P00-054–Lu Parcel Map

REQUEST: Entitlements to subdivide a 10.0± acre (gross acres) vacant parcel in the Multi-Family Review (R-2B{R}) and the Office Building (OB) zones, located at the southeast corner of Bruceville Road and Shasta Avenue within the Jacinto Creek Planning Area.

A. **Environmental Determination:** Certify an Addendum to a prior EIR (SCH 94032070);

B. **Mitigation Monitoring Plan;**

C. **Tentative Map** to subdivide 10.0± vacant acres into two parcels; and

D. **Subdivision Modification** to waive frontage improvements (curbs, gutters, and sidewalks) for property at the southeast corner of Bruceville Road and Shasta Avenue.

LOCATION: SE corner of Bruceville Road and Shasta Avenue
APN: 117-0202-038-0000
Elk Grove Unified School District
Council District 8

APPLICANT:	Brian Holloway Holloway Land Company, 916-731-4435 442 Pico Way Sacramento, CA 95819
OWNER:	Y.C. Lu, 916-568-1234 877 Lake Front Drive Sacramento, CA 95831
APPLICATION FILED:	April 13, 2000
APPLICATION COMPLETED:	April 13, 2000
STAFF CONTACT:	Julie Sontag, 916-264-5691

SUMMARY: The applicant proposes to subdivide an existing vacant parcel into two. The proposed map will be consistent with the Rezoning of the parcel that was approved by the Planning Commission on September 25, 1997 (P93-144). The approved Tentative Map expired on September 25, 1999. The applicant has resubmitted the same map, with no alterations, for reapproval.

RECOMMENDATION: **Staff recommends approval of the project subject to compliance with the conditions of approval included in Attachment 1 (Notice of Decision and Findings of Fact)**. The project is consistent with the Sacramento General Plan and the South Sacramento Community Plan. The proposed Tentative Map will bring the site into conformance with the existing zoning and with the General Plan and South Sacramento Community Plan land use designations. In addition, it will eliminate a dual-zoned parcel.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (5.9± acres, maximum allowable density - 20 dwelling units per net acre {du/na}); and Community Neighborhood Commercial/Office (3.1± acres)
Community Plan Land Use Designation:	Multiple Family (5.9± acres, maximum allowable density - 20 du/na); and Office (3.1± acres)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Multiple Family Review (R-2B-R), 5.9± acres (maximum allowable density - 20 du/na; and Office Building (OB, 3.1± acres)

Surrounding Land Use and Zoning:

North: Single Family and vacant; C-1-R and RE½
South: Vacant and Single Family; C-1R and RE½
East: Vacant and Single Family; R-2A-R,R-1A-PUD, and RE½
West: Cosumnes River College, Multiple Family and vacant; A, R-3-R and R-2B-R

Property Dimensions:	660' x 660'
Property Area:	10.0± acres
Topography:	Flat
School District:	Elk Grove Unified
Street Improvements/Utilities:	To be provided

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit	Agency
Certificate of Compliance	Public Works
*Special Permit/Plan Review	Planning

*Prior to development of the site

BACKGROUND INFORMATION:

On June 20, 1995, the City Council approved the Jacinto Creek Planning Area (JCPA) Land Use Plan and adopted the necessary resolutions amending the General Plan and the South Sacramento Community Plan (Resolution 95-349, 95-350, and 95-351). This effort did not include site-specific rezones, therefore new developments within the JCPA will require individual rezones. The JCPA project area was not rezoned during the land use planning process because many area residents requested that their existing zoning remain in place in order to maintain their existing land uses.

On January 7, 1997, the City Council approved the necessary Resolutions and Ordinances adopting the JCPA Finance Plan and Nexus Study, which established fees for development and financing of infrastructure within the JCPA and the implementation of Development Impact Fees within the JCPA.

On September 25, 1997, the Planning Commission approved the necessary entitlements to create the Lu Parcel Tentative Map (P93-144). At that time, the Planning Commission approved a Mitigation Monitoring Plan, a Tentative Map, and Subdivision Modifications, and forwarded a Rezoning to the City Council. On November 6, 1997, the City Council adopted a Mitigation Monitoring Plan and approved a Rezone from Multiple Family Review (R-2A-R) to 3.1± acres of Office Building (OB) and 5.9± acres of Multiple Family Review (R-2B-R).

The approved Lu Parcel Tentative Map expired on November 6, 1999. The applicant has resubmitted the same map, with no alterations, for reapproval.

STAFF EVALUATION: Staff has the following comments:

C. Tentative Map Design

The proposed Tentative Map (Exhibit 1A) subdivides one parcel totaling 10.0± gross vacant acres into two parcels. The proposed subdivision is being requested

to allow for the separate marketing of the two parcels. As proposed, the subdivision will result in a 3.1± acre parcel zoned Office Building (OB), and a 5.9± acre parcel zoned Multiple Family Review (R-2B-R). Both parcels meet the minimum size and area requirements. No development of the parcels is proposed at this time. Development of either parcel will be subject to Special Permit and/or Plan Review by the Planning Commission.

D. Subdivision Modification

The subject site is located at the southeast corner of Bruceville Road and Shasta Avenue, both of which are two-lane roads without curbs, gutters, or sidewalks adjacent to the site. The Subdivision Ordinance requires that all frontage improvements be constructed and/or bonded for before a Tentative Map can be finalized and recorded. The applicant has requested that the improvements for this site be delayed until there is a development proposal for one of the parcels or until improvements on Bruceville Road and Shasta Avenue are constructed adjacent to the subject site. Bruceville Road will be improved as described in the JCPA Financing Plan and Infrastructure and Utilities Plan.

Shasta Avenue will be improved by private landowners as development occurs. The applicant has agreed to execute an agreement with the City, assuring that no permits for any developments will be issued by the City until the frontage improvements for both parcels to be created have been completed (See Attachment 1, Condition D1). Planning staff has no objection to the applicant's request to waive the improvements, provided that the applicant complies with Condition D1 in the attached Notice of Decision, which requires the applicant to enter into an agreement with the City to insure that the improvements being waived will be constructed before development of either site (Attachment 1).

PROJECT REVIEW PROCESS:

A. Environmental Determination

On June 20, 1996, the Sacramento City Council adopted Resolution 95-349, Certifying the Environmental Impact Report (EIR) for the Jacinto Creek Planning Area Land Use Plan (P93-144). Potentially significant environmental issues regarding hydrology, drainage, biological resources, noise, air quality, transportation, and cultural resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. However, the mitigation measure for Swainson's hawk foraging habitat,

identified in the prior EIR, has been revised to reflect the California Department of Fish and Game's (CDFG) currently preferred mitigation for the protection of this species (CDFG, 1999). Additionally, since the prior EIR was written in 1997, it has become known that the subject site may be suitable habitat for burrowing owls, which are a California species of special concern. Mitigation to protect the species is also included. The project site may also contain wetlands, therefore, prior to the recordation of a parcel or final map, a wetlands assessment shall be conducted. See the Addendum to an Adopted EIR.

The Environmental Services Manager has determined that the project as proposed will not have a significant effect on the environment and therefore an Addendum to a previously certified Environmental Impact Report (EIR) (P93-144) has been prepared.

The project is the same Tentative Map that was approved by the Planning Commission on September 25, 1997. No changes have been proposed. An Addendum to a previously certified EIR has been prepared to update the mitigation measure for Swainson's hawk foraging habitat, to include burrowing owl mitigation and to require a wetlands assessment before recordation of a parcel or final map. The Addendum demonstrates that the mitigation measures identified in the previously certified EIR and adopted Mitigation Monitoring Plan (MMP) (P93-144) are reaffirmed. The project as proposed does not result in any new impacts or increase the magnitude of previously identified impacts. Per CEQA Guidelines (Section 15164), an Addendum does not need to be circulated for public review and comment but can be included in or attached to the previously certified EIR. Under CEQA Section 15164(d), the City shall consider the Addendum with the previously approved EIR prior to making a decision on the project.

B. Public/Neighborhood/Business Association Comments

The project application was routed to the North Laguna Creek Neighborhood Association and an interested property owner within the JCPA for review. No comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments. It has been conditioned to comply the the JCPA Finance Plan, which was adopted by City Council in November of 1996. The Plan includes the Infrastructure, Utilities, and Drainage Plans for the JCPA. This project has also been conditioned to insure that

development of the subject site will not occur before the necessary infrastructure is in place (Attachment 1).

1. Departments of Public Works and Utilities: Comments received related to compliance with the City's standards for infrastructure, water, sewer, grading, and water quality.

2. Fire Department: Comments received related to development of water systems.

3. Responsible Public Agencies: County Sanitation District-1 advised that the Agency's standards must be met in any on-site sewer construction.

D. Subdivision Review Committee Recommendation

On July 5, 2000, by a vote of three ayes, the Subdivision Review Committee voted to recommend approval of the proposed Tentative Map and Subdivision Modification, subject to the conditions in the attached Notice of Decision and Findings of Fact (Attachment 1).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the requested entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

Staff recommends that the Planning Commission take the following actions:

A. Adopt the attached Notice of Decision and Findings of Fact approving the Addendum to the Environmental Impact Report;

B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Mitigation Monitoring Plan;

C. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide a ten± gross acre vacant parcel into two parcels; and

D. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Subdivision Modification to waive frontage improvements

(curbs, gutters, and sidewalks) for property located at the southeast corner of Bruceville Road and Shasta Avenue.

Report Prepared By,

Julie Sontag, Assistant Planner

Report Reviewed By,

Barbara Wendt, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Tentative Map
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

ATTACHMENT 1
NOD/FOF

NOTICE OF DECISION AND FINDINGS OF FACT FOR THE LU PARCEL MAP, LOCATED AT THE SOUTHEAST CORNER OF BRUCEVILLE ROAD AND SHASTA AVENUE, SACRAMENTO, CALIFORNIA, IN THE MULTIPLE FAMILY REVIEW (R-2B{R}) AND OFFICE BUILDING (OB) ZONES (APN: 117-0202-038-0000). (P00-054)

At the regular meeting of September 14, 2000, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Environmental Determination:** Approved an Addendum to a prior Environmental Impact Report (SCH 94032070);

B. **Approved a Mitigation Monitoring Plan;**

C. **Approved a Tentative Map** to subdivide 10.0± vacant acres into two parcels; and

D. **Approved the Subdivision Modification** to waive frontage improvement (curbs, gutters, and sidewalks) for property at the southeast corner of Bruceville Road and Shasta Avenue.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Prior Environmental Document Prepared: The City Planning Commission finds that a prior EIR (SCH 94032070), Mitigation Monitoring Plan, and Findings of Fact and Statement of Overriding Considerations were prepared and ratified by the City of Sacramento on November 6, 1997, for the Lu Parcel Map (P93-144); and that pursuant to the CEQA Guidelines (Section 15162), for the reasons set forth below, no additional environmental review is required and an Addendum to this prior EIR has been prepared:

1. No substantial changes are proposed to the project which will require major revisions of the previous EIR;

2. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous EIR; and

3. No new information of substantial importance has been found that shows any of the following:

   a. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
   b. The project will have one or more significant effects not discussed in the previous EIR;
   c. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
   d. Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan was approved for the JCPA EIR, based upon the following findings of fact:

1. One or more mitigation measures have been added to the above-identified project;

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

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

C. Tentative Map: The Tentative Map to subdivide the subject site into 2 parcels is approved based upon the following findings:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, South Sacramento

Community Plan, and Chapter 40 of the City Code. The City General Plan designates the site as Low Density Residential and Community Neighborhood Commercial/Office, and the South Sacramento Community Plan designates the site as Multiple Family and Office.

