



10.9

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

June 9, 1992

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

JUN 09 1992

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

OFFICE OF THE
CITY CLERK

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

Honorable Members In Session:

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION - NEGATIVE DECLARATION
 2. MITIGATION MONITORING PLAN
 3. TENTATIVE MAP TO SUBDIVIDE TWO VACANT PARCELS INTO FOUR SINGLE FAMILY LOTS AND TWO HALF-PLEX LOTS ON 1.28± PARTIALLY DEVELOPED ACRES IN THE STANDARD SINGLE FAMILY (R-1) ZONE
 4. SUBDIVISION MODIFICATION TO ESTABLISH ONE HALF-PLEX LOT AND TWO STANDARD SINGLE FAMILY THROUGH LOTS

LOCATION: 340 Pinedale Avenue - DISTRICT NO. 2

Owner: Blaine Hansen, 91 Aiken Way, Sacto., CA 95819
Applicant: Task Engineering, 4227 Sunrise Blvd., Ste. 210, Fair Oaks, CA 95628

SUMMARY

This is a request to subdivide a 1.28± acre site into four single family lots and two half-plex lots. The proposal also includes a subdivision modification to establish one half-plex lot and two standard single family through lots. Staff and the Planning Commission recommend approval of the request subject to conditions.

VOTE OF PLANNING COMMISSION

On April 16, 1992, the Planning Commission voted seven ayes and one absent to recommend approval of the request.

RECOMMENDATION

The Planning Commission and Planning Staff recommend the following actions by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution approving the Mitigation Monitoring Plan;
3. Adopt the attached Resolution which approves the Tentative Map and Subdivision Modification.

BACKGROUND

The subject site consists of two partially developed parcels which currently contains an abandoned residential unit and sheds. The existing structures will be demolished. The lot will be subdivided into four single family lots and two half-plex lots in the R-1 zone. The average single family lot sizes are 52' x 110' and the half-plex lots are 67' x 110. Staff is not opposed to the applicant's request to establish through lots since the applicant will be required to construct an eight foot wide landscape easement and a six foot high masonry wall along Sully Avenue. Requiring a masonry wall adjacent to Sully Avenue would prohibit access onto Sully Avenue for the through lots. The applicant is not opposed to prohibiting access onto Sully Avenue. A wall prohibiting access would establish a well defined single family subdivision which would not impact the adjacent single family lots in the area. Staff, therefore, supports the subdivision modification request. In addition, the proposed map design will be consistent and compatible with the lot layout of the surrounding single family lots.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project will not have a significant adverse affect on the environment. A Negative Declaration has been filed.

FINANCIAL DATA

None.

POLICY CONSIDERATIONS

The proposal is consistent with the General Plan and the North Sacramento Community Plan.

MBE/WBE EFFORTS

None.

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

Contact Person:

Will Weitman, Principal Planner
(916) 264-5604

DG:GS:WW:vr
b:\cc6-09\p91-187.cc
attachments

Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

APPROVED:


DIANNE GUZMAN, AICP
Director, Planning & Development

District No. 2
June 9, 1992

RESOLUTION NO. 92-420

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

MITIGATION MONITORING PLAN FOR PINEDALE AND SULLY TENTATIVE MAP (P91-187) TO DEVELOP 1.28 ACRES IN THE NORTH SACRAMENTO COMMUNITY PLAN AREA. APN:226-0070-037 & 059.

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

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

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

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

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

1. The Mitigation Monitoring Plan for the Pinedale and Sully Tentative Map (P91-187) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated December 26, 1991.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

JUN 09 1992

OFFICE OF THE
CITY CLERK

P91-187

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(11)

6-9-92
10.9

MITIGATION MONITORING PLAN

FOR

Pinedale and Sully Tentative Map / P91-187

Negative Declaration

Prepared By:

City of Sacramento