

P93-144 o "LU" TENTATIVE MAP AND REZONE

REQUEST: Entitlements to Rezone and subdivide an existing parcel at the southeast corner of Bruceville Road and Shasta Avenue within the Jacinto Creek Planning Area:

- A. Mitigation Monitoring Plan;
- B. Rezone 10.0± vacant acres 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});
- C. Tentative Map to subdivide 10.0± vacant acres into two parcels; and
- D. Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) and security requirements 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:	Holloway Land Company c/o Brian Holloway (#731-4435) 442 Pico Way, Sacramento, CA 95819
OWNER:	Y. C. Lu 877 Lake Front Drive, Sacramento, CA 95831
APPLICATION FILED:	September 26, 1993
STAFF CONTACT:	Dawn T. Holm, 264-5851

SUMMARY: The subject site is within the boundaries of the Jacinto Creek Planning Area (JCPA) of South Sacramento. On June 20, 1995, the City Council adopted the General Plan and Community Plan land use designations and policies for the development of the JCPA. The action taken by the City Council did not include specific Rezones of properties

within the JCPA. Therefore, most of the zoning within the JCPA is not consistent with the adopted land use designations. The applicant is proposing to Rezone 10.0± vacant acres from Multiple Family Residential Review (17 dwelling units per net acre {du/na}) to 3.1± acres of Office Building (OB) and 5.9± acres of Multiple Family Review (R-2B{R}). The proposed zoning is consistent with the General Plan designations of Low Density Residential and Community/Neighborhood Commercial and Office and the South Sacramento Community Plan designations of Medium Density Residential and Office.

RECOMMENDATION Staff recommends that the Planning Commission recommend approval of the project and forward to the City Council for approval. This site was identified through the JCPA working group process as a good location for a small multiple family development and office project. Staff recommends approval of the requested Tentative Map and Rezone because the proposed zoning will allow the development of a small neighborhood serving office development and residential housing consistent with the adopted land use plans. The Rezone will also bring the subject site into compliance with the General Plan and South Sacramento Community Plan land use designations adopted as part of the planning process for the JCPA.

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)
South Sacramento 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 Residential Review (R-2A{R}), 10± acres (maximum allowable density - 17 du/na)
Proposed Zoning of Site:	Multiple Family Review (R-2B{R}), 5.9± acres (maximum allowable density - 21 du/na, the Rezone will be conditioned for a maximum of 20 du/na); and Office Building (OB, 3.1± acres)

Surrounding Land Use and Zoning: (See Attachment 4)

North: Single Family and Vacant; C-1R and RE½

South: Vacant, Multiple Family and Single Family; C-1R and RE½

East: Vacant; and Single Family; RE½

West: Cosumnes River College, Multiple Family and Vacant; A, R-3R 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

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 South Sacramento Community Plan (Resolutions 95-349, 95-350, and 95-351). The action taken by the City Council did not include specific Rezones of properties within the JCPA, therefore the majority of the zoning within the JCPA is not consistent with the adopted land use designations. 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 uses.

STAFF EVALUATION: Staff has the following comments:

- A. **Policy Considerations:** The existing site is currently zoned Multiple Family Review (R-2A{R}) which permits a maximum of 17 du/na. When the JCPA Land Use Plan and policies were adopted approximately 3.1± acres were designated as Community Neighborhood Commercial and Office in the General Plan and Office in the South Sacramento Community Plan. The remaining 5.9± acres were designated as Low Density Residential (4-20 du/na) in the General Plan and Residential (7-20 du/na) in the South Sacramento Community Plan. The proposed zoning is consistent with the adopted General Plan and Community Plan land use designations.

During the JCPA planning process the following policies related to this project were created and adopted as part of the South Sacramento Community Plan text:

- Shasta Avenue should be realigned to intersect Bruceville Road at Calvine Road.
- Higher density residential development should be located near LRT and bus stops;
- Commercial uses should be neighborhood/community serving and compatible with existing and future residential areas;
- Commercial development should include convenient pedestrian and local street access to residential areas; and
- Infrastructure should be provided concurrently with new development.

Planning staff has incorporated these policies into conditions included on the Rezone Ordinance (See Attachment 2 - The actual language of the Rezone Ordinance may be modified prior to adoption by the City Council in order to provide additional clarity). The Zoning Ordinance currently requires Plan Review (R) on all projects within the Office Building (OB) zone. The Residential Rezone to Multiple Family (R-2B) is being conditioned with the Plan Review (R) requirement, so that any development of the site will require the review and approval of project development plans by the Planning Commission. Compliance with the above policies will be required when development plans are submitted.

This site was identified through the JCPA working group process as a good location for a neighborhood serving office development and a small multiple family development. The site's location is within a ½ mile of a future light rail station and is within close proximity to Cosumnes River College. Staff recommends approval of the Rezone because the proposed zoning will allow the development of neighborhood serving offices (medical, dental, real estate, etc.) and a small multiple family development. The Rezone will also bring the subject site into compliance with the General Plan and South Sacramento Community Plan land use designations adopted as part of the planning process for the JCPA.

B. **Site Zoning and Development Information:** The existing 10.0± acre site is zoned Multiple Family Review (R-2A{R}). The R-2A{R} zoning allows a maximum of 17 du/na. The site is within the boundaries of the Jacinto Creek Planning Area portion of the South Sacramento Community Plan and is designated for Office and Residential (7-20 du/na) uses. The General Plan also designates the site as Community/Neighborhood Commercial and Office. The following is a brief overview of the proposed zoning designations for the 10± acre site:

1. **3.1± Acre Office Building (OB) Zoning:** The OB zoning will allow the development of a small office complex. Retail and commercial uses are not permitted as primary uses in the OB zone. Office serving retail and commercial uses are permitted in the OB zone if they are interior to an existing office development and their primary purpose is to provide services to the existing office tenants/businesses. All developments within the OB zone are required to obtain Plan Review (R review) and approval from the City Planning Commission before any buildings can be constructed. The applicant's proposal to Rezone, the site to 3.1± acres of Office Building (OB) zoning, will bring the existing site into conformance with the land use designations adopted on June 20, 1995 by the City Council.
2. **5.9± Acre Multiple Family (R-2B{R}) Zoning:** The R-2B{R} zoning allows the development of low-medium density multiple family (apartments, condominiums, townhouses, etc) with a density not to exceed 21 du/na. The JCPA land use plan designated this site for low density residential with a maximum density of 20 du/na. Planning staff has conditioned the Rezone and

Tentative Map to restrict the maximum allowable density of this site to 20 du/na. In addition, Planning staff has added the Plan Review (R review) requirement to the zoning for this site. Any proposed development on this site will be required to obtain Plan Review (R review) and approval from the City Planning Commission before any buildings can be constructed. The applicant's proposal to Rezone, the site to 5.9± acres of Multiple Family Review (R-2B{R}) zoning, will bring the existing site into conformance with the land use designations adopted on June 20, 1995 by the City Council.

There are currently no plans for the development of either site at this time. Site development will require Planning Commission approval of a Plan Review. The applicant is requesting the Rezone at this time to bring the site into conformance with the General Plan and South Sacramento Community Plan designations and to be able to market the site to potential developers.

