUCT THE WEST EL
CAMINO TRAVEL PARK LOCATED IN
THE SOUTH NATOMAS COMMUNITY
PLAN AREA. APN: 225-0200-040, 064, and
065.**

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

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

1. The Mitigation Monitoring Plan for the West El Camino Travel Park (P90-239) approved and adopted as shown in the attached Mitigation Monitoring Plan dated April 10, 1992.

MAYOR

ATTEST:

CITY CLERK

P90-239

FOR CITY CLERK USE ONLY

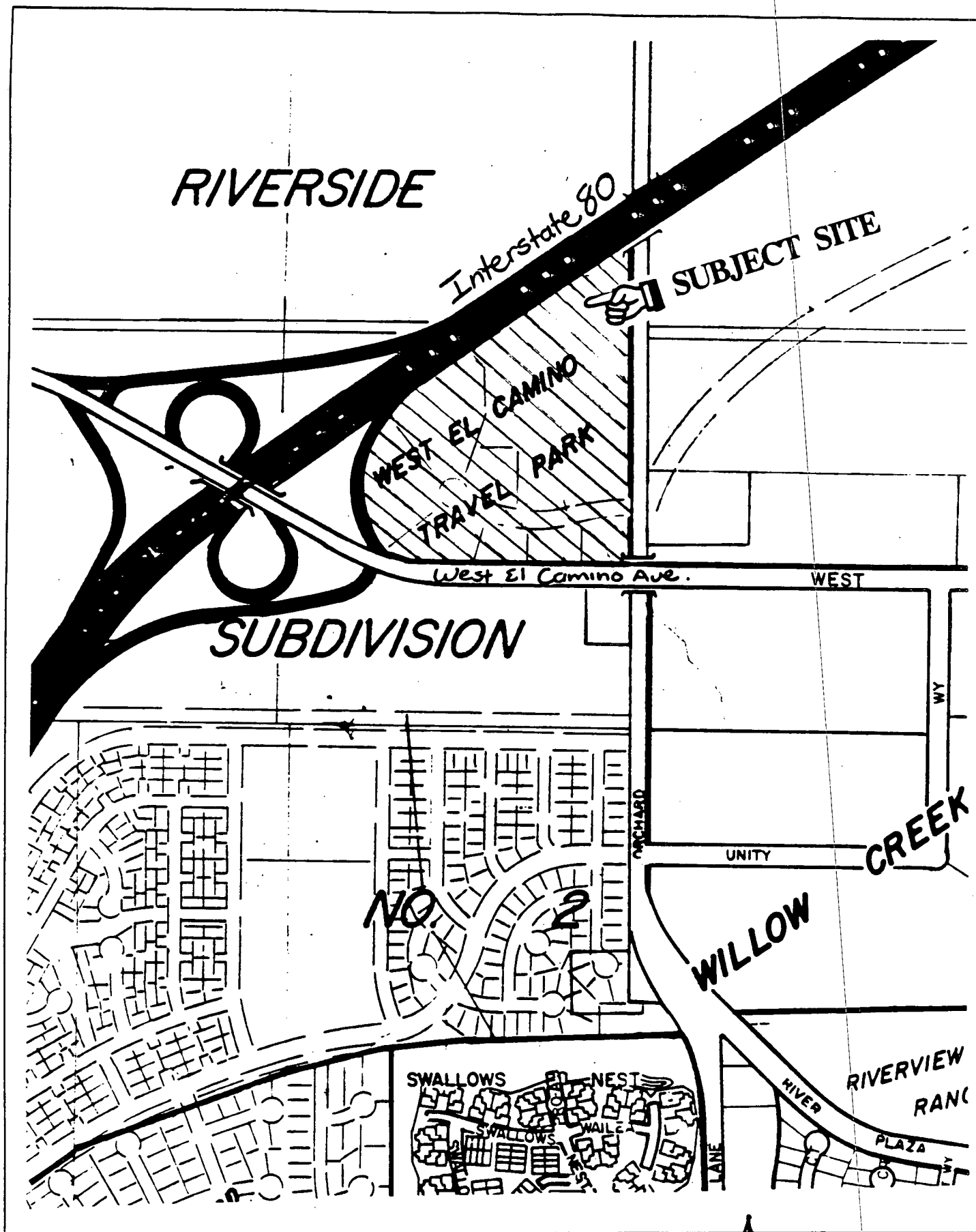
RESOLUTION NO.: _____

DATE ADOPTED: _____

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4/12/92

JK 11



RIVERSIDE

Interstate 80

SUBJECT SITE

WEST EL CAMINO
TRAVEL PARK

West El Camino Ave.