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

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

D. Subdivision Modification: The Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) for property located at the southeast corner of Bruceville Road and Shasta Avenue is approved based upon the following findings:

1. The City Planning Commission has determined that it is impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the proposed Tentative Map has been conditioned to restrict the development of either parcel to be created until all frontage improvements have been constructed.

2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

3. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the project has been conditioned to require an agreement between the City and the Developer to assure that the frontage improvements will be constructed prior to the development of either parcel.

4. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan, the South Sacramento Community Plan and with all other applicable Specific Plans of the City.

CONDITIONS OF APPROVAL

C. The Tentative Map to subdivide 10± vacant acres into two parcels is hereby approved subject to the following conditions which shall be complied with prior

to filing the Final Map, unless a different time for compliance is specifically stated in the condition. These conditions shall supersede any conflicting information shown on the Tentative Map:

C1. Comply with all requirements listed in the Cosumnes Annexation Agreement to the satisfaction of the Infrastructure Financing Section of the Sacramento County Public Works Department;

C2. Applicant shall participate or agree to participate in the JCPA Financing Plan;

C3. Execute an agreement with the City of Sacramento assuring that no permit for grading, site work, or any structures(s) shall be issued by the City for either of the parcels until the frontage improvements for both of the parcels are completed in accordance with City standards and as amended by the advisory notes following these conditions. In lieu of the actual completion of the frontage improvements, the permit applicant may at the time of permit issuance post a bond, or other security acceptable to the City, ensuring the completion of the frontage improvements prior to the issuance of an occupancy permit for the completed structure. The City may also require the construction of improvements if it deems it is necessary for the public health and safety or if the construction is a necessary prerequisite to the orderly development of the surrounding area.

The agreement shall be recorded concurrently with the filing of the Parcel Map and shall be enforceable by the City until such time as the frontage improvements are installed and accepted as complete by the City of Sacramento Department of Public Works.

Place a note on the final map stating "Frontage Improvements shall be constructed in accordance with the City of Sacramento standards within a reasonable time following approval of the parcel map and prior to the issuance of any permit on either parcel";

C4. Dedicate Bruceville Road to a standard 64-foot half street;

C5. Dedicate Shasta Avenue to a 54-foot Enhanced Local Street;

C6. Dedicate a 54-foot Enhanced Local Street and the adjacent 12.5-foot public utility easement (P.U.E.) along the southerly portion of the east boundary of Parcel B. Coordinate design and construction of the street with the Tentative or Final Map for Shasta Estates (P93-145), to the satisfaction of the City's Public Works Department;

C7. Dedicate the necessary easements on Parcel A for placement and maintenance of a traffic signal and related appurtenances;

C8. Place a note on the Parcel Map indicating that access on Bruceville Road to Parcel A shall be located and aligned with Calvine Road. The driveway to Parcel A shall have round corners with no drainage allowed across the driveway;

C9. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

C10. Dedicate a standard 12.5-foot public utility easement for overhead and underground public facilities and appurtenances adjacent to all public ways;

C11. Show all existing easements;

C12. The subdivider shall enter into a recordable agreement for disclosure with the City to provide disclosure to future buyers/owners that development of Parcel B shall be limited to 20 units per net acre.

TENTATIVE MAP ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map, but will be required prior to or as conditions of any future permits or entitlements:

C13. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. Improvement plans shall be consistent with the Infrastructure and Utilities Plan and the Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA);

C14. Construct Bruceville Road to a standard 64-foot half-street. Median islands shall be constructed to allow left turns onto westbound Calvine Road, and onto eastbound Shasta Avenue, and prevent left turns onto southbound Bruceville Road from Shasta Avenue. Medians may be required to extend north of Shasta Avenue and include a possible "Emergency Vehicle Only" break in the median for a possible future Fire station site. All median islands shall be to the satisfaction of the Department of Public Works;

C15. Construct Shasta Avenue as a 54-foot Enhanced Local half-street;

C16. Along the southerly portion of the east boundary of Parcel B, construct half-street improvements for a 54-foot Enhanced Local street and a northbound traveled lane (12 feet wide) or pay an amount equal to the cost of construction of the on-site portion to assure construction at the time of building permit or development of the parcel to the east (APN 117-0202-037). Coordinate design and construction of the street with the Tentative Map for Shasta Estates (P93-145), to the satisfaction of the Public Works Department;

C17. Place 2" (minimum) sleeve(s) under the sidewalks to each planter along the 54-foot Enhanced Local Streets to allow for landscaping and irrigation of the required 7-foot landscape planters. Sleeves shall be place at the time sidewalks are constructed;

C18. Submit a soils test prepared by a registered engineer to be used in street design;

C19. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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 granting of any permits or entitlements;

C20. Negotiate with the Elk Grove Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees;

C21. Subdivider shall notify future property owners that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks;

C22. A water distribution system designed and constructed to City Standards and installed in public streets is required by the Engineering Service Division for this proposed development. Adequate fire flows shall be verified to the satisfaction of the Department of Utilities prior to construction of the public water distribution system.

C23. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and

Procedures Manual, to satisfy the more critical of the two following conditions:

a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.

b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.

C24. Meet all County Sanitation District requirements.

C25. Properly abandon under permit from the City and County Environment Health Division, any well or septic system located on the property.

C26. Prepare a drainage study consistent with the JCPA Drainage Master Plan for the review and approval of the Department of Utilities. Offsite, oversized drainage facilities will be required.

C27. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

C28. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-site Stormwater Quality Control Measures," dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.

C29. This project is greater than 5 acres (10.0 ±acres), therefore, the project is required to comply with the State "NPDES General Permit for Stormwater

Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400.

C30. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

D. The Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) for property at the southeast corner of Bruceville Road and Shasta Avenue is approved subject to the following conditions:

D1. Execute an agreement with the City of Sacramento assuring that no permit for grading, site work, or any structures(s) shall be issued by the City for either of the parcels until the frontage improvements for both of the parcels are completed in accordance with City standards and as amended by the advisory notes following these conditions. In lieu of the actual completion of the frontage improvements, the permit applicant may at the time of permit issuance post a bond, or other security acceptable to the City, ensuring the completion of the frontage improvements prior to the issuance of an occupancy permit for the completed structure. The City may also require the construction of improvements if it deems it is necessary for the public health and safety or if the construction is a necessary prerequisite to the orderly development of the surrounding area.

The agreement shall be recorded concurrently with the filing of the Parcel Map and shall be enforceable by the City until such time as the frontage improvements are installed and accepted as complete by the City of Sacramento Department of Public Works.

Place a note on the final map stating "Frontage Improvements shall be constructed in accordance with the City of Sacramento standards within a reasonable time following approval of the parcel map and prior to the issuance of any permit on either parcel";

D2. Dedicate Bruceville Road to a standard 64 foot half street;

D3. Dedicate Shasta Avenue to a 54 foot Enhanced Local Street;

D4. Dedicate a 54 foot Enhanced Local Street and the adjacent 12.5 foot public utility easement (P.U.E.) along the southerly portion of the east boundary of Parcel B. Coordinate design and construction of the street with the Tentative or Final Map for Shasta Estates (P93-145), to the satisfaction of the City's Public Works Department;

D5. Dedicate the necessary easements on Parcel A for placement and maintenance of a traffic signal and related appurtenances;

D6. Place a note on the Parcel Map indicating that access on Bruceville Road to Parcel A shall be located and aligned with Calvine Road. The driveway to Parcel A shall have round corners with no drainage allowed across the driveway.

SUBDIVISION MODIFICATION ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map, but will be required prior to or as conditions of any future permits or entitlements:

D7. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. Improvement plans shall be consistent with the Infrastructure and Utilities Plan and the Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA);

D8. Construct Bruceville Road to a standard 64-foot half-street. Median islands shall be constructed to allow left turns onto westbound Calvine Road, and onto eastbound Shasta Avenue, and prevent left turns onto southbound Bruceville Road from Shasta Avenue. Medians may be required to extend north of Shasta Avenue and include a possible "Emergency Vehicle Only" break in the median for a possible future Fire station site. All median islands shall be to the satisfaction of the Department of Public Works;

D9. Construct Shasta Avenue as a 54-foot Enhanced Local half-street;

D10. Along the southerly portion of the east boundary of Parcel B, construct half-street improvements for a 54-foot Enhanced Local street and a northbound traveled lane (12 feet wide) or pay an amount equal to the cost of construction of the on-site portion to assure construction at the time of building permit or development of the parcel to the east (APN 117-0202-037). Coordinate design and construction of the street with the

Tentative Map for Shasta Estates (P93-145), to the satisfaction of the Public Works Department;

D11. Subdivider shall notify future property owners that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks;

Shelton Dunnigan
CHAIRPERSON

ATTEST:

Gary L Stonehouse
SECRETARY TO CITY PLANNING COMMISSION

9-14-00
DATE (P00-054)

Exhibit 1A Mitigation Monitoring Plan
Exhibit 1B Tentative Map

Exhibit 1A - Mitigation Monitoring Plan

CITY OF SACRAMENTO
MITIGATION MONITORING PLAN

FOR

LU PARCEL MAP
(P00–054)

City of Sacramento
Planning and Building Department

Date:
September 14, 2000

Adopted By:
City of Sacramento Planning Commission

Date:

9-14-00

Attest:

Gary Stevenhaus
Secretary

CITY OF SACRAMENTO
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required by and prepared for the Planning and Building Department, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and File Number: Lu Parcel Map (P00-054)

Applicant Name: Brian Holloway/Holloway Land Company

Applicant Address: 442 Pico Way, Sacramento CA 95819

Project Location / Project Description: The project is located at the southeast corner of Bruceville Road and Shasta Avenue. The project consists of a Tentative Map to subdivide 10± vacant acres into two parcels and a Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) for property located at the southeast corner of Bruceville Road and Shasta Avenue.

SECTION 2: GENERAL INFORMATION

The Lu Parcel Map project was one of five individual development projects analyzed with the Jacinto Creek Planning Area (JCPA) Land Use Plan in the JCPA EIR certified by the Sacramento City Council in June of 1995. The project as approved includes the mitigation measures adopted as part of the Findings of Fact for the JCPA Land Use Plan project. The intent of the Mitigation Monitoring Plan (MMP) is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the EIR for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the project applicant.

The California Department of Fish and Game has revised mitigation requirements regarding plant/animal life that were covered in the previous Mitigation Monitoring Plan. The previously approved mitigation measures appear below. Some of these mitigation measures have been updated to reflect updated language and practices. Previously approved mitigation measures that are no longer applicable are shown in bold and with strikeout font. Updated and new mitigation measures appear in bold italics.

SECTION 3: MITIGATION MONITORING PLAN

This section describes all adopted mitigation measures, identifies the entity or entities responsible for monitoring the implementation of the measures and the procedures for monitoring the mitigation measure. JCPA EIR mitigation measures that are not applicable to the Lu Rezone/Tentative Map project are shown in non-bold strikeout. The monitoring

plan is project-specific. The mitigation measures are required to be implemented prior to development of the project site. Additional impacts and mitigation measures may be identified when a development project is submitted for entitlement review.