- C. **Tentative Map Design:** The subject site is at the southeast corner of Bruceville Road and Shasta Avenue within the Jacinto Creek Planning Area (JCPA) of South Sacramento. The site is approximately 10± acres and is vacant. 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 to be zoned Office Building (OB) and a 5.9± acre parcel to be zoned Multiple Family Review (R-2B{R}). Both parcels meet the minimum size and area requirements.

The South Sacramento Community Plan Land Use Policies and Draft Environmental Impact Report (DEIR) adopted June 20, 1995, for the JCPA, included a policy recommending that Shasta Avenue be realigned to intersect with Bruceville Road at Calvine Road. In addition, the JCPA EIR included an environmental mitigation to signalize the realigned Shasta/Calvine and Bruceville Road intersection. If the roads are left in their current locations, medians to prohibit left-hand turns from Shasta Avenue onto Bruceville Road would need to be constructed.

The applicant's proposal does not include the realignment of Shasta Road. Planning staff and staff from the Development Services Division of Public Works have met with the applicant to discuss the realignment of Shasta Avenue. Based on results of the JCPA Mitigation requirements and policies adopted for the JCPA, staff recommended three options to address the Shasta Road realignment issue. These options are reflected in Exhibit 1c and Attachments 5a and 5b:

- **Option 1** - Construction of a median at Bruceville Road and Shasta Avenue that would prohibit left-hand turns from Shasta Avenue onto Bruceville Road (left-hand turns from Bruceville Road onto Shasta Avenue would still be provided), and the installation of a traffic signal at Bruceville Road and Calvine Road (See Exhibit 1c).

- Option 2 - A through connection on Calvine Road with a traffic signal that would bisect the subject property and provide access to the north onto Shasta Avenue (See Attachment 5a).
- Option 3 - A curved connection that would actually realign Shasta Avenue to intersect Bruceville Road at Calvine Road. A signalized intersection would be provided at Bruceville (See Attachment 5b).

Planning staff recommended that the applicant redesign the project to include Option-3, which would provide for the realignment of Shasta Avenue through the subject site. This option was preferred by planning staff because it met the intent of the adopted land use policies and would allow for a signalized intersection. The applicant felt that either option (options 2 or 3) involving the connection of Shasta Avenue and Calvine Road would seriously impact the ability to develop the site.

In September of 1996, Planning staff mailed a notice and a copy of the three options to all of the property owners within 500 feet of the site, to all residents along Shasta Avenue, and to the North Laguna Creek Neighborhood Association. The majority of the responses received indicated a desire to leave Shasta Avenue as it is with no restrictions on turns. The applicant has also submitted a petition with 29 signatures from residents along Shasta Avenue indicating a desire to leave Shasta Avenue as it is.

Bruceville Road will be a six-lane road in the future and the realignment of Shasta Avenue was determined to be necessary to provide safe access to and from Shasta Avenue and Calvine Road at a signalized intersection. Planning staff has met with the developer and staff from the Public Works Department to discuss the desire by the area residents and property owners to leave Shasta Avenue in its current location. The Public Works Department has agreed that all three options are acceptable and will provide for safe circulation in the area and meet the requirements of the JCPA. Because the applicant's proposal is consistent with the options analyzed in the EIR and there is an overwhelming desire by the neighborhood and the applicant to maintain the existing location of Shasta Avenue in its current location, Staff and the Subdivision Review Committee recommend approval of the Tentative Map provided that:

- A median is constructed at Shasta Avenue and Bruceville Road to prohibit left-hand turns from Shasta Avenue onto Bruceville Road when the site is developed.

D. Subdivision Modification: The subject site is at the 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 land owners 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 C4 and Condition D1). Planning staff has no objection to the applicant's request to waive the improvements provided that the applicant complies with Condition C4 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. 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. No new issues or information is known that would trigger additional environmental analysis. Section §15162 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Public Resources Code provides that an additional Negative Declaration or EIR need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available.

The certification of the Jacinto Creek Planning Area (JCPA) EIR included a Mitigation Monitoring Plan that was adopted by the City Council. This mitigation monitoring plan has been amended to identify the project specific mitigations that are applicable to the proposed project (Exhibit 1a, unrelated conditions have been left in but lined through).

B. Public/Neighborhood/Business Association Comments

Project Notification: The project application was routed to the North Laguna Creek Neighborhood Association and an interested property owner within the JCPA for review. Planning staff has discussed the proposed project with the neighborhood

association representatives and with the JCPA property owners' representative. The neighborhood representatives have said that they will support the project as proposed, if the existing residents on Shasta Avenue do not have concerns with the proposed project.

Survey: A neighborhood survey of the property owners within 500 feet of the subject site and all property owners/residents along Shasta Avenue was conducted by Staff to obtain neighborhood input as to whether or not Shasta Avenue should be realigned to connect with Calvine Road. The survey was mailed to approximately 40 households with 15 households providing input into the alignment issue. The responses received include:

- 10 responses to leave Shasta Avenue as it is;
- 1 response in support of Option #1;
- 2 responses in support of Option #2; and
- 3 no comment responses

Planning staff has followed up with a notification to the adjacent property owners and residents/owners along Shasta Avenue. The notice included staff's decision to support the existing alignment.


- C. **Summary of Agency Comments:** The project has been reviewed by several City Departments. City staff has been meeting on a regular basis since the adoption by the City Council of the JCPA Land Use Plan on the implementation of the policies. The City Council adopted the JCPA Finance Plan in November of 1996. The project has been conditioned to comply with the Finance Plan which includes the Infrastructure, Utilities, and Drainage Plans for the Jacinto Creek Planning Area. This project has been conditioned to insure that development of the subject site will not occur before the necessary infrastructure is existing (Attachment 1).
- D. **Subdivision Review Committee Recommendation:** On November 6, 1996, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map (leaving Shasta Avenue in its current location) 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 the Tentative Map and Subdivision Modification. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action. The Planning Commission does not have the authority to approve or deny the Rezone. The Planning Commission is acting as an advisory committee and forwards a recommendation on the requested Rezone to the City Council. The Rezone requested in Item B below requires City Council approval.

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

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Mitigation Monitoring Plan (Exhibit 1a);
- B. Recommend approval of the Rezone of 10± vacant acres 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}) subject to the conditions listed in the Draft Council Ordinance (Attachment 2) and forward to the City Council;
- C. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Tentative Map to subdivide the subject site into 2 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) and security requirements for property located at the southeast corner of Bruceville Road and Shasta Avenue.