WEST

SUBDIVISION

ORCHARD

UNITY

CREEK

NO. 1

NO. 2

WILLOW

RIVER

RIVERVIEW RANCH

SWALLOWS

BIRD NEST

SWALLOWS

WAILER

PLAZA

LANE

VICINITY MAP



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2/15/12

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NOTES:

RECORD OWNER & SUBMITTER:

WEST EL CAMINO TRAVEL PARK
1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES

ENGINEER:

WEST EL CAMINO TRAVEL PARK
1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES

ASSESSORS' PARCEL NUMBERS:

1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES

ACREAGE:

1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES

EXISTING ZONING & USE:

1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES

PROPOSED ZONING & USE:

1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES

WATER:

1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES

SEWER:

1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES

ELECTRICITY:

1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES

FIRE DISTRICT:

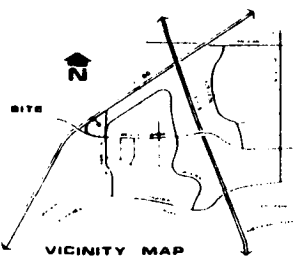
1.1 ACRES
1.1 ACRES
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1.1 ACRES

SCHOOL DISTRICT:

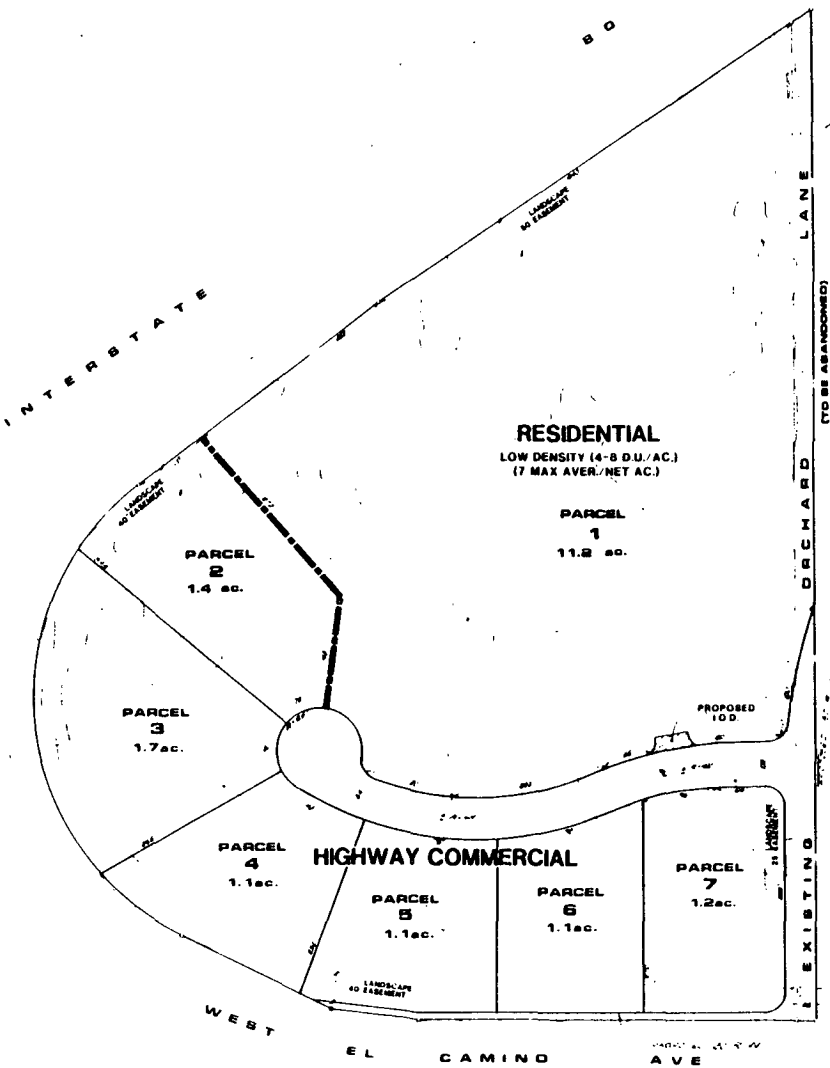
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FARM DISTRICT:

1.1 ACRES
1.1 ACRES
1.1 ACRES
1.1 ACRES



VICINITY MAP



**TENTATIVE PARCEL MAP
WEST EL CAMINO TRAVEL PARK**



CITY OF SACRAMENTO,
CALIFORNIA

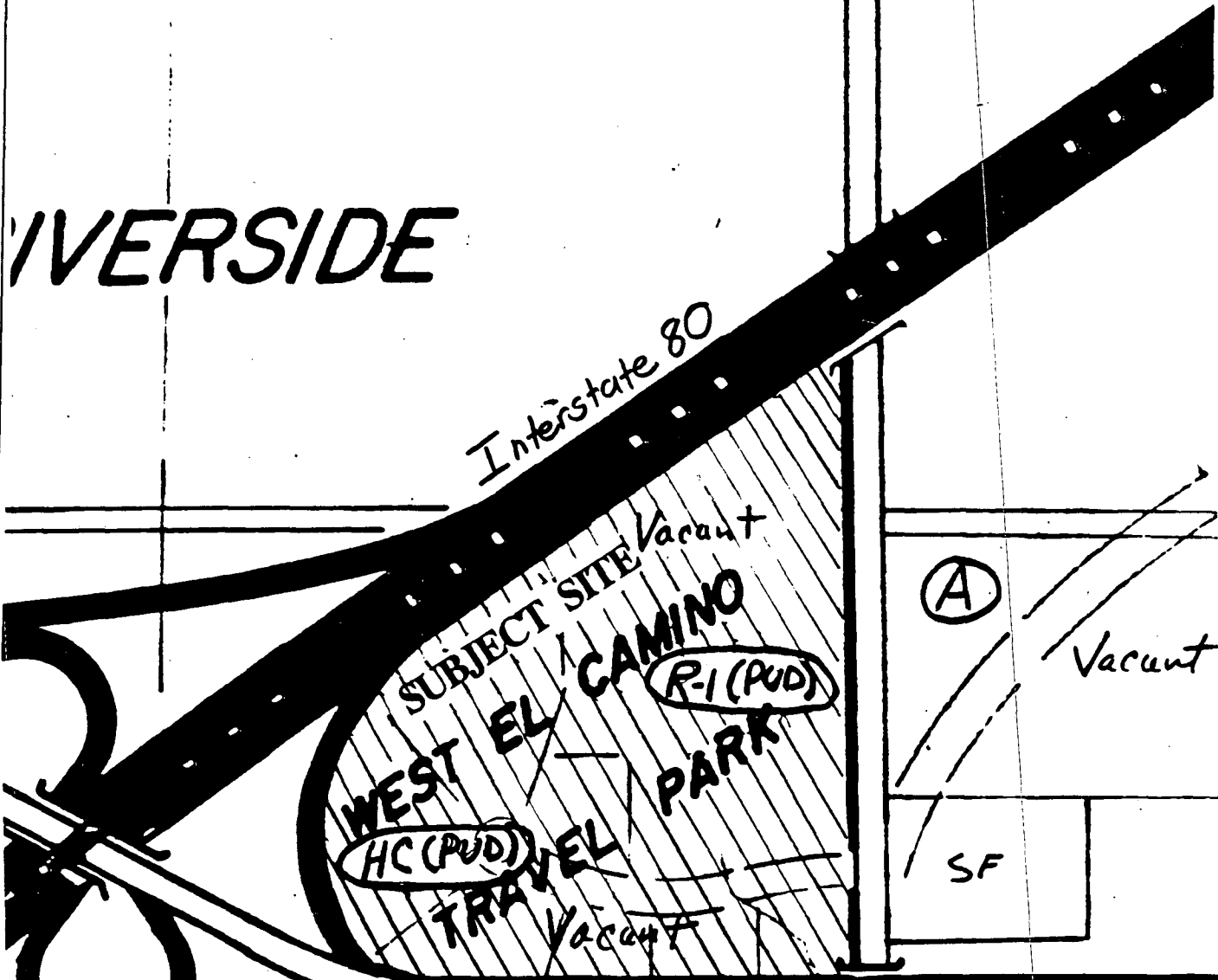
(REVISED) APRIL 1992
MAY 1990

Spin

EXHIBIT - A
TENTATIVE MAP

IVERSIDE

Interstate 80



SUBJECT SITE
R-1(PUD)
WEST EL CAMINO
TRAVEL PARK
HC(PUD)
Vacant

(A)