HYDROLOGY-DRAINAGE

Mitigation 6.2-2 Hydrology-Drainage Facility Capacity Impact (Project Specific)

(a) Prior to the approval of any new development within the JCPA, the City of Sacramento shall approve a Drainage Master Plan to ensure adequate drainage facility capacity in the Planning Area. The Drainage Master Plan would need to include both modifications to existing facilities as well as new facilities to regulate the rate and volume of run-off released to Jacinto Creek. Required drainage facilities could include, but would not be limited to:

(I) the expansion or modification of existing storm drainage facilities;
(ii) single-project detention basins;
(iii) the preservation of natural drainage areas; or
(iv) underground piping.

(b) The City of Sacramento shall review each development application for the project area for effects on the Drainage Plan and drainage facility capacity. Each project reviewed shall identify the rate and amount of surface water run-off generated by proposed development and the effects on drainage facility capacity.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Utilities
The City of Sacramento, Public Works Department

Monitoring Program:

Prior to approval of development entitlements for the project site:

The Planning and Building Department shall verify that the JCPA Drainage Master Plan has been approved by City Council and shall review each development application for the project area for effects on the Drainage Plan and drainage facility capacity. Each project reviewed shall identify the rate and amount of surface water run-off generated by proposed development and the effects on drainage facility capacity.

Prior to issuance of Building Permits/Final Maps:

The Planning and Building Department/Public Works Department shall verify that the

project developer has provided the information as required by the Utilities Department and that the project plans contain the information necessary to document compliance with the mitigation measure. The Planning and Building Department/Public Works Department shall verify that the Utilities Department has approved the proposed plans.

Mitigation 6.2-3 Hydrology-Drainage Facility Capacity Impact (Cumulative)

(a) The City of Sacramento shall continue to coordinate with the United States Army Corps of Engineers and the County of Sacramento to assess the level of flood protection provided by the Morrison Creek Flood Control System.

(b) The City of Sacramento shall participate in the development of alternatives to increase the capacity of the Morrison Creek Flood control systems to accommodate existing flows, and flows which would result from future development. These alternatives may include, but are not limited to, the following:

i) raising levees;
ii) channel widening;
iii) floodwalls; and
iv) detention basins.

(c) Since it is highly unlikely that 100-year level of protection will be attained on Jacinto Creek prior to project development, mitigation for increased peak flow rate and volume is required. The detailed drainage study as required in project specific mitigation (6.2-2) shall identify the Storm water management facilities to regulate rate and volume of runoff released to Jacinto Creek.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Utilities Department
The City of Sacramento, Public Works Department

Monitoring Program:

Prior to issuance of Building Permits/Final Maps:

The Planning and Building Department/Public Works Department shall verify that the project developer has provided the information as required by the Utilities Department and that the project plans contain the information necessary to document compliance with the mitigation measure. The Planning and Building Department/Public Works Department shall verify that the Utilities Department has approved the proposed plans.

Mitigation 6.2-4 Water Quality (Construction Impacts)

Prior to the approval of any development projects within the JCPA, the City of Sacramento

will ensure that the project applicant has complied with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. Prior to the commencement of any construction activities within the JCPA, a Notice of Intent must be filed by the applicant with the State Water Resources Control Board and must cover and include project components and requirements, as contained in the State General Construction Activity Storm Water Permit. Compliance with this permit includes the implementation of Best Management Practices (BMPs). BMPs would include schedules of activities, prohibitions of practices, maintenance procedures and other maintenance practices to prevent or reduce water pollution.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Utilities
The City of Sacramento, Public Works Department

Monitoring Program:

Prior to issuance of a grading permit:

The Planning and Building Department/Public Works Department shall verify that the applicant has complied with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance.

Prior to issuance of a Building Permit:

The Planning and Building Department/Public Works Department shall verify that the project developer has filed a Notice of Intent with the State Water Resources Control Board as per the mitigation measure. The developer shall submit a copy of the permit to the Planning and Building Division.

Mitigation 6.2-5 Water Quality-Construction (Cumulative)

(a) For construction activities which will disturb five acres of more of land, the project applicant shall file a Notice of Intent for coverage and comply with requirements contained in the State General Construction Activity Storm Water Permit. All erosion, sediment and pollution control measures to be implemented shall be approved by the City's Department of Utilities prior to the commencement of construction activities.

(b) Staging of heavy equipment shall be established so that spills of oil, grease or other petroleum by-products shall not be discharged into the stream course. All machinery shall be properly maintained and cleaned to prevent spills.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Utilities

Monitoring Program:

Prior to issuance of a grading permit:

The Planning and Building Department shall verify that the applicant has complied with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance.

Prior to issuance of a Building Permit:

The Planning and Building Department shall verify that the project developer has filed a Notice of Intent with the State Water Resources Control Board as per the mitigation measure. The developer shall submit a copy of the permit to the Planning and Building Department.

Mitigation 6.2-7 Water Quality-Surface Runoff (Cumulative)

Prior to issuance of any building permits for new construction within the Morrison Creek watershed, the City of Sacramento shall ensure that each project proponent includes as part of the project design Best Management Practices, approved by the City's Utilities Department and in compliance with the City's NPDES permit, which mitigate for urban contaminants in storm water runoff.

As an economical alternative to parcel-by-parcel mitigation, it is suggested that the detailed drainage study required in Mitigation Measure 6.2-2 identify storm water management facilities to improve quality of runoff received from the entire area prior to discharging to Morrison Creek or its tributaries.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Utilities
The City of Sacramento, Public Works Department

Monitoring Program:

Prior to issuance of Building Permits/Final Maps:

The Planning and Building Department/Public Works Department shall verify that the project developer has provided the information as required by the Utilities Department and that the project plans contain the information necessary to document compliance with the mitigation measure. The Planning and Building Department/Public Works Department shall verify that the Utilities Department has approved the proposed plans.

BIOLOGICAL RESOURCES

Mitigation 6.3-1 Biological Effects from Degraded Water Quality and Soil Erosion

Project applicants within the JCPA will be required, as applicable, to obtain individual Certificates of Water Quality from the Regional Water Quality Control Board (acting on behalf of the California Department of Water Resources) for construction-related activities that applicants may wish to undertake.

Individual project applicants within the JCPA will be required to comply with conditions of any National Pollutant Discharge Elimination System (NPDES) Permit that may be required as issued by the Central Valley Regional Water Quality Control Board. In addition, project applicants will comply, as appropriate, with the standard BMPs as defined in the *Storm water Quality Management Interim New Development Management Program, Draft Manual of Best Management Practices.*

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Utilities

Monitoring Program:

Prior to issuance of a Grading permit:

The Planning and Building Department shall verify that the project developer has complied with all permitting requirements as per the mitigation measure. The developer shall submit copies of all required permits to the Planning and Building Department.

***Mitigation* 6.3-2 Loss of Wetland Habitat**

~~**(a) Prior to the approval of any development on the JCPA site, the City of Sacramento shall review the project for the occurrence of any wetland areas that may be disturbed or lost due to construction activities. If the City of Sacramento determines that wetlands would not be affected by the construction of the proposed project, then no further mitigation would be required for the loss of wetland habitat.**~~

(a) Prior to the recordation or finalization of a parcel or final map, the City of Sacramento shall review the project for the occurrence of any wetland areas that may be disturbed or lost due to construction activities. If the City of Sacramento determines that wetlands would not be affected by the construction of the proposed project, then no further mitigation would be required for the loss of wetland habitat.

(b) If the City of Sacramento determines that a development application for the JCPA could affect known or existing wetlands, the applicant for the project shall consult with the Army Corps of Engineers and the California Department of Fish and Game (CDFG) to obtain the appropriate permits. The process to obtain these permits is described below:

- Both the U.S Army Corps of Engineers and the CDFG may require conditions on their respective permits to reduce the impacts to the wetland areas. These agencies have acknowledged a hierarchy to these conditions that they may require. The first condition is the consideration of complete avoidance of the impact. If complete avoidance is not feasible, the next condition is to minimize the impacts. Measures which minimize impacts to wetlands will be reviewed during the preparation of the final design plans.

- If impacts to wetlands are unavoidable either through complete avoidance or minimization, the next mitigation condition involves the replacement of the impacted wetlands on-site and in-kind. If on-site and in-kind replacement is not feasible, the hierarchy for replacement is as follows: On-site/out-of-kind replacement of wetlands, off-site/in-kind replacement of wetlands, and lastly, off-site/out-of-kind replacement of wetlands (e.g., wetland mitigation banking).

- ~~**The California Department of Fish and Game typically requires on-site compensation for the loss of wetlands at a 1:1 replacement ratio. Compensatory wetlands should have the same beneficial functions, at equal or superior values, as the wetlands being impacted by the project. The soil types in the project area have been determined to be suitable for the on-site recreation of impacted wetlands, including vernal pools. However, the determination of the quantity of wetlands impacted by the proposed project, the type of mitigation conditions required, and the required replacement ratio (if needed) will be determined during the permitting process.**~~

- ***The California Department of Fish and Game typically requires on-site compensation for the loss of wetlands at a 1:1 replacement ratio. Compensatory wetlands should have the same beneficial functions, at equal or superior values, as the wetlands being impacted by the project. The soil types in the project area have been determined to be suitable for the on-site recreation of impacted wetlands, including vernal pools. However, the determination of the quantity of wetlands impacted by the proposed project, the type of mitigation conditions required, and the required replacement ratio (if needed) will be determined prior to the recordation of a final or parcel map.***

- The following procedures and mitigation measures may be required as part of the CDFG 1601/1603 Streambed Alteration Agreement and/or a United States Army Corps of Engineers Section 404 permit:

  1. Compensation for unavoidable wetland impacts (fill or modification) should occur by the creation of an equal or greater acreage of wetlands or equal or greater habitat value than those that are to be impacted. Re-creation should occur on the site, or in an equally suited area off-site. Where feasible, re-creation should occur prior to the beginning of construction activities.

     a. Loss of vernal pools on-site should be mitigated by the construction of new vernal pools within the project area. The characteristic flora of the vernal pools present on-site or in adjacent areas should be utilized as a source of seeds in the construction of new vernal pools. If the construction of vernal pools on-site is not feasible, then an off-site location for the construction of vernal pools should be used (including wetland mitigation banks).

     b. The acreage of wetlands other than vernal pools which will be lost due to construction of the proposed project may be compensated by creating wetlands. If on-site mitigation is not suitable, off-site areas may be utilized (including wetland mitigation banks).

  2. Buffer zones may be established to protect and enhance the existing resources along wetland areas to be preserved. The Department of Fish and Game typically requires the provision of fifty-foot buffers.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building

Monitoring Program:

Prior to issuance of a Grading Permit/Final Maps:

The Department of Planning and Building shall receive a written letter from the Department of Fish and Game that either 1) specifies conditions per the Streambed Alteration Agreement; or 2) states that no Streambed Alteration Agreement is required.

Planning and Building Department shall require that approved construction plans incorporate all of the applicable measures specified in 2) above.

The Planning and Building Department shall require that site inspections be included to assure compliance with the agreed upon conditions.

Prior to issuance of final Building Permits, Certificate of Occupancy or Certificate of Compliance:

The Planning and Building Department shall require full compliance and completion of the specified measures.

Mitigation 6.3-3 Tree Resources

Prior to approval of any project within the Jacinto Creek Planning Area, the project applicant shall fund the City Arborist to survey for heritage trees. If heritage trees are not found on the property, no mitigation measures would be required.