Report Prepared By:



Dawn T. Holm, Associate Planner

Report Reviewed By:



Barbara L. Wendt, Senior Planner

Attachments

- Attachment 1 Notice of Decision and Findings of Fact
 - Exhibit 1a Mitigation Monitoring Plan
 - Exhibit 1b Tentative Map
 - Exhibit 1c Shasta Avenue Traffic Mitigation Map (Option #1)
- Attachment 2 Draft City Council Ordinance for the Rezone
 - Exhibit 2a Rezone Exhibit
- Attachment 3 Vicinity Map
- Attachment 4 Land Use and Zoning Map
 - Exhibit 5a Shasta Avenue Option #2
 - Exhibit 5b Shasta Avenue Option #3
- Attachment 6 Neighborhood Petitions/Letters against Realignment of Shasta Avenue

Attachment 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE
"LU" TENTATIVE MAP, LOCATED AT THE SOUTHEAST
CORNER OF BRUCEVILLE ROAD AND SHASTA AVENUE,
CALIFORNIA IN THE PROPOSED MULTIPLE FAMILY
REVIEW (R-2B{R}) AND OFFICE BUILDING (OB) ZONES.
(APN #117-0202-038-0000) (P93-144)**

At the regular meeting of September 25, 1997, 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. Approved the Mitigation Monitoring Plan;
- B. Recommended that the City Council Approve the Rezone for 10± vacant acres 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});
- C. Approved the Tentative Map to subdivide 10± vacant acres into two parcels; and
- D. Approved the Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) and security requirements 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. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings:
 - A1. One or more mitigation measures have been added to the above-identified project.
 - A2. 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.

- A3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
- A4. 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:
- C1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
- C2. 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 and Office, and the South Sacramento Community Plan designates the site as Multiple Family and Office.
- C3. 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.
- C4. 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) and security requirements for property located at the southeast corner of Bruceville Road and Shasta Avenue is approved based upon the following findings:
- D1. 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.
- D2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

- D3. 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.
- D4. 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:
 - C1. The Final Map shall not be approved prior to the following:
 - a. All financing mechanisms for the implementation of the adopted JCPA Financing Plan have been lawfully established, including but not limited to Mello Roos Community Facilities Districts (CFD's), assessment districts, fees and related agreements; and
 - b. Annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County has been completed by the property owner;
 - C2. Comply with all requirements listed in the Cosumnes Annexation Agreement and pay the necessary fees to the County Community Facilities District (CFD);
 - C3. Applicant shall participate or agree to participate in the JCPA Financing Plan and shall not oppose the formation of any fee district or other mechanism(s) required by the JCPA Financing Plan;
 - C4. Execute an agreement with the City assuring no permit for grading, site or any structure(s) shall be issued by the City of Sacramento 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. In lieu of the actual completion of the frontage improvements the permit applicant shall at the time of permit issuance post a bond, or other surety 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";

- C5. Dedicate Bruceville Road to a standard 64-foot half street;
- C6. Dedicate Shasta Avenue as a 54-foot Enhanced Local half-street;
- C7. Dedicate or provide an Irrevocable Offer of Dedication (IOD) for a 54-foot wide enhanced 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 Map for Shasta Estates (P93-145), to the satisfaction of the Public Works Department;
- C8. Dedicate the necessary easements on Parcel A for placement and maintenance of a traffic signal and related appurtenances;
- C9. Place a note on the Final Map indicating, 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;
- C10. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- C11. Meet all County Sanitation District requirements;
- C12. Dedicate a standard 12.5-foot public utility easement for overhead and underground public utility facilities and appurtenances adjacent to all public ways;

- C13. Dedicate the common area of each site as a Public Utility easement for underground facilities and appurtenance except for those areas where structures or pools are located;
- C14. Show all existing easements
- C15. Place a note on the final map stating: "The maximum allowable density for Parcel B shall not exceed 20 dwelling units per net acre (du/na)."

ADVISORY NOTES:

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

- C15. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA);
- C16. At the time of building permit, 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;
- C17. At the time of building permit, construct Shasta Avenue as a 54-foot Enhanced Local half-street;
- C18. At the time of building permit, along the southerly portion of the east boundary of Parcel B, construct ½ street improvements 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;
- C19. Place 2"(minimum) sleeve(s) under the sidewalks to each planter along the 54-foot JCPA Enhanced Local Street, adjacent to Parcel A and B to allow for landscaping and irrigation of the required 7 foot landscape planters. Sleeves shall be placed at the time sidewalks are constructed;

- C20. Submit a soils test prepared by a registered engineer to be used in street design;
- C21. Prepare a drainage study consistent with the Drainage Master Plan, for the review and approval of the Department of Public Works and/or Department of Utilities. Offsite, oversized drainage facilities will be required;
- C22. Prepare a grading plan showing existing and proposed elevations. Adjacent off-site topography shall 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;
- C23. Provide a water study to the satisfaction of the Department of Utilities to determine how service will be provided. Off-site water main extensions to the satisfaction of the Department of Public Works and the Department of Utilities, may be required. The water distribution system shall be designed to satisfy the more critical of the two following conditions:
- a. At a maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch (30 psi); and
 - 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 (20 psi).

Two points of service for the water distribution system for this parcel map are required;

- C24. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- C25. Applicant is required to comply with the State "NPDES General Permit for Storm water 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 California Water Resource Control Board (CWRCB) and prepare a Storm water Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit application and NOI may be obtained from the Department of Utilities by calling 433-6318;
- C26. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction;

- C27. Post construction, Storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is in an area served by a regional water quality control facility, therefore, only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-site Storm water Quality control Measures" dated January 23, 1995, for appropriate source control measures;
- C28. 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 at the time of building permit. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
- C29. 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; and
- C30. Note: Subdivider shall notify future property owners that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks.
- D. The Subdivision Modification for the proposed "Lu" Tentative Map (Exhibit 1b) is hereby approved subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:
- D1. Execute an agreement with the City assuring no permit for grading, site or any structure(s) shall be issued by the City of Sacramento 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. In lieu of the actual completion of the frontage improvements the permit applicant shall at the time of permit issuance post a bond, or other surety 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 as a 54-foot Enhanced Local half-street;
- D4. Dedicate or provide an Irrevocable Offer of Dedication (IOD) for a 54-foot wide enhanced 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 Map for Shasta Estates (P93-145), to the satisfaction of the 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 Final Map indicating, 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;

ADVISORY NOTES:

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

- D7. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA);
- D8. At the time of building permit, 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. At the time of building permit, construct Shasta Avenue as a 54-foot Enhanced Local half-street;

- D10. At the time of building permit, along the southerly portion of the east boundary of Parcel B, construct ½ street improvements 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 Public Works;
- D11. Note: Subdivider shall notify future property owners that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE

P93-144

Exhibits:

- Attachment 1 Notice of Decision and Findings of Fact
- Exhibit 1a Mitigation Monitoring Plan
- Exhibit 1b Tentative Map
- Exhibit 1c Shasta Avenue Traffic Mitigation Map

Exhibit 1a

**CITY OF SACRAMENTO
MITIGATION MONITORING PLAN**

FOR

**"LU" REZONE, TENTATIVE MAP, AND
Subdivision Modification
(P93-144)**

**Prepared By: Grace Hovey
City of Sacramento Planning Services Division**

**Date:
January 23, 1997**

**Adopted By:
City of Sacramento Planning Commission**

**Date:
September 25, 1997**

Attest:

Chairperson

CITY OF SACRAMENTO MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required by and prepared for the Department of Planning and Development, Environmental Services Section, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-7307, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Lu Rezone/Tentative Map and Subdivision Modification (P93-144)

Applicant - Name: Brian Holloway/Holloway Land Company

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 the Rezone of 10.0± vacant acres from R-2A{R} to 3.1± acres of OB and 5.9± acres of R2-B{R}, a Tentative Map to subdivide 10± vacant acres into two parcels, and a Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) and security requirements for property located at the southeast corner of Bruceville Road and Shasta Avenue.