Vacant

SF

West El Camino Ave

(A)
SUBDIVISION
Vacant

Orchard Lane

LAND USE & ZONING MAP



1290-234

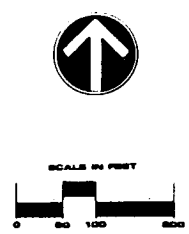
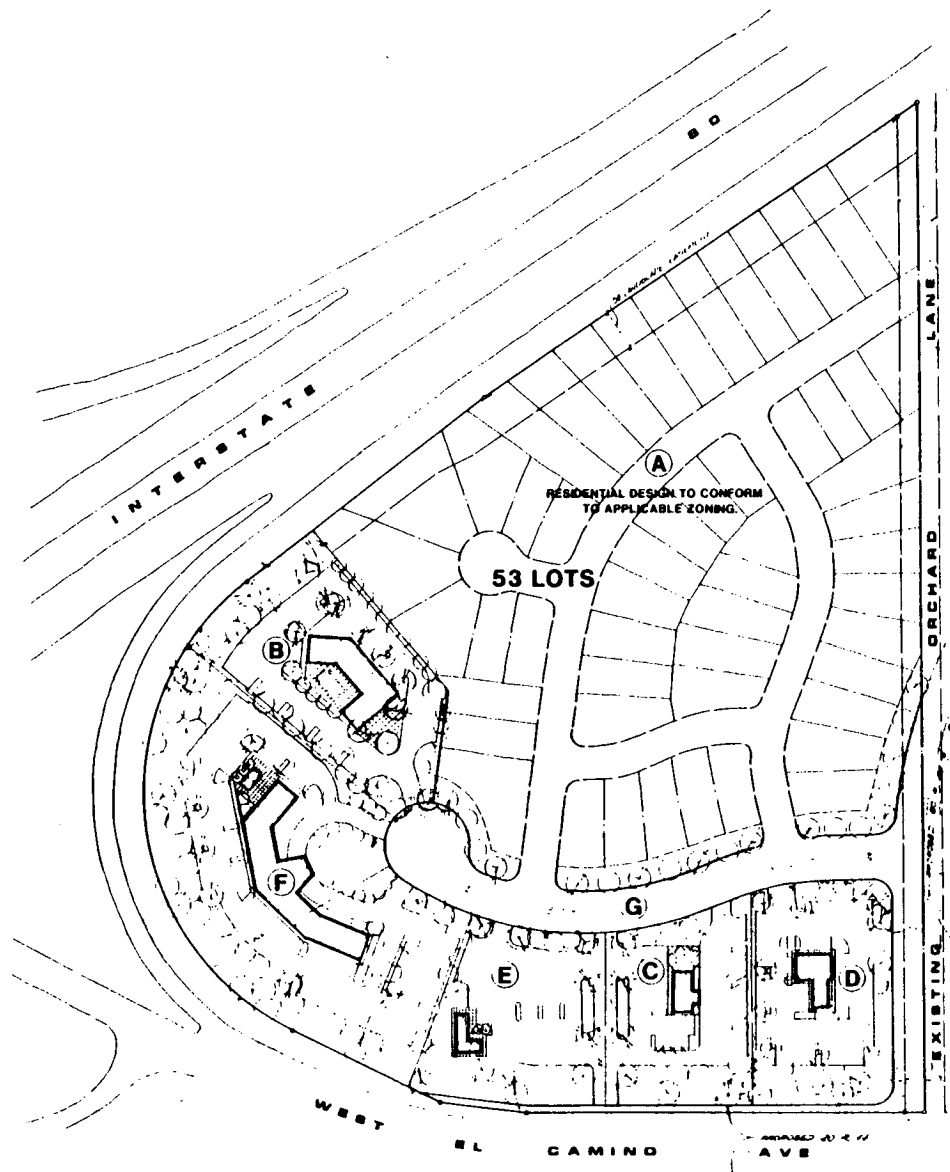
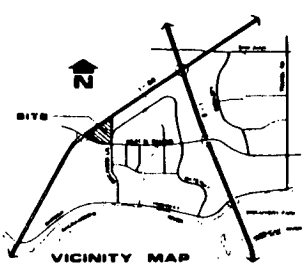
4/3/82

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SCHEMATIC SITE PLAN

PROGRAM STATISTICS

A	RESIDENTIAL	117 UNITS
B	OFFICE	24,000 SF
C	RETAIL	10,000 SF
D	RESTAURANT	10,000 SF
E	TRUCK TRAILER	10,000 SF
F	TRUCK TRAILER	10,000 SF
G	TRUCK TRAILER	10,000 SF
TOTAL AREA:		200,000 SF



WEST EL CAMINO TRAVEL PARK



CITY OF SACRAMENTO, CALIFORNIA

APRIL, 1992
Spink

EXHIBIT - B
SITE PLAN