If heritage trees are found on the site by the City Arborist, the City Arborist shall indicate appropriate measures for protection of trees or shall identify an appropriate value.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Parks and Recreation Department, Tree Services Division

Monitoring Program:

Prior to approval of a building permit/development application:

The developer shall comply with the mitigation measure. The City Arborist shall submit written documentation of required measures to be completed by the developer to the Planning and Building Department staff including a plan for any future monitoring of the site, if necessary.

Mitigation 6.3-6 Swainson's Hawk Habitat

~~**Prior to the approval of any development applications in the Jacinto Creek Planning Area that could result in the loss of Swainson's Hawk foraging habitat, the project 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 similar 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.**~~

~~***Entities Responsible for Ensuring Compliance:***~~

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

~~*Monitoring Program:*~~

~~**Prior to approval of building permits/development applications:**~~

~~**The project developer/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 similar 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.**~~

~~**A copy of the agreement shall be submitted to the Department of Planning and Development and the Public Works Department.**~~

Swainson's Hawk Mitigation

To mitigate the loss of Swainson's hawk foraging habitat, prior to approval of a City grading permit, the applicant shall purchase mitigation credits at a mitigation bank approved by the CDFG. The applicant shall provide proof (i.e., a receipt from the mitigation bank or a letter from CDFG) to the City Planning Department for the purchased mitigation credit(s).

ENTIIES RESPONSIBLE FOR COMPLIANCE
The City of Sacramento, Public Works Department
The City of Sacramento, Department of Planning and Building

MONITORING PROGRAM
Prior to the issuance of a Notice to Proceed by the Public Works Department, and prior to the issuance of any building permit by the Building Division, the applicant shall provide to the Planning and Building Department proof of the purchase of mitigation as required by CDFG.

Burrowing Owl Mitigation

To mitigate the loss of burrowing owls, the applicant, in consultation with CDFG, shall conduct a pre-construction breeding-season survey (approximately February 1 through August 31) of the area to be disturbed during the same calendar year that construction is planned to begin, prior to approval of a City grading permit. The survey shall be conducted by a qualified biologist to determine if any burrowing owls are nesting on or near the project site.

If phased construction procedures are planned for the project, the results of the above survey shall be valid only for the season in which it was conducted.

If the above survey does not identify any nesting burrowing owls on the project site, then no further mitigation would be required. However, if any burrowing

owls are found nesting on or near the project site, then the applicant shall consult with CDFG to determine the appropriate mitigation measures, according to the then current CDFG protocol, to prevent the loss of the species. Mitigation measures may include, but are not limited to, nest avoidance, pre-breeding season exclusion measures, passive relocation to artificial burrows on nearby protected lands, and/or purchase of replacement habitat at a mitigation bank approved by CDFG. The applicant shall provide proof of fulfillment of CDFG mitigation requirements (i.e., a receipt from the mitigation bank or a letter from CDFG) to the City Planning and Building Department.

ENTITIES RESPONSIBLE FOR COMPLIANCE
The City of Sacramento, Public Works Department
The City of Sacramento, Department of Planning and Building

MONITORING PROGRAM
Prior to the issuance of a Notice to Proceed by the Public Works Department, and prior to the issuance of any building permit by the Building Division, the applicant shall provide to the Planning and Building Department either a biological survey (performed by a qualified biologist) indicating no presence of burrowing owls, or proof of the purchase of mitigation as required by CDFG.

Mitigation 6.3-7 Special Status Fauna (Fairy Shrimp)

(a) ~~**Prior to the approval of any development projects in the JCPA, the City of Sacramento shall review the project for the occurrence of any wetland areas that may be disturbed or lost due to construction activities. If the City of Sacramento determines that wetlands would not be affected by the construction of the proposed project, then no further mitigation would be required for the loss of special status invertebrate and vertebrate species.**~~

Prior to the recordation of a parcel or final map, the City of Sacramento shall review the project for the occurrence of any wetland areas that may be disturbed or lost due to construction activities. If the City of Sacramento determines that wetlands would not be affected by the construction of the proposed project, then no further mitigation would be required for the loss of special status invertebrate and vertebrate species.

(b) If the City of Sacramento determines that the construction of the project could affect known or existing wetlands, the project applicant shall consult with all agencies with jurisdiction over existing wetlands, including the COE, CDFG, and USFWS. As a result of consultation, the applicant may be required to conduct species specific surveys for special status shrimp species. Surveys shall be conducted on the project area by a qualified biologist in accordance with the most current CDFG/USFWS guidelines or protocols and shall be completed during the appropriate survey period.

If the species specific surveys do not identify any special status shrimp species on the project site, then no further mitigation would be required for the loss of these species.

The survey(s) and subsequent report(s) identified above may include the following:

- A complete list of species observed on the project area for inclusion in the report.
- A detailed description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted.
- A map showing the location(s) of any special-status species identified on the project site.
- A detailed description of any identified special-status species population including information on the density, distribution, and habitat quality relative to typical occurrences of the species in question.
- A discussion of the importance of the population(s) with consideration of both nearby populations and total species distribution.
- An assessment of significance of project impacts to any special-status species populations identified on the project site.

(c) If a special status shrimp species is identified within the area to be disturbed by the construction of any individual project, then the project applicant, in consultation with the City of Sacramento, CDFG, and USFWS, shall prepare and implement a mitigation plan in accordance with any applicable State and/or Federal statutes or laws that reduces the impact to a level of insignificance. This mitigation plan may include the following measures:

- The project proponent shall demonstrate and ensure that the special-status species populations in question shall be protected on site. This shall include adequate buffer zones and financial means that will ensure the protection and management of the preserve lands in perpetuity.
- Should on-site preservation be infeasible, the City of Sacramento, in consultation with CDFG and/or USFWS, shall require that a mitigation plan be developed and implemented by the project proponent that will preserve the species at an off-site location. This could be accomplished on suitable public lands or through the purchase of fee title or conservation easement on suitable private lands to ensure protection of the preserve lands in perpetuity. The funds for the purchase of private lands or easements shall also include

the amount necessary to maintain, monitor, and provide for remedial actions to ensure the establishment of the species at the new location.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Public Works Department

Monitoring Program:

Prior to issuance of a grading permit:

The project applicant shall complete the process and measures listed in the mitigation measure and submit written documentation of compliance with the mitigation to the Department of Planning and Building and the Public Works Department.

***Mitigation* 6.3-8 Special Status Fauna (Amphibians)**

While no direct impacts to special status amphibians were identified within the JCPA, not all parcels have been surveyed. Therefore, the following mitigation measure is proposed for unsurveyed properties proposed for development that appear to support suitable habitat for these species.

Surveys for special status amphibians acceptable to the California Department of Fish and Game will be completed for all properties proposed for development within the JCPA that appear to support suitable habitat for the California tiger salamander or the western spadefoot. If these species are determined to be present on a specific parcel, then the project applicant will develop a mitigation plan in consultation with the Department of Fish and Game that will ensure the continued viability of the local population of these amphibians.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Public Works Department

Monitoring Program:

Prior to issuance of a grading permit:

The developer shall provide written documentation of compliance and completion of the mitigation measure to the Department of Planning and Building and the Public Works Department.

Mitigation* 6.3-9 *Cumulative Loss of Native Plant Communities, Wildlife Habitat Values, Special Status Species and Their Potential Habitat, and Wetland Resources in the Region

Implementation of the following mitigation measures would reduce the magnitude of the cumulative impacts to biological resources, but not to a less than significant level.

Implement Mitigation Measures 6.3-1 through 6.3-8.

As future projects are developed in the Sacramento area, including projects in the JCPA, additional environmental reviews will be required on a project-by-project basis. These additional environmental reviews will include mitigation measures, where feasible and available, to reduce the magnitude of the biological impacts. However, cumulative impacts to biological resources may remain significant.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building

Monitoring Program:

As future projects are developed in the Sacramento area, including projects in the JCPA, additional environmental reviews will be required on a project-by-project basis. These additional environmental reviews will include mitigation measures, where feasible and available, to reduce the magnitude of the biological impacts. An appropriate monitoring program will be identified on a project-by-project basis.

NOISE

Mitigation 6.4-1 Traffic Noise Impact on Adjacent Land Uses

For the proposed project, the mitigation measures described below would reduce the magnitude of the impact.

Mitigation must focus on sound reduction in exterior activity areas for lack of information about existing housing construction. Sound reduction is limited to decreasing traffic volumes, slowing traffic, providing shielding or relocating activity areas. A combination of these options could be used. Building a sound barrier along Bruceville Road and Sheldon Road could reduce sound levels back to or below what they would be under the cumulative scenario. The sound wall could increase sound levels on the opposite side of the wall. Building two sound barriers, one on each side of the road, would decrease the value of both walls. A question remains whether the wall adversely effects areas more distant from the wall because of tonal changes and because it alters the acoustical characteristics of the ground. If a decision is made to construct a wall, barrier height and design shall be determined by an acoustical engineer based on traffic volumes and mixes given in Table 6.4-14 (page 47). Final wall height will be based on elevation and location of activity area, placement of the wall and the sound reduction goal.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building

Monitoring Program:

Prior to approval of a development project:

The developer shall submit a noise study that identifies existing and proposed noise levels and includes measures to reduce noise levels for adjacent uses. The noise study shall be submitted to the Department of Planning and Building.

Mitigation 6.4-2 Traffic Noise Impact on Project Area (This measure will apply only to residential development.)

A goal for the exterior L_{dn} sound level of 60 dB is set by the City for activity areas. When not feasible to mitigate to this level, it is desirable to maintain activity area L_{dn} sound levels to 65 dB or less. In developing optional mitigation measures, these two goals were the basis of the evaluation. Unless traffic volumes are reduced, reducing exterior sound level impacts can be accomplished only by providing shielding for activity areas or increasing the distance from the source. Proposed land uses limit the possibility of increasing the distances or reducing road traffic volumes. Shielding offers the best chance of reducing the impacts to less than significant. A simple method is to locate activity areas in impacted areas behind a structure. Normally the house or multi-family dwelling serves as very good sound shield. It is also possible to use commercial areas to separate and shield residential activity areas. This could be most effectively employed along SR 99 where impacts are much greater and much larger sound reductions are needed to achieve less than significant impacts. Another alternative is building sound barriers next to the sound source, i.e., the roadways, or close to the noise-sensitive receptors. This becomes the only option when the activity area abuts the roadway. Height of the sound wall will vary depending on road and receiver elevations, distance from source or receiver to the barrier, traffic volume and traffic mix. Mitigation measures should include:

- Require a final acoustical study for individual projects to define sound levels in the activity area of residential development and for other noise-sensitive land uses where exterior L_{dn} sound levels of 60 dB or more are predicted. The report shall include detailed measures to reduce sound levels to meet City goals. Activity areas shall be as defined by the City.

  - Data in Table 6.4-14 (page 47) shall be used to compute exterior L_{dn} sound levels.

  - The ground shall be considered acoustically hard for all sources for receiver locations up to 75 feet from the centerline of the road or for receivers beyond the first row of structures that cover 60 to 90 percent of the land in the row. Between these two locations, the ground shall be considered acoustically soft for automobiles and medium trucks.

- No field measurements shall be required to document existing conditions. Data in Table 6.4-6 (page 48) shall be used.

- Encourage CalTrans to erect a sound barrier along SR 99. Projected first floor and second floor L_{dn} sound contours should be supplied.

- Interior sound level impacts could be significant. Impact reduction is achieved by upgrading acoustical quality of the construction, increasing the distance between the structure and the road, providing shielding for the building or some combination of these. The following mitigation measures are required to achieve a reduction in interior sound level impacts:

  - Require a final acoustical study for individual projects to define sound levels in all residential rooms or spaces where people sleep. A complete description shall be given of the mitigation measures needed to meet an interior L_{dn} sound level of 43 dB.