SECTION 2: GENERAL INFORMATION

The Lu Rezone and Tentative 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, 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 unless otherwise noted.

SECTION 3: MITIGATION MONITORING PLAN

This section describes all adopted mitigation measures, identifies the entity 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 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 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 Development
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 Development Services Division 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 Building Division/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 Building Division/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 Development
The City of Sacramento, Utilities Department
The City of Sacramento, Public Works Department.

Monitoring Program:

Prior to issuance of Building Permits/Final Maps:

The Building Division/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 Building Division/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 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
The City of Sacramento, Department of Utilities
The City of Sacramento, Public Works Department

Monitoring Program:

Prior to issuance of a grading permit:

The Building Division/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 Building Division/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 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 Development
The City of Sacramento, Department of Utilities

Monitoring Program:

Prior to issuance of a grading permit:

The Building Division 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 Building Division 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 Building Division.

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 include 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 Development

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 Building Division/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 Building Division/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 in behalf of the California Department of Water Resources) for construction-related activities that they 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 Best Management Practices 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 Development
The City of Sacramento, Department of Utilities

Monitoring Program:

Prior to issuance of a Grading permit:

The Building Division 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 Building Division.

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
- (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 Department of Fish and Game to obtain the appropriate permits. The process to obtain these permits is described below:
 - Both the U.S Army Corps of Engineers and the Department of Fish and Game 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 (CDFG) 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 on 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 following procedures and mitigation measures may be required as part of the California Department of Fish and Game (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 Development

Monitoring Program:

Prior to issuance of a Grading Permit/Final Maps:

The Department of Planning and Development, Development Services Division 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.

The Development Services Division shall require that approved construction plans incorporate all of the applicable measures specified in 2) above.

The Development Services Division shall require that site inspections are included to assure compliance with the agreed upon conditions.

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

The Development Services Division 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 Development

The City of Sacramento, Neighborhood Services 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 Development 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.

Mitigation 6.3-7 Special Status Fauna (Fairy Shrimp)

- (a) Prior to the approval of any development projects on 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.
- (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 Development
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 Development 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 Development
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 Development 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 Development

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 also. Building a sound barrier along Bruceville Road and Sheldon Roads 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. 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 Development

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 Development.

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 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 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 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 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 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 Development

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 Development
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 Development

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 Development

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 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 Development
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 Development
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 PM₁₀ 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 Development
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 Development
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 PM₁₀ 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 Development
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 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, 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 Development
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.

- © 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 Development
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 Development
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 Development
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 Development
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 Development
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 is 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 Development 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 Development Department
The City of Sacramento, Public Works Department

Monitoring Plan:

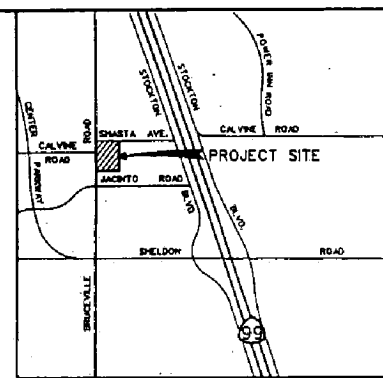
During construction:

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.

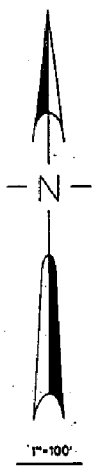
MMP PREPARED BY: Grace Hovey, Associate Planner (916) 264-7601

LU PROPERTY
TENTATIVE PARCEL MAP
FOR
PARCEL 3, 50 PM 31
CITY OF SACRAMENTO, CALIFORNIA

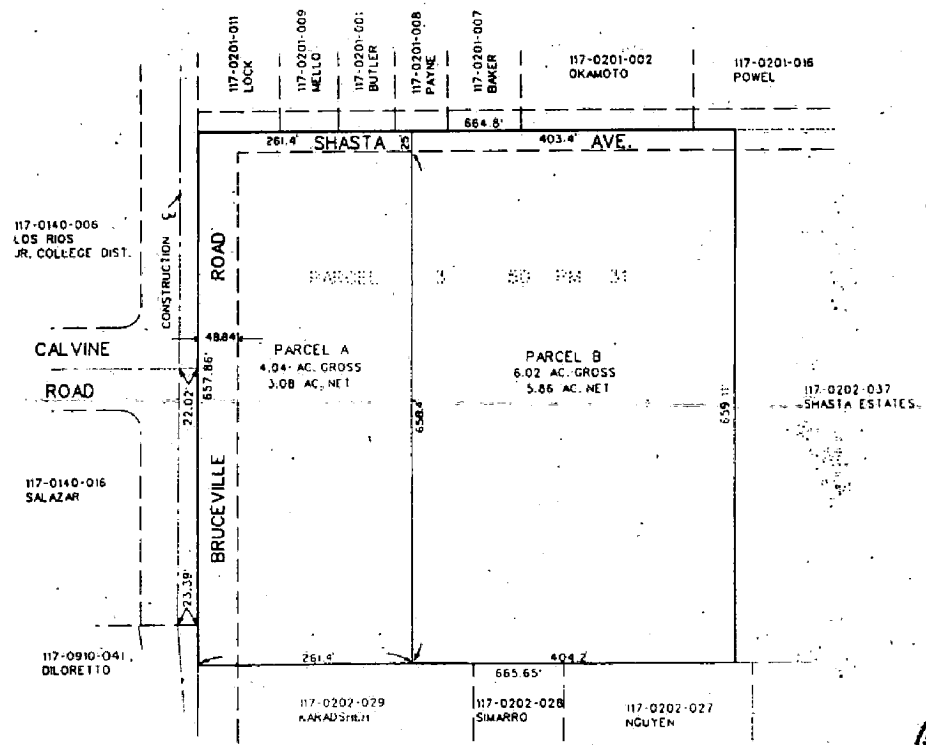
AUGUST, 1995
REVISED OCTOBER, 1995



LOCATION MAP
NO SCALE

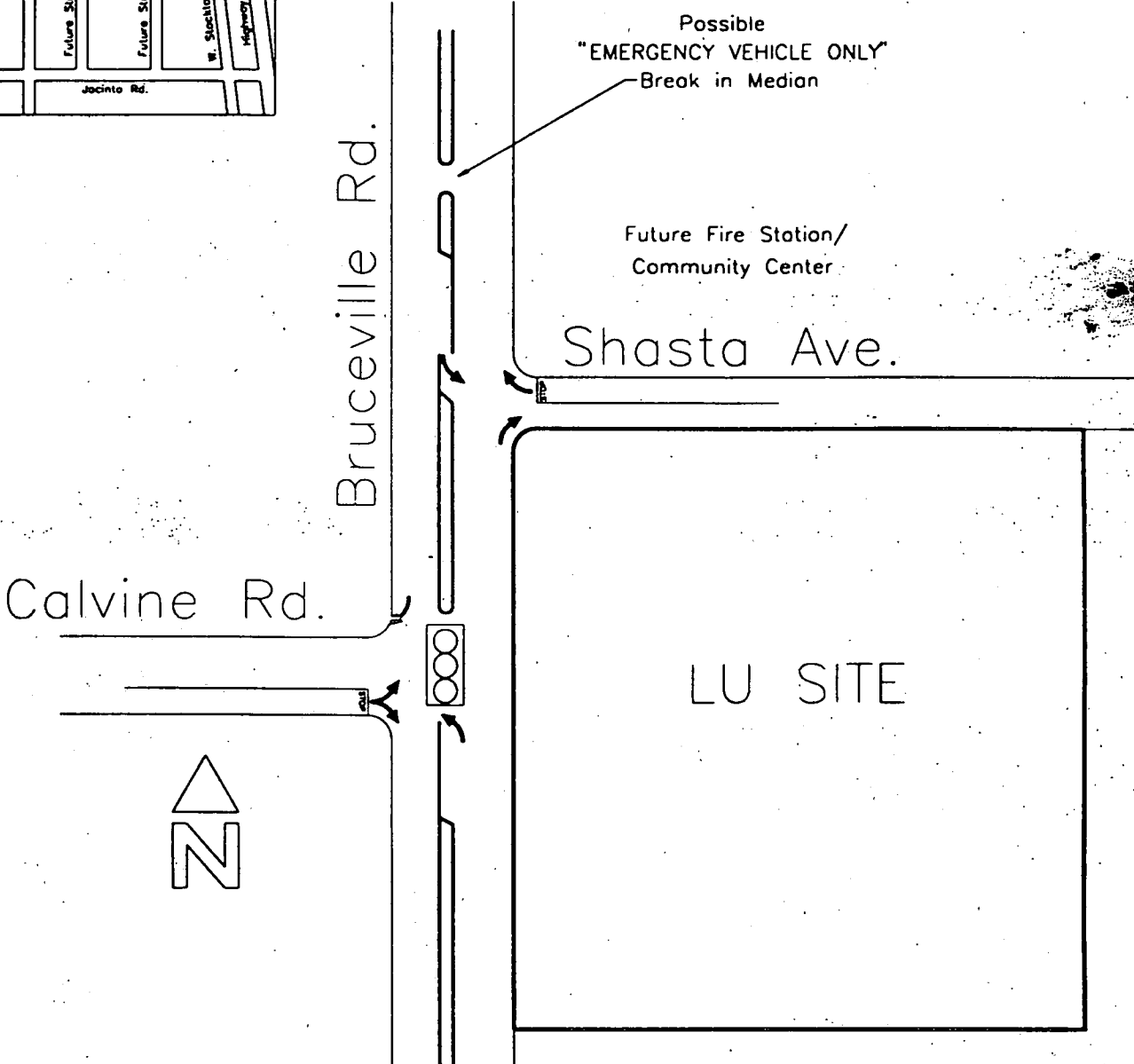
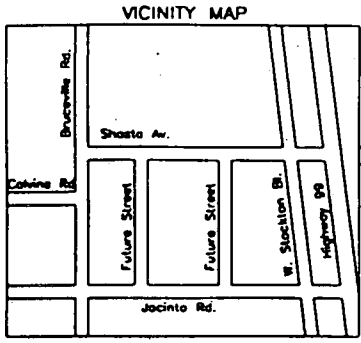


TENTATIVE MAP EXHIBIT



ASSESSOR'S PARCEL NUMBER	117-0202-038
OWNER	Y.C. LU 877 LAKE FRONT DRIVE SACRAMENTO, CA 95831
DEVELOPER	Y.C. LU 877 LAKE FRONT DRIVE SACRAMENTO, CA 95831
ENGINEER	KASL CONSULTING ENGINEERS, INC. 4200 N. FREEWAY BLVD., SUITE 1 SACRAMENTO, CA 95834
PRESENT ZONING	R2 AR
PROPOSED ZONING	R3R-AND-OB.
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





Lu Tentative Map Roadway Option

DRAFT

DRAFT

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING 10± VACANT ACRES OF PROPERTY, ON THE SOUTHEAST CORNER OF BRUCEVILLE ROAD AND SHASTA AVENUE WITHIN THE JACINTO CREEK PLANNING AREA, FROM THE MULTIPLE FAMILY REVIEW (R-2A{R}) ZONE AND PLACING 3.1± ACRES IN THE OFFICE BUILDING (OB) ZONE AND 5.9± ACRES IN THE MULTIPLE FAMILY REVIEW (R-2B{R}) ZONE. (P93-144) (APN: 117-0202-038-0000)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SECTION 1

The property described in the attached Exhibit (Exhibit 2a) which is in the Multiple Family Review (R-2A{R}) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and 3.1± acres shall be placed in the Office Building (OB) zone and 5.9± acres shall be placed in the Multiple Family Review (R-2B{R}) zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. To insure that future development of the subject site will relate to characteristics of the site and the surrounding area, no building permit or other construction permit shall be issued for any development of the property until there has first been a Plan Review ("R" Review) approved by the Planning Commission subject to the Plan Review procedures of Section 35 of Zoning Ordinance No. 2550, Fourth Series, as amended.

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

DATE ADOPTED: _____

- b. The maximum density permitted on 5.9± acre R-2B{R} parcel shall not exceed 20 dwelling units per net acre. The property owner shall disclose this information to all future buyers of the site.
- c. The zoning change for the existing 10± acre parcel 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}) shall not become effective until the Tentative Map subdividing the 10± acre parcel into two parcels has been finalized and recorded with the County Recorder. The applicant shall submit a copy of the recorded map to the Planning Director at the time of recordation, in order to have the City's Official Zoning Maps for the subject site changed to reflect the zoning change.
- d. No building permits for the development of the subject site, including grading and construction permits shall be approved prior to the following:
 - (1) Annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County has been completed by the property owner; and
 - (2) Any development proposal(s) for the subject site shall be consistent with the Infrastructure, Utilities, Drainage, and Finance Plans to be adopted by the City Council.
- e. Applicant shall participate or agree to participate in JCPA Financing Plan and shall not oppose the formation of any fee district or other mechanism(s) required by the JCPA Financing Plan.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance no. 2550, Fourth Series, to conform to the provisions of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

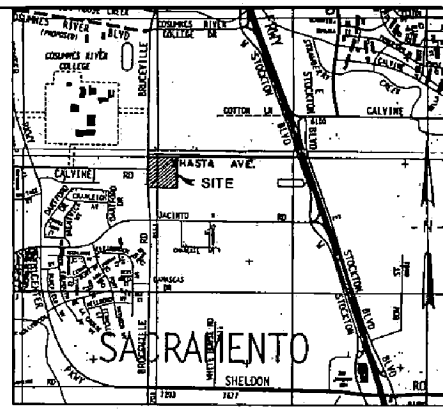
CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

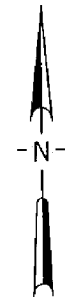
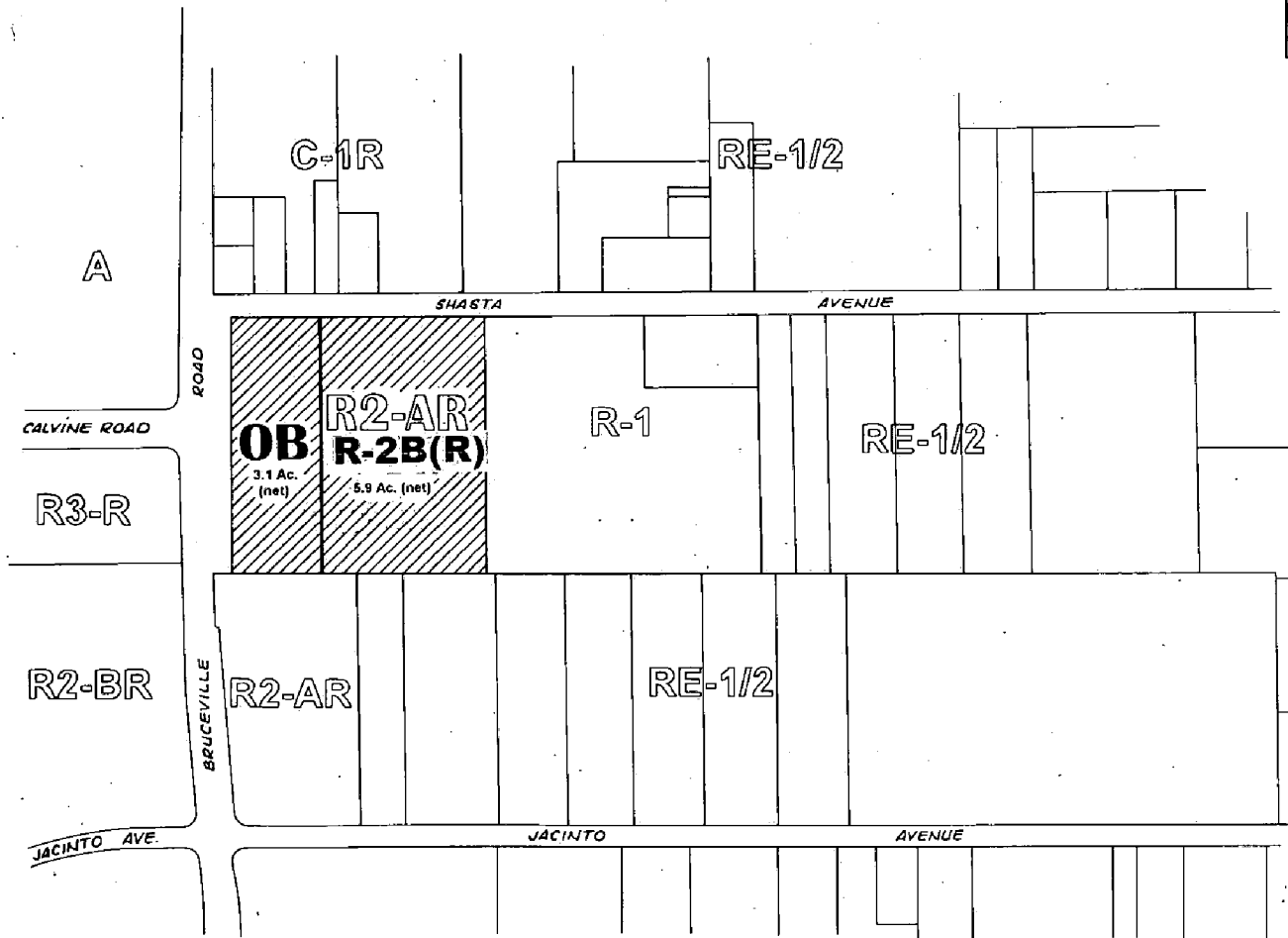
DATE ADOPTED: _____

REZONE EXHIBIT
 A.P.N. 117-202-38
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST, 1994
 REV: OCTOBER, 1995



LOCATION MAP

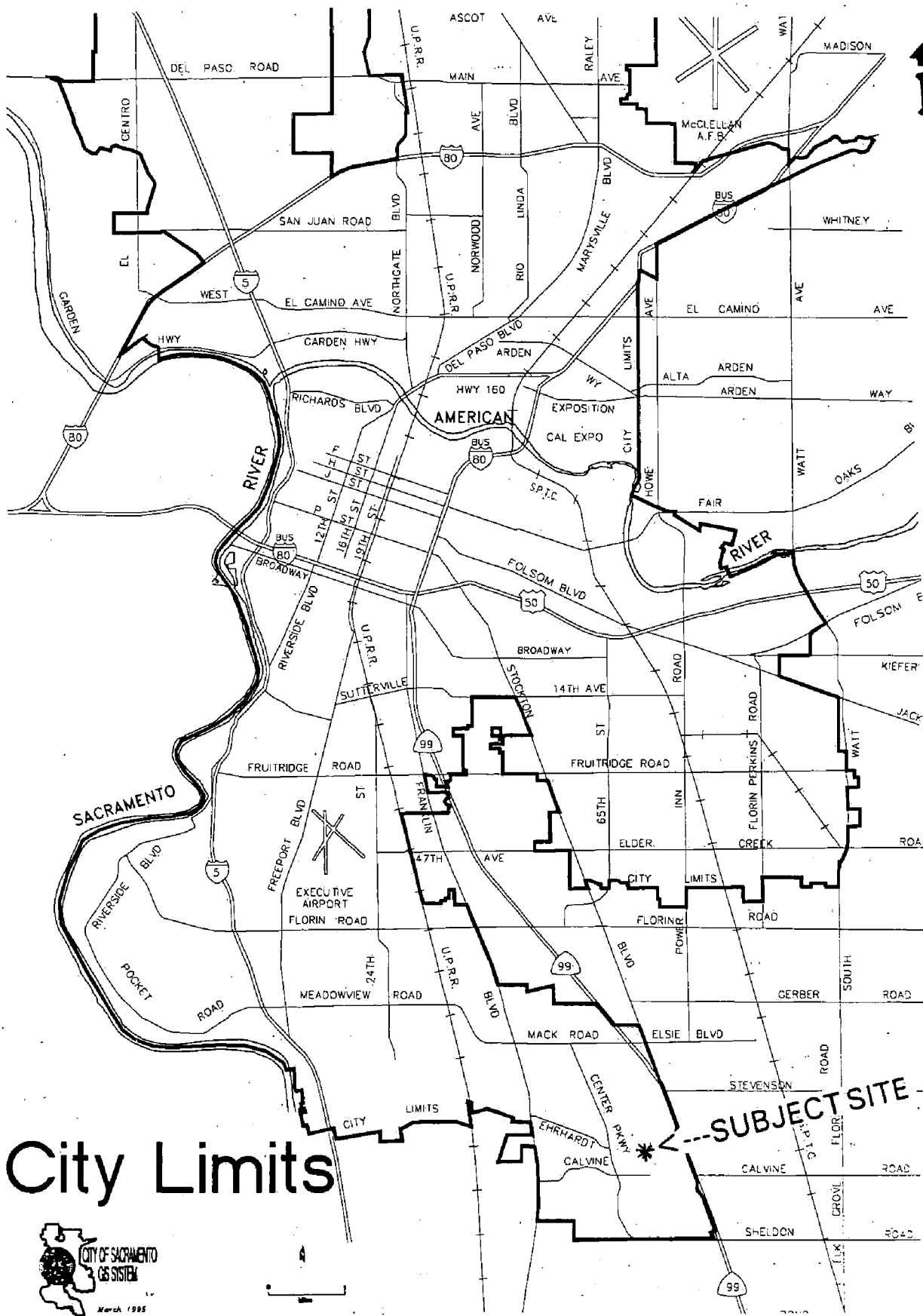
REZONE EXHIBIT



SCALE: 1" = 200'

- LEGEND**
- R2-AR EXISTING ZONING
 - R-3R PROPOSED ZONING
 - AREA TO BE REZONED

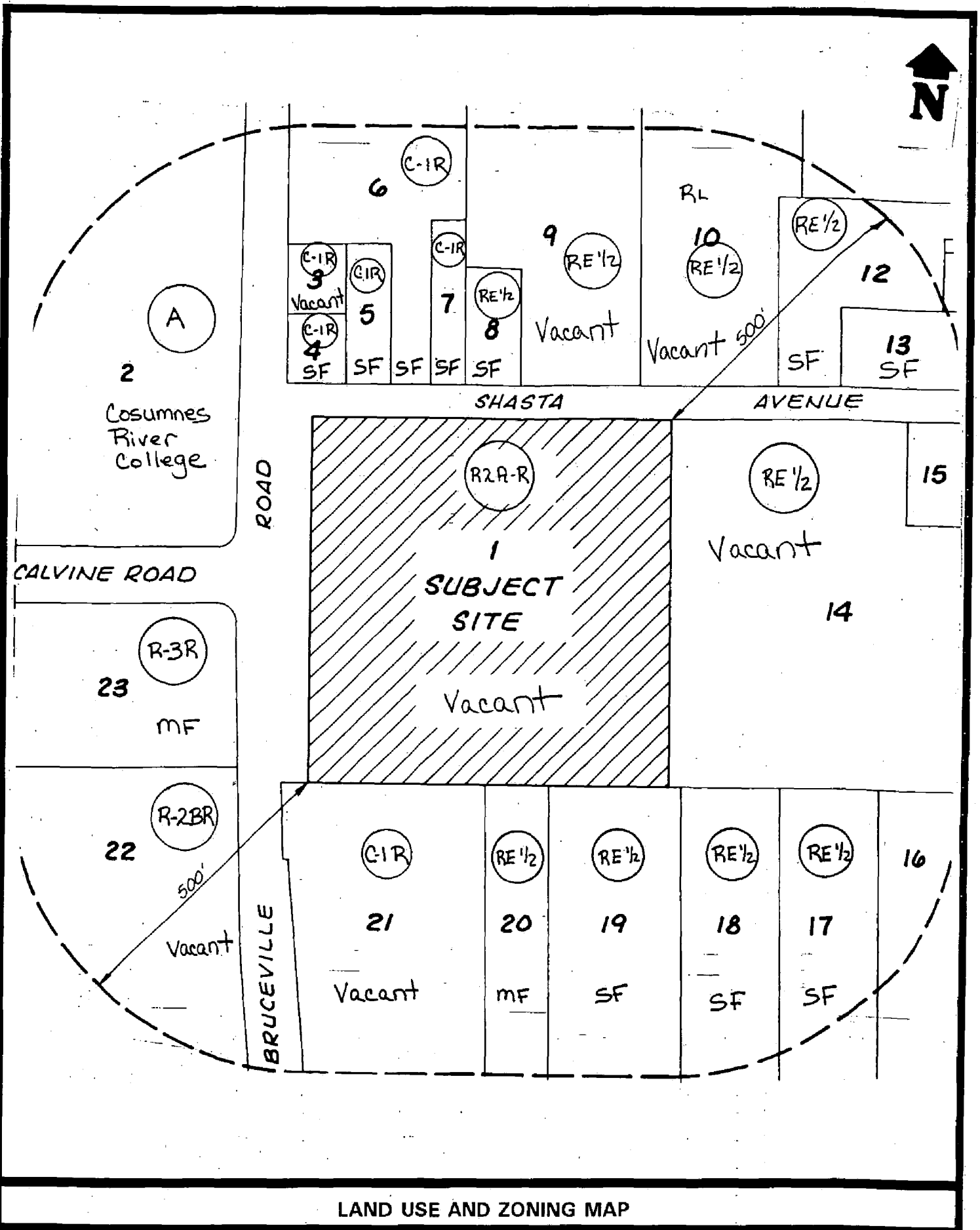
KASL
 CONSULTING ENGINEERS, INC.
 Civil/Environmental/Soil Engineering
 1000 K STREET, SACRAMENTO, CALIF. 95811
 916/441-1111



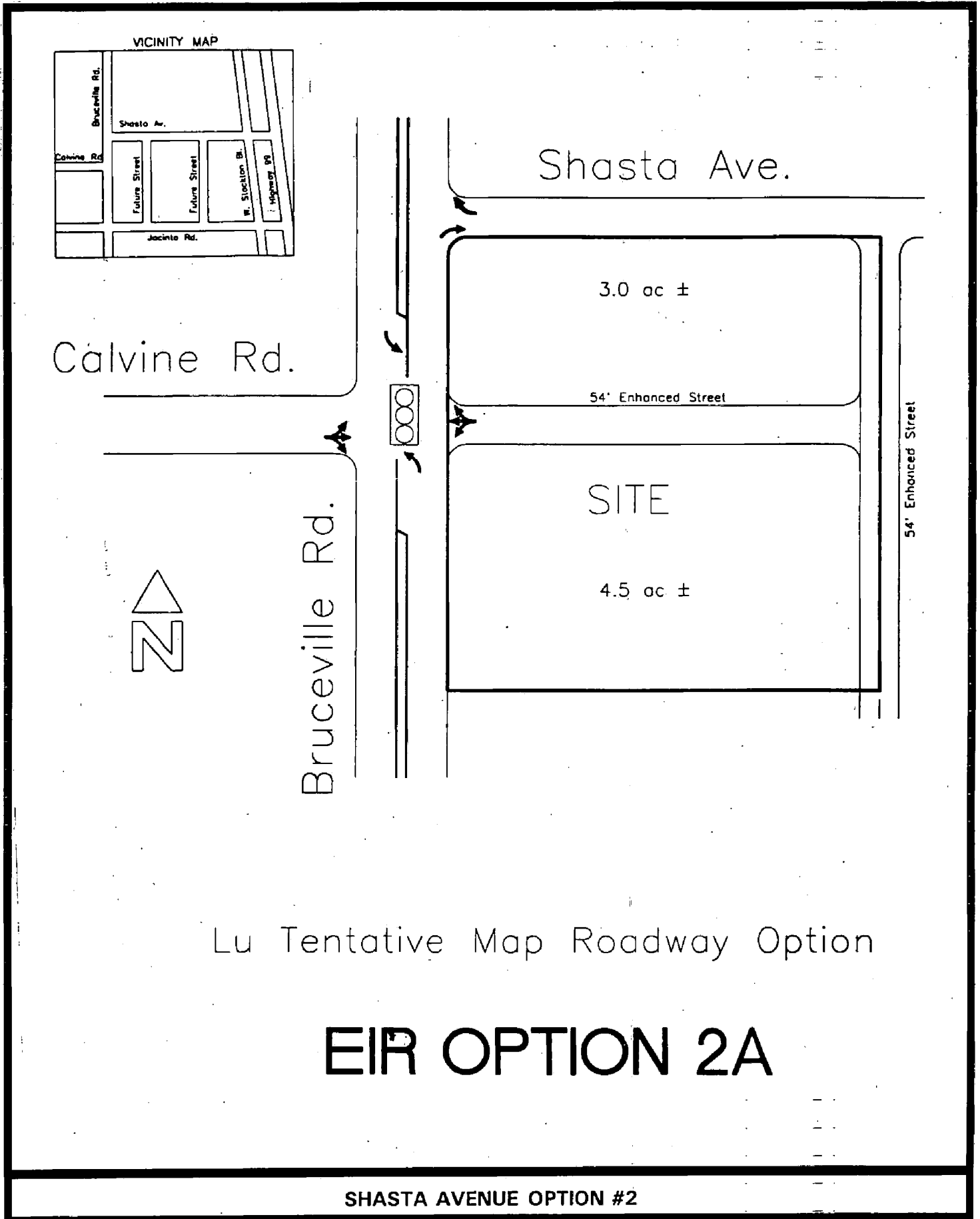
City Limits



VICINITY MAP

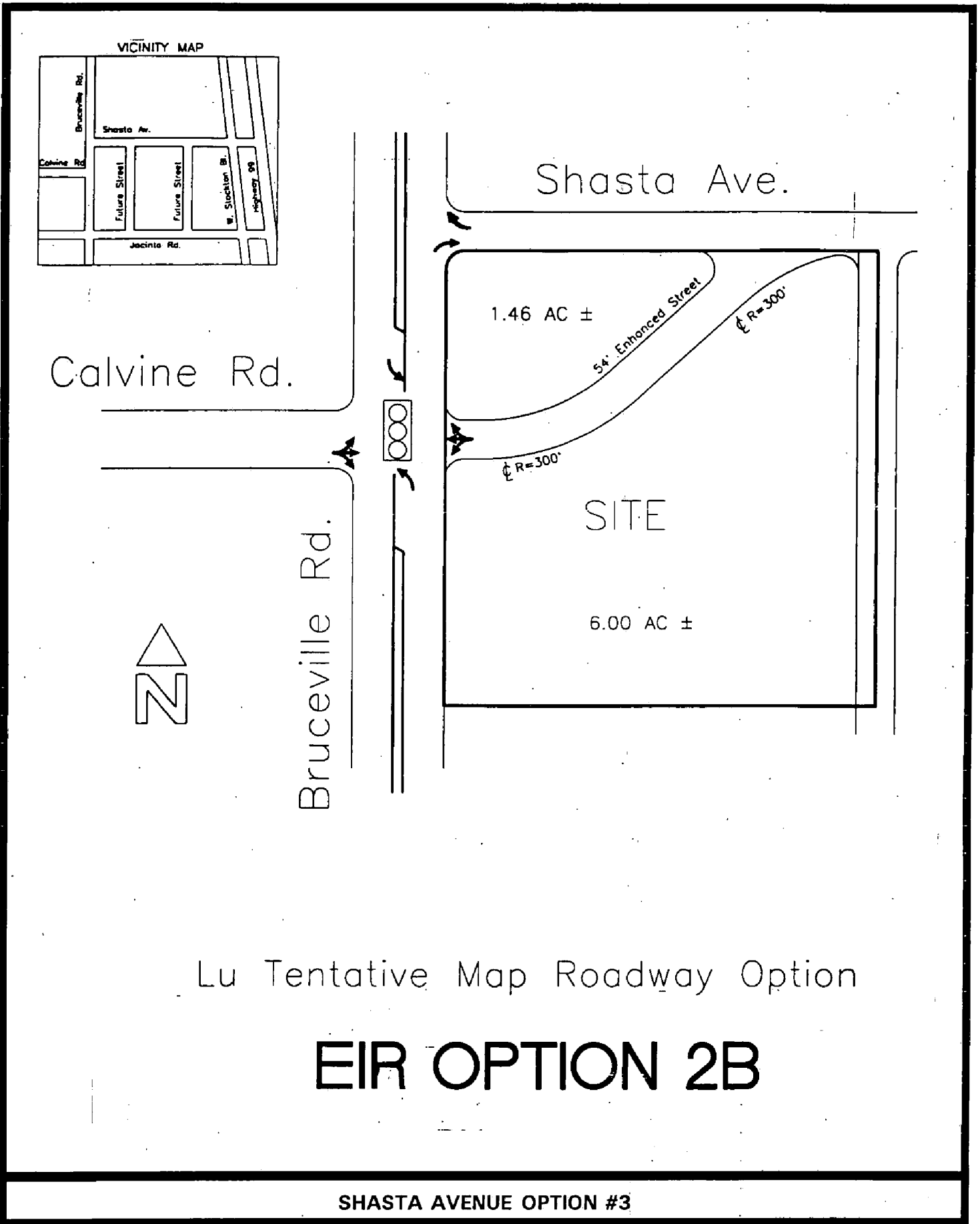


LAND USE AND ZONING MAP



Lu Tentative Map Roadway Option

EIR OPTION 2A



Lu Tentative Map Roadway Option

EIR OPTION 2B

Neighborhood Petitions/Letters against Realignment of Shasta Avenue
Petition to
City Planning Commission

Proposed Shasta Avenue Realignment

We, the residents and property owners along Shasta Avenue do hereby protest and oppose the realignment or moving of any part of Shasta Avenue.

We oppose moving any part of Shasta Avenue because it will:

- * Increase traffic in our neighborhood.
- * Overburden our two-lane road.
- * Reduce the remaining safety of our street.
- * Attract additional vehicles from west of Bruceville Road.
- * Detract from what remains of our semi-rural neighborhood.

Name	Address
<u>Paul R. Toadie</u>	<u>7700 Shasta Ave EG, CA</u>
<u>Oliver R. Tooker</u>	<u>7700 Shasta Ave. EG, CA</u>
<u>Pam Lawton</u>	<u>7407 Shasta Ave EG, CA</u>
<u>David Bellgro</u>	<u>7407 Shasta Ave EG, CA</u>
<u>Wendell Frick</u>	<u>7321 Shasta Ave E</u>
<u>Dennis Trumb</u>	<u>7321 Shasta Ave E</u>
<u>Ernest Frick</u>	<u>7321 Shasta</u>
<u>Charles Verdugo</u>	<u>7701 SHASTA EG.</u>
<u>Flourence Verdugo</u>	<u>7701 Shasta Ave. EG</u>
<u>Alvin W. Bryant</u>	<u>8019 SHASTA AVE</u>

Neighborhood Petitions/Letters against Realignment of Shasta Avenue

Name	Address
Dolores A. Edens	7716 Shasta Ave, Elk Grove, CA
Fulton E. Keltner	7900 SHASTA AVE Elk Grove CA
Norma J. Keltner	1800 Shasta Ave Elk Grove CA
Kelly M. Keltner	1800 Shasta Avenue E.D.
Alhappaga	7816 Shasta Ave Elk Grove.
Sharon K. Zupco	7816 Shasta Ave Elk Grove, CA
Shelly Knuch	7400 Shasta Ave Elk Grove
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