  - Data in Table 6.4-14 (page 47) shall be used to compute exterior L_{dn} sound levels.

  - The ground shall be considered acoustically hard for all sources for receiver locations up to 75 feet from the centerline of the road or for receivers beyond the first row of structures that cover 60 to 90 percent of the land in the row. Between these two locations, the ground shall be considered acoustically soft for automobiles and medium trucks.

  - Where construction changes are used to meet the 43 dB limit, a full explanation of the assumptions and the computation model shall be provided, using examples if necessary. References for the calculation procedures shall be given.

  - Interior calculations shall use either octave or 1/3-octave band data between 63 Hz and 8,000 Hz.

  - The normalized and averaged sound spectrum in Figure 6.4-8 (page 49) shall be used as the exterior sound source, corrected to represent the predicted exterior sound level.

  - No field measurements shall be required to document existing conditions. Data in Table 6.4-6 (page 48) shall be used.

  - Encourage the construction of commercial spaces along West Stockton Boulevard to shield residential property to the west.

  - Discourage the use of two-story homes next to any of the major roads. They are exposed to greater sound levels because of a more direct view of the roadway and less ground effects. Meeting interior L_{dn} sound level limits is much more

expensive in these spaces. However, two-story homes do serve as good sound barriers for other homes farther from the road.

- A monitoring program shall be prepared to confirm exterior and interior L_{dn} sound levels.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building

Monitoring Program:

Prior to approval of a residential development project:

The developer shall submit a noise study that identifies existing and proposed noise levels and includes measures to reduce noise levels for proposed residential uses. The noise study shall be submitted to the Department of Planning and Development.

Mitigation 6.4-3 Construction Noise

(i) Limit hours of construction activity in areas next to residences or if noise-sensitive areas will be impacted;

(ii) Hours shall be limited to 7:00 a.m. to 6:00 p.m. on weekdays. No internal combustion engines or powered equipment should operate on the project area before or after these hours;

(iii) Hours shall be limited on Saturdays to 7:00 a.m. to 6:00 p.m. No internal combustion engines or powered equipment should operate on the project area before or after these hours;

(iv) Hours shall be limited on Sundays to 9:00 a.m. to 6:00 p.m. No internal combustion engines or powered equipment should operate on the project area before or after these hours;

(v) Truck haul routes shall be designated to minimize the sound impact on residential and other noise-sensitive areas;

(vi) Stationary construction equipment shall be located as far as possible from noise-sensitive land uses; and

(vii) All internal combustion powered equipment shall be fitted with an exhaust silencer rated for standard or critical applications.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Public Works Department

Monitoring Program:

Prior to and during construction of a development project:

The developer shall be made aware of and agree to comply with the City's requirements for construction projects as noted above.

Mitigation 6.4-4 Non-Transportation Noise Impact Adjacent Land Uses

Implementation of the following Mitigation Measures will reduce the impact of the proposed project.

- Commercial developments shall include a minimum 6-foot sound and visual barrier around the perimeter of the property. The wall shall weigh a minimum of 3.5 lb. per square foot. No gaps shall be permitted in the wall vertically at seams or along the bottom.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building

Monitoring Program:

Prior to approval of a development application:

City staff shall review the development application to determine the need for sound walls or other measures to reduce noise impacts to adjacent land uses. Additional mitigation measures may be identified at the time the development project is reviewed.

Mitigation 6.4-5 Non-Transportation Noise Impact on Project Area

Impacts resulting from sound levels exceeding Noise Ordinance limits have not been quantified. Avoiding these impacts is most easily accomplished by planning sound control into the design and by understanding the limits.

- Commercial developments shall include a minimum 6-foot sound and visual barrier around the perimeter of the property. The wall shall weigh a minimum of 3.5 lb. per square foot. No gaps shall be permitted in the wall vertically at seams or along the bottom.

- Residential and commercial developers should be apprised of the requirements of the Noise Ordinance.

- Sound level limits of mechanical equipment shall be clearly stated.

- Developers shall provide a letter to the City acknowledging their understanding of the sound limits and giving information on how they plan to comply with the limits. Sample calculations or rough drawings of proposed solutions should be furnished.

- Commercial developers shall submit information about the type of activities and time-of-day of the activities relating to deliveries to and pick-ups from the facilities.

- Other activities that could create sound that would adversely impact residential development shall be furnished as part of the request for permit.

- Plans for location of equipment and loading docks, hours of operation and procedures used for activities such as deliveries should be supplied with permit request.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building

Monitoring Program:

Prior to approval of development applications:

The developer shall comply with the mitigation measure and provide the requested information to City Planning staff. Additional mitigation measures may be identified at the time the development project is reviewed.

AIR QUALITY

Mitigation 6.5-1 Ozone (Project Specific)

The City of Sacramento shall incorporate the following air quality mitigation measures into the JCPA guidelines developed for the Final JCPA Land Use Plan. These measures were identified by the Sacramento Metropolitan Air Quality Management District (SMAQMD).

- If feasible, the project's buildings should be within 1,500 feet of a transit stop. The transit headways shall be equal to or greater than thirty minutes. There should be bench, route information, and bike locker(s) transit stops within 1,500 feet of these areas.

- Preferential parking spaces for carpools/carpools should be located closer to employee entrances than single occupant vehicle parking.

- All parking areas (residential and non-residential) should include electric vehicle

charging facilities. Single-family homes should include an outlet for vehicle charging in the garage, multi-family units should include charging facilities in common areas, and non-residential developments should have one electric vehicle charging facility for every fifty regular parking spaces.

- All non-residential developments should provide at least one preferential carpool/vanpool/electric vehicle parking space for every fifty regular parking spaces.

- All non-residential developments of more than twenty-five employees should contain showers, bike lockers, and personal lockers.

- Multiple and/or direct pedestrian access (i.e., defined paths, "crow flies" access, etc.) between adjacent, complementary land uses should be provided throughout the project.

- Multiple and/or direct automobile access (i.e., minimize use of cul-de-sacs, meandering streets, etc.) should be maintained throughout the project.

- Commercial buildings should be located near adjacent streets with parking provided away from the street in smaller, rather than expansive, lots.

- The Plan area should operate or participate in a Transportation Management Association (TMA) to create, administer, and finance on-going programs to reduce vehicle trips. A financing plan for the area should include a means to fund the TMA.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Monitoring Program:

Prior to approval of the development application:

City staff shall review the development project to determine which measures apply to the project. Additional mitigation may be identified at the time the development project is reviewed.

Prior to issuance of a Building Permit/Final Map:

The Development Services Division and Public Works Department shall verify that the developer has prepared and incorporated a Developer's Transportation Management Plan (TMP) into the project plans.

Mitigation 6.5-2 Ozone (Cumulative)

Mitigation Measure 6.5-1 would reduce the impact identified for the proposed project. However, no other mitigation is available.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Monitoring Program:

Implement mitigation measure 6.5-1.

Mitigation 6.5-5 Particulate Matter (Project Specific-Operational)

No mitigation measures are available to eliminate the PM_{10} emissions for the proposed project. Implementation of air quality Mitigation Measure 6.5-1 in conjunction with the traffic mitigation measures would reduce the magnitude of this impact.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Monitoring Program:

Implement mitigation measure 6.5-1.

Mitigation 6.5-6 Particulate Matter (Project Specific - Construction)

The City of Sacramento shall apply the following dust-reducing mitigation measures on a project-by-project basis for any development applications for the project site.

- The contractors shall continuously, on an as-needed basis, water all earth surfaces during clearing, grading, earthmoving and other site preparation activities.
- The contractors shall use tarpaulins or other effective covers for haul trucks that travel on public streets.
- The contractors shall sweep streets within and adjacent to the project at the end of the day as needed.

- The contractors shall schedule clearing, grading and earthmoving activities during periods of low wind speeds, and restrict those construction activities during high wind conditions as determined SMAQMD.

- The contractors shall control construction and site vehicle speed to 15 mph on unpaved roads.

- The contractors shall minimize open burning of wood and vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the SMAQMD that alternatives have been explored. These alternatives may include, but are not limited to chipping, mulching and conversion to biomass fuel. For any open burning, an AQMD permit must first be obtained in conformance with AQMD Rules and Regulations.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Monitoring Program:

Prior to and during construction:

The developer shall comply with mitigation measure 6.5-6.

Mitigation 6.5-7 Particulate Matter (Cumulative)

No mitigation measures are available to eliminate the PM_{10} emissions from the proposed project in conjunction with the build out. Implementation of air quality Mitigation Measure 6.5-1 would reduce the magnitude of this impact.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Monitoring Program:

Implement mitigation measure 6.5-1.

TRANSPORTATION/CIRCULATION

Mitigation 6.6-1 Existing Plus Project (Only 6.6-1(a)(b) apply to this project)

(a) Widen Bruceville Road to at least 4 lanes from Sheldon Road to just north of Cosumnes River Boulevard.

This mitigation measure will be implemented by either the City or the County. From Sheldon road to Jacinto Road, the required improvements (four lanes and the median) will be constructed with funds collected for the Laguna Area Roadway Development Fee (LARDF). North of Jacinto Road, the City will provide for the required widening, most likely by constructing the improvements and collecting fees through the JCPA Financing Plan. In all cases, developers adjacent to the roadway will be required to dedicate right-of-way and provide (either through payment or construction) a third travel lane, a bike lane and frontage improvements (curb, gutter, sidewalk, etc.).

(b) Widen Sheldon Road to at least 4 lanes from Bruceville Road to SR 99 including the freeway interchange.

This mitigation measure will be implemented by the County of Sacramento. The County will construct the required improvements with funds collected for Laguna Community Facilities District (CFD). Developers adjacent to the roadway will be required to dedicate right-of-way and provide (either through payment or construction) a third travel lane, a bike lane and frontage improvements (curb, gutter, sidewalk, etc.).

~~(c) West Stockton Boulevard shall be designed as a two-lane arterial (turning pockets, shoulders, and limited access) between Sheldon Road and Shasta Road.~~

(d) Left turns from Calvine Road and Shasta Avenue shall be prohibited (with stop-sign control for right turns) or Shasta Avenue shall be realigned to intersect Bruceville Road opposite Calvine Road, to allow signalization.

~~(e) Front-on lots shall be precluded on West Stockton Boulevard (south of Shasta Avenue), and the treatment of front facing lots along Shasta Avenue and Jacinto Road shall account for traffic levels that exceed levels considered tolerable by most residents.~~

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Monitoring Program:

(a) Either the City or County of Sacramento will widen Bruceville Road with funds collected under the Laguna Area Roadway Development Fee and/or assessments, fees etc. described in the JCPA Financing Plan. Prior to issuance of any site, grading or other building permit, or recordation of any map for this site, the developer shall comply with, or agree to comply with, all provisions of the JCPA Financing Plan.

For projects adjacent to Bruceville Road: If the center lanes required for this mitigation have been previously constructed adjacent to this project, the project

will be conditioned to dedicate right-of-way necessary for a six lane roadway and construct a third northbound lane, a bike lane and frontage improvements. If the roadway has not been widened prior to development of this site, this project shall be conditioned as follows: prior to issuance of any site, grading or other building permit, or recordation of any map for this site, the developer shall dedicate right-of-way necessary for a six lane roadway and pay estimated design and construction costs for a third, northbound travel lane, bike lane and frontage improvements. All dedications, construction, and cost estimates shall be to City standards and subject to approval by the Department of Public Works.

(b) The County of Sacramento intends to widen Bruceville Road with funds collected under the Laguna Community Facilities District. Prior to issuance of any site, grading or other building permit, or recordation of any map for this site, the developer shall comply with, or agree to comply with, all provisions of the JCPA Financing Plan.

(c) Prior to issuance of any site, grading or other building permit, or recordation of any map for this site, the developer shall: a) comply with, or agree to comply with, all provisions of the JCPA Financing Plan, and b) dedicate required right-of-way and construct all improvements necessary to implement this mitigation, as required by the Department of Public Works.

Mitigation 6.6-2 Intersection Signalization

The signal at the Bruceville Road/Sheldon Road intersection is under construction by the County of Sacramento. The signals at the following locations will be constructed by the City or County as part of either the Laguna CFD or LARDF improvements:

- Sheldon Road at new project roadway (at Bruceville and Big Horn connector)(Road B)
- Sheldon Road at Bruceville Road
- Bruceville Road at Damascas Drive
- Bruceville Road at Jacinto Road
- Bruceville Road at Cosumnes College East Entrance

The signals required at the Bruceville/Calvine Road and Sheldon Road, between Bruceville Road and Road B, will be constructed by either the City or developers that exceed the City's thresholds for signalization. All property owners within the JCPA will be required to participate in the funding of these signals, as specified in the Financing Plan.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Monitoring Program:

Prior to issuance of any site, grading, or other building permit, or recordation of any map for this site, the developer shall comply with, or agree to comply with, all provisions of the

JCPA Financing Plan. Either the City or the County of Sacramento will construct traffic signals at the following locations with funds collected for the Laguna Area Roadway Development Fee and Laguna Community Facilities District:

Bruceville Road at Cosumnes River College entrance
Bruceville Road at Damascus Drive
Bruceville Road at Jacinto Road
Sheldon Road at Future County Road B

Signals to be constructed at:

Bruceville Road at Calvine Road
Sheldon Road at New JCPA street between Road B and Bruceville Road

shall be constructed when needed as development occurs. The intersections will be monitored by the City. The first project that will exceed the City's threshold for signalization will be required to construct the signal. Reimbursement may be possible if defined by the JCPA Financing Plan.

Projects adjacent to a signal location: all developers with projects adjacent to a signal location shall dedicate all right-of-way necessary for construction of the signal, appurtenances, necessary turn lanes, and related improvements, and easements for maintenance and detectors, as required by the Department of Public Works.

Mitigation 6.6-4 Access Control on Bruceville Road (Future Plus Project)

This mitigation measure recommended prohibition of direct access to Bruceville Road. However, due to the number, size and shape of existing parcels, it is not possible to implement the measure without severely limiting the ability of certain parcels to be developed. The policies adopted for the community plan amendment limit access to 350 feet spacing and require accesses to be shared, to the extent possible.

Developer shall limit access to Bruceville Road to the extent possible and shall space driveways at a minimum of 350 feet in compliance with the amendment to the South Sacramento Community Plan approved for the JCPA. The applicant shall combine access to adjacent parcels to the extent possible and provide reciprocal/access easements as required by the Department of Public Works.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Monitoring Program:

The City of Sacramento, as part of its review of planning entitlements, shall implement this mitigation by recommending denial of any application that does not comply with these requirements.

Mitigation/Monitoring Program 6.6-5 Sheldon Road (Future Plus Project)

Implementation of the following mitigation measure would reduce the magnitude of the impacts of the proposed project.

Implement Mitigation Measure 6.6-1

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Mitigation/Monitoring Program 6.6-6 Cosumnes River Boulevard (Future Plus Project)

Implementation of the following mitigation measure would reduce the magnitude of the impacts of the proposed project.

Implement Mitigation Measure 6.6-1

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Mitigation 6.6-8 SR 99 Facilities (Future Plus Project)

Implementation of the following mitigation measures would reduce the impacts of the proposed project.

The segment of SR 99 between Timberlake Way and Sheldon Road shall be expanded from six lanes to eight lanes.

However, implementation of this mitigation measure is under the jurisdiction of Caltrans. Caltrans will be responsible for this improvement, but properties in the JCPA will pay a fair-share cost to be defined in the Financing Plan.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Department of Planning and Building
The City of Sacramento, Department of Public Works

Monitoring Program:

Caltrans will be responsible for widening SR 99 from Timberlake Way to Sheldon Road, but properties in the JCPA will pay a fair-share cost to be defined in the Financing Plan.

CULTURAL RESOURCES

Mitigation 6.7-1 Unknown Prehistoric and Historic Resources

(a) The developer ~~City of Sacramento~~ shall ensure that any construction activities associated with the proposed project ~~and/or alternatives~~ will comply with the following:

(i) In the event that any historic surface or subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and a qualified archaeologist shall be contacted to determine if the resource is significant.

If the find is determined to be of significance, resources found on the site shall be donated to an appropriate museum or cultural center.

(ii) When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or who meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives who are approved by the local Native American community as scholars of their cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R. 61 requirements.

(iii) If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for reinternment of the human remains and any associated artifacts. No additional work is to take place within

the immediate vicinity of the find until the identified appropriate actions have been carried out.

(b) Prior to development of these sites, the City of Sacramento shall ensure that a thorough archival research be performed to determine the extent of historical events. Should this research reveal a potential for historical significance, additional data retrieval should be conducted by a professional archaeologist to determine the presence and extent of buried archaeological deposits, the uses of the sites, and their significance as defined by CEQA criteria.

This work should be preceded by development of a research design that will address questions relevant to the compilation of the history of this area. Questions can include early settlement pattern, economic activity including labor force needs and development, social development and relationships to surrounding areas (Elk Grove, Florin, Galt, as well as the metropolitan areas of Sacramento and Lodi-Stockton). As physical data are revealed, attempts should also be made to implement the archival search for further information on activities.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Planning and Building Department
The City of Sacramento, Public Works Department

Monitoring Program:

During construction:

The developer shall monitor the project site and comply with the mitigation measure. Archaeological site #3 is on the project site. The developer shall provide a written report describing the research design and the finds to the Planning and Development Department if artifacts are found.

Mitigation 6.7-2 Prehistoric and Historic Resources Impacts (Cumulative)

Implementation of the following mitigation measures would reduce the magnitude of the cumulative impacts to the cultural resources of the proposed project, but not to a less-than-significant level and would therefore remain significant and unavoidable.

(i) Implement Mitigation Measure 6.7-1.

(ii) However, if evidence of any structure having historical significance is discovered on the site, then the implementation of the following mitigation measure will be applicable.

The developer ~~City of Sacramento~~ shall ensure that any excavation and/or structural demolition activities associated with proposed project ~~and/or alternatives~~ will comply with the following:

(a) Prior to grading and/or excavation, the developer ~~City~~ shall determine whether any existing structures in the right-of-way are over 45 years of age.

- If any structure over 45 years old would be damaged or destroyed, the developer ~~City~~ shall, in consultation with a qualified architectural historian, determine whether the structure is historically significant.

- If feasible, historically significant structures shall be preserved.

(b) Prior to moving or destroying an historically significant structure, an architectural historian shall produce a record of the structure. A copy of the record shall be deposited with the appropriate historical association or museum.

Adequate recordation would involve several techniques, including, at a minimum, the following:

- The development of site-specific history and appropriate contextual information regarding the particular resource; in addition to archival research and comparative studies, this task could involve limited oral history collection;

- Accurate mapping of the noted resources, scaled to indicate size and proportion of the structures;

- Architectural descriptions of affected structures;

- Photodocumentation of the designated resources, both in still and video formats; and

- Recordation by measured architectural drawings, in the case of specifically designated structures of higher architectural merit; "as-built" plans of existing structures/foundation ruins will involve field measurements, office scaled plan layout and plot out of final plan.

Entities Responsible for Ensuring Compliance:
The City of Sacramento, Planning and Building Department
The City of Sacramento, Public Works Department

Monitoring Plan:

During construction:

The Developer shall have a qualified archaeologist monitor the project site to comply with the mitigation measure. The name and phone number of the archaeologist shall be provided on the construction notes. In the event that artifacts are found, the qualified archaeologist shall provide written reports describing the research design and the finds to the Planning and Development Department and the Public Works Department.

Table 6.4-14: Roadway Traffic Volumes and Mixes

TABLE 6.4-14

ROADWAY TRAFFIC VOLUMES AND MIXES ASSUMED TO CALCULATE CUMULATIVE PLUS PROJECT DAY-NIGHT AVERAGE SOUND LEVELS FOR ROADS IN THE COSUMNES RIVER COLLEGE SPECIAL PLANNING DISTRICT.

Road Name and Section Included	Distance to Near Lane, Ft	Average Daily Volume	Percent Heavy Trucks	Percent Medium Trucks	Percent Trucks at Night	Percent Autos at Night	Vehicle Speed, MPH*
SR 99	>84	123,300	12.5	4.0	11.0	14.0	65/60
Bruceville Road							
Calvine to CRC Entrance	>25	47,900	2.5	2.3	8.0	12.0	45/40
Calvine to Jacinto	>25	44,100	2.5	2.3	8.0	12.0	45/40
Jacinto to Damascas	>25	27,000	2.5	2.3	8.0	12.0	45/40
Damascas to Sheldon	>25	28,000	2.5	2.3	8.0	12.0	45/40
Sheldon Road	>30	46,400	2.5	2.3	8.0	13.0	45/40
Jacinto Road	>25	5,600	0.3	0.5	5.0	10.0	40/35
Shasta Road	>25	4,500	0.3	0.5	5.0	10.0	40/35
W. Stockton Blvd							
Shasta to Jacinto	>25	300	2.0	3.0	6.0	12.0	45/40
Jacinto to Sheldon	>25	9,700	2.0	2.5	10.0	12.0	45/40

* Automobile and truck speed respectively.

SOURCE: The Acoustics & Vibration Group, 1994

Table 6.4-6: Measured Sound Levels

TABLE 6.4-6

SOUND LEVELS MEASURED AT EIGHT POSITIONS AT JCPA STUDY AREA NEAR SR 99 IN SOUTH SACRAMENTO AND A COMPARISON WITH THE PREDICTED AVERAGE SOUND LEVEL.

Position	Time, A.M.	Measured Sound Level, dB(A)						Calcs L_{eq}, dB
		L_{10}	L_{25}	L_{50}	L_{90}	L_{MAX}	L_{eq}	
June 7								
#1	5:35-6:05	72	--	68	65	79	69	70
#2	5:30-6:10	63	61	60	58	69	61	60
#3	6:22-7:00	67	--	65	63	73	66	66
#4	6:30-7:00	60	59	58	56	67	58	58
#3	7:00-8:00	64	--	62	59	70	62	61
#4	7:00-8:07	51	50	49	48	68	50	51
#1	8:20-9:00	72	--	68	64	87	69	69
#2	8:30-9:10	54	53	52	50	70	52	56
#1	9:00-9:20	71	--	67	63	78	68	--
June 8								
#5	5:00-5:55	56(57)	--	53(53)	50(51)	64(65)	54(54)	54
#6	5:15-6:00	57(57)	56(56)	55(55)	52(53)	70(70)	55(55)	55/44
#7	6:25-7:00	64	--	60	56	78	61	61
#8	6:15-7:00	62	59	56	54	76	58	58
#7	7:00-8:05	63	--	58	52	74	60	60
#8	7:00-8:00	61	59	55	50	72	58	58
#5	8:21-9:05	57(58)	--	52(52)	49(49)	71(72)	54(55)	56
#6	8:15-9:00	51(53)	51(51)	50(50)	49(49)	69(74)	52(50)	51
#6	9:00-10:05	51	50	49	47	64	49	--

SOURCE: The Acoustics & Vibration Group, 1994.

Figure 6.4-8: Normalized Sound Level Spectrum

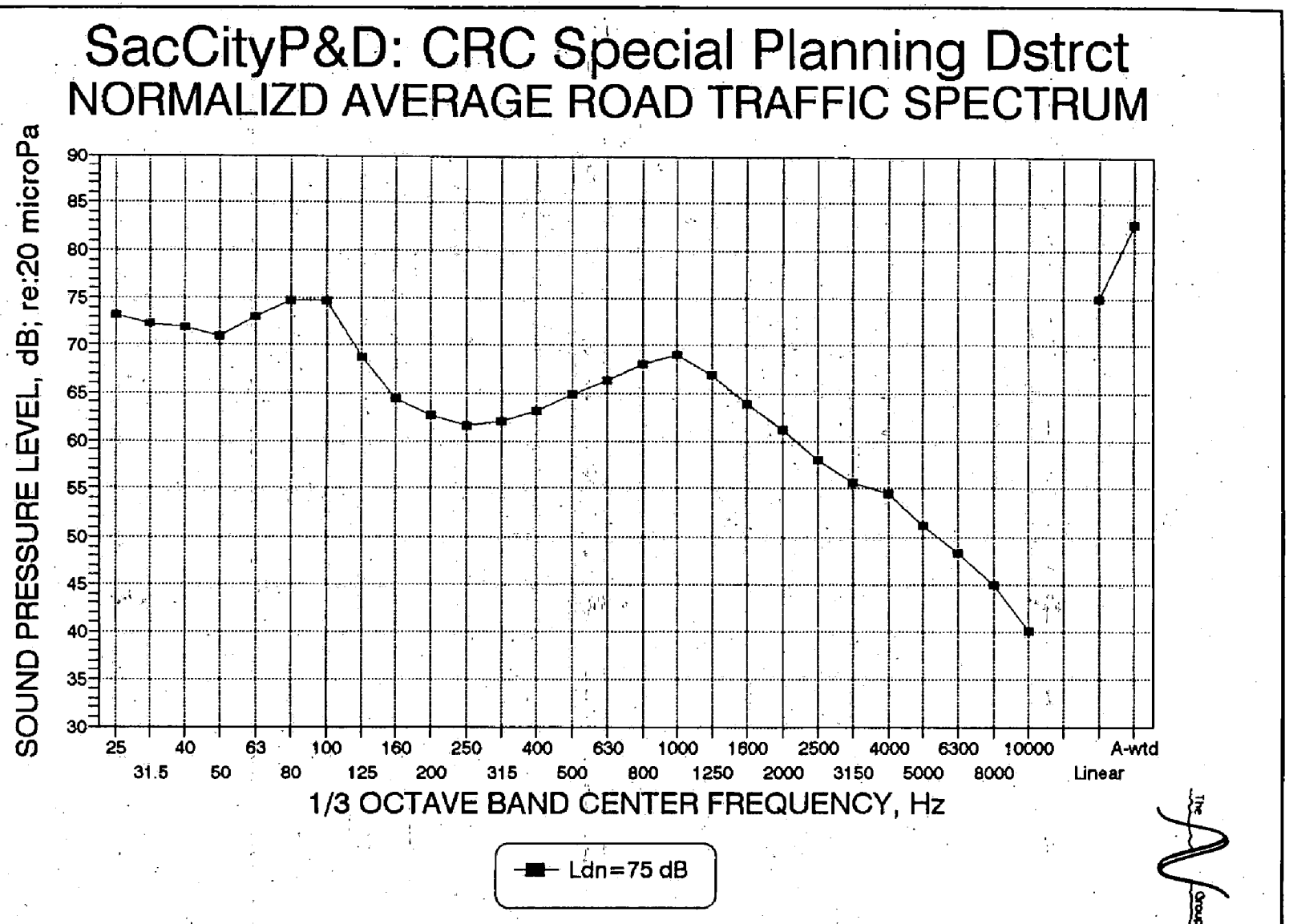


Figure 6.4-8
Normalized L_{dn} Sound Level Spectrum For Road Traffic Impacting The Jacinto Creek Planning Area

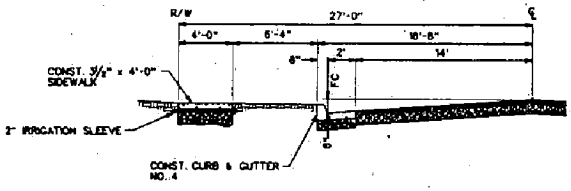
SOURCE: The Acoustics & Vibration Group, 1994.

94091

SEPTEMBER 14, 2000

P00-054

Exhibit 1B - Tentative Map



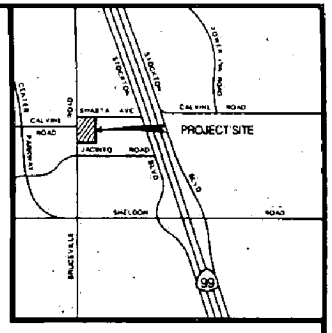
TYPICAL HALF SECTION
ENHANCED STREET SECTION

LU PROPERTY
TENTATIVE PARCEL MAP
FOR
PARCEL 3, 50 PM 31

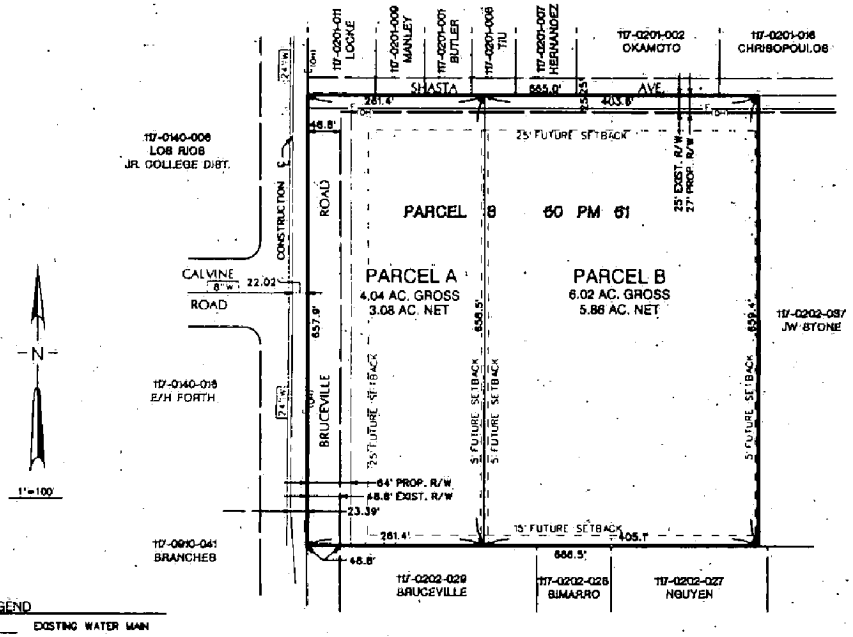
CITY OF SACRAMENTO, CALIFORNIA

APRIL, 2000

(ADDED TYPICAL HALF SECTION, JULY, 2000)



LOCATION MAP
NO SCALE



ASSESSOR'S PARCEL NUMBER	117-0202-038
OWNER	Y.C. LU 877 LAKE FRONT DRIVE SACRAMENTO, CA 95831 PHONE # (916) 568-1234
DEVELOPER	Y.C. LU 877 LAKE FROMT DRIVE SACRAMENTO, CA 95831
ENGINEER	KASL CONSULTING ENGINEERS, INC. 7777 GREENBACK LANE ST. 104 CITRUS HEIGHTS, CA 95610
PRESENT ZONING	R2 AR
PROPOSED ZONING	R2B-R AND OB
PRESENT LANDUSE	VACANT
PROPOSED LANDUSE	MULTI-FAMILY AND OFFICE
NUMBER OF LOTS	2
LOT SIZE	AS SHOWN
GROSS ACRES	10.0 ACRES
NET ACRES	8.9 ACRES
RECREATION & PARK DISTRICT	CITY OF SACRAMENTO
SCHOOL DISTRICT	ELK GROVE SCHOOL DISTRICT
WATER DISTRICT	CITY OF SACRAMENTO
FIRE DISTRICT	SACRAMENTO FIRE DEPARTMENT
SEWER	COUNTY OF SACRAMENTO
DRAINAGE	CITY OF SACRAMENTO

LEGEND

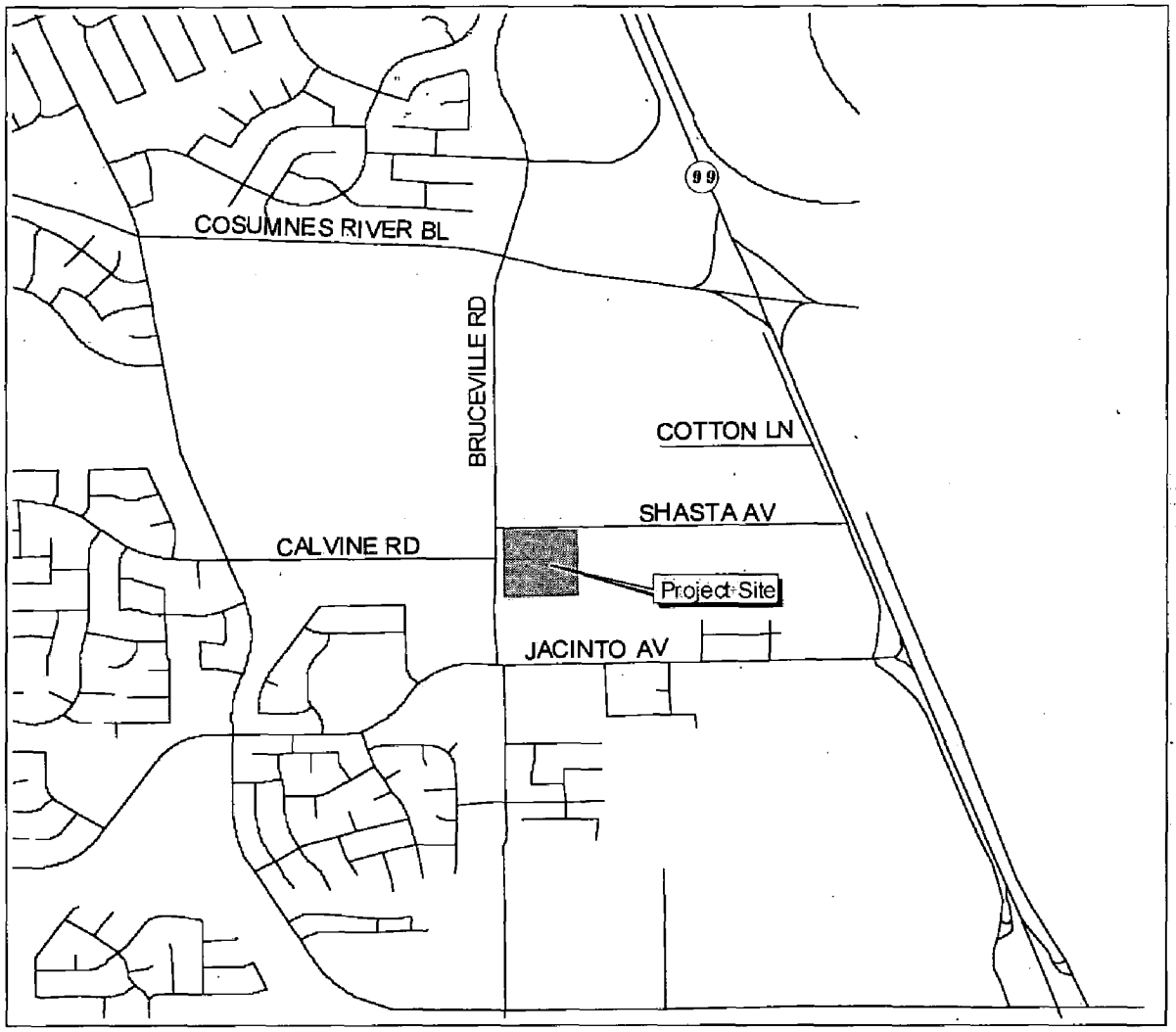
8"W EXISTING WATER MAIN

EXISTING JOINT UTILITIES (OVER HEAD)

KASL
CIVIL · WATER RESOURCES · SURVEYING

P00-054
Lu Parcel Map
Received 7-10-00
REVISED

Attachment 2 - Vicinity Map



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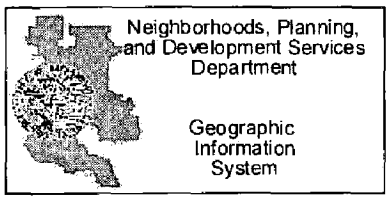
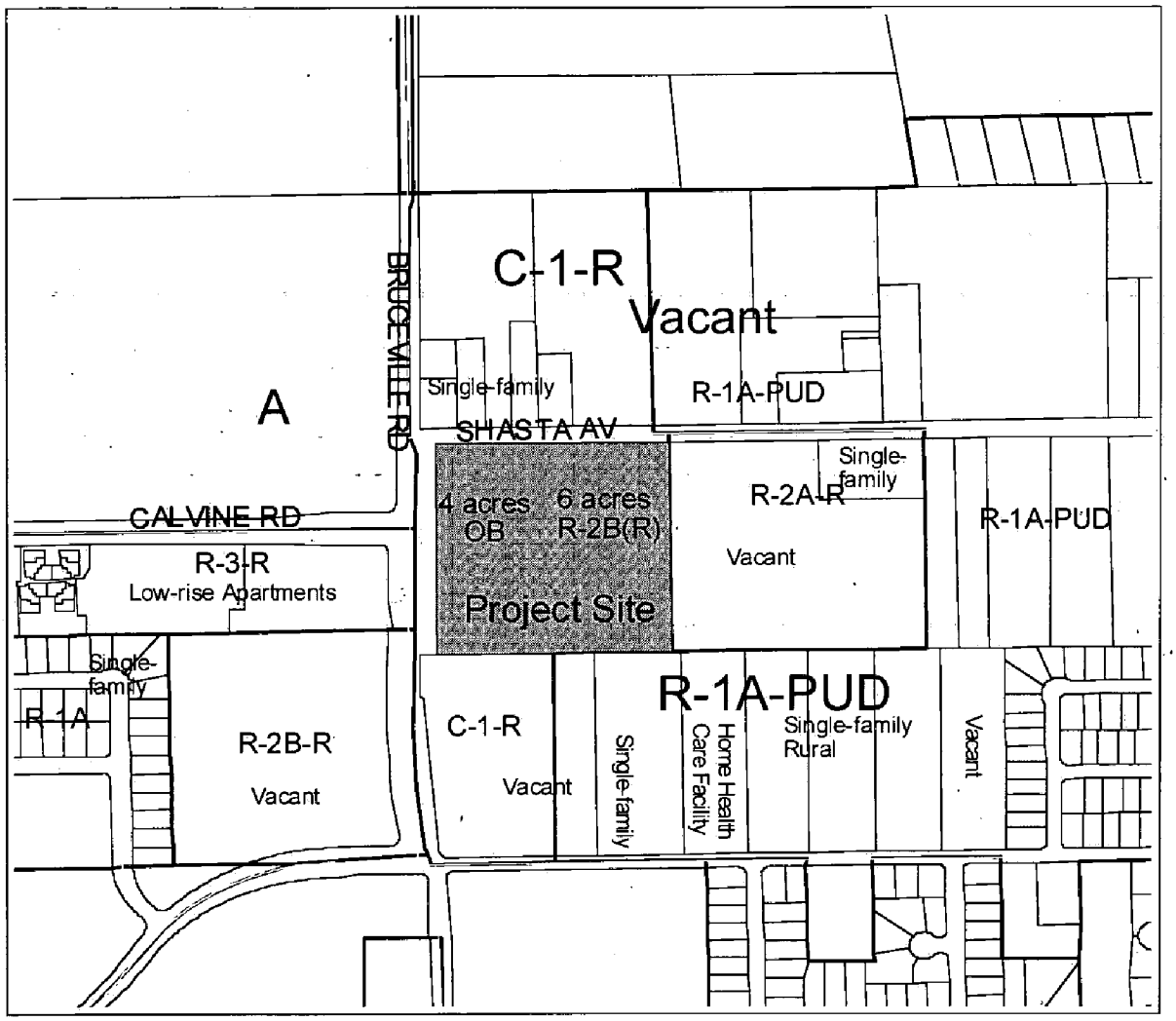
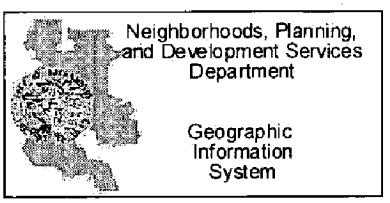


Vicinity Map
P00-054
Lu Parcel Map

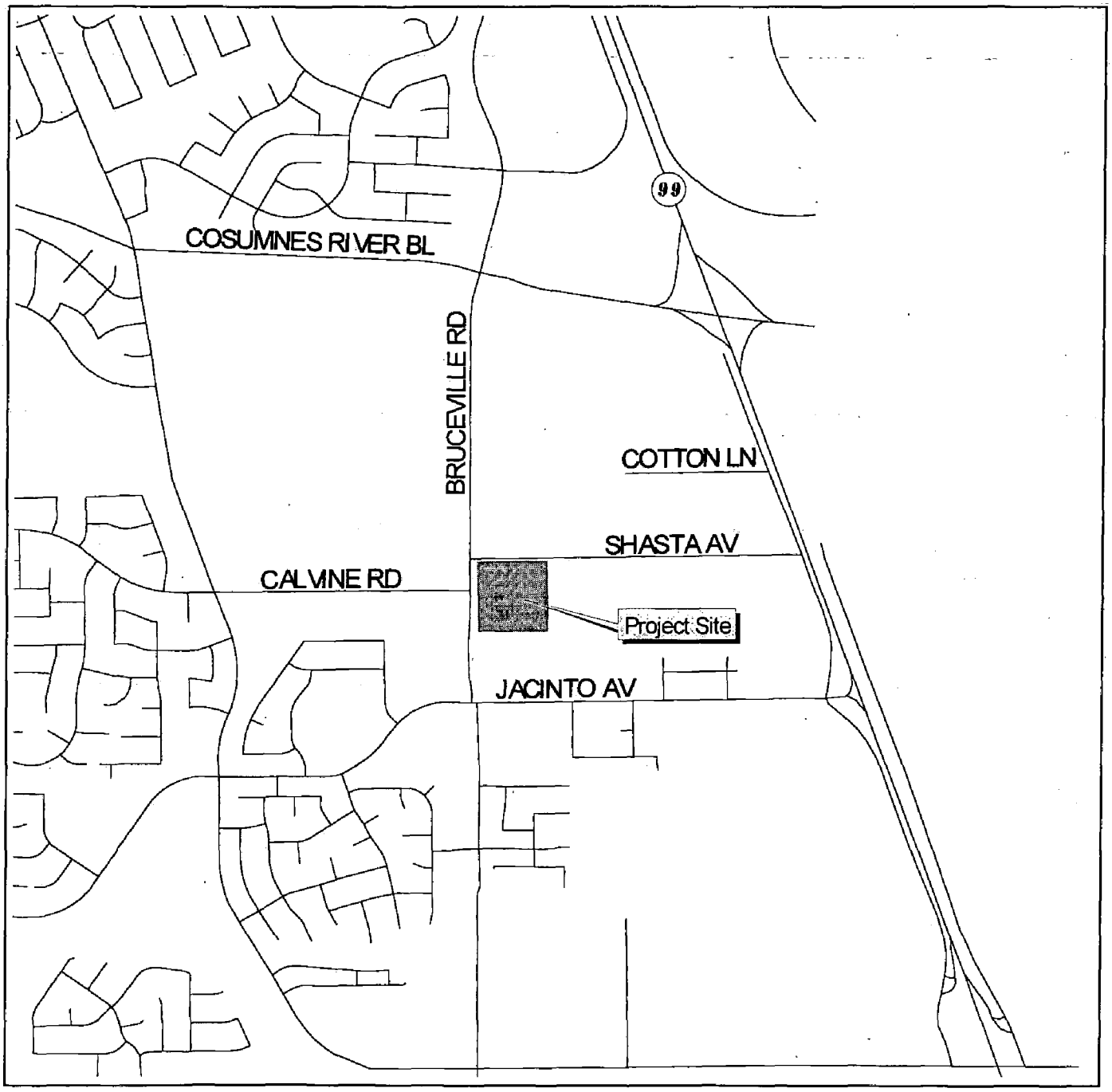
Attachment 3 - Land Use and Zoning Map



300 0 300 600 Feet



Land Use and Zoning Map
P00-054
Lu Parcel Map



1000 0 1000 Feet

Neighborhoods, Planning, and Development Services Department

Geographic Information System

Vicinity Map
P00-054
Lu Parcel Map

N
W E
S

SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 200; Sacramento, CA 95814
(916) 264-5381

Application taken by: Dawn Buchberger, April 13, 2000

Project Location: SE corner of Bruceville Road and Shasta Avenue
Assessor's Parcel No.: 117-0202-038-0000
Owner: Y C Lu
Address: 877 Lake Front Drive, Sacramento, CA 95831
Applicant: Brian Holloway, Holloway Land Company
Address: 442 Pico Way, Sacramento, CA 95819

REQUESTED ENTITLEMENT(S): Entitlements to subdivide a vacant 10.0± acre vacant parcel, 6.02± acres of which are in the Multi-Family Review (R-2B(R)) zone, and the remaining 4.04± acres are in the Office Building (OB) zone (APN: 117-0202-038-0000); (D8): (cont'd from 7-13-00; 7-27-00; 8-10-00; 8-24-00)

A. **Environmental Determination**: Prior EIR (SCH 94032070);
B. **Mitigation Monitoring Plan**;
C. **Tentative Map** to subdivide 10.0± vacant acres into two parcels;
D. **Subdivision Modification** to waive frontage improvements (curbs, gutters, sidewalks).

ACTIONS TAKEN: On September 14, 2000 the Planning Commission took the following action:
A-D. Adopted Notice of Decision and Findings of Fact for Approval.

Sent to Applicant: December 28, 2000

By: Nel Penney
Nel Penney, Executive Secretary

EXPIRATION

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

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

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

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

Original to Applicant
Copies: File & Permit Book

P00-054

REVISED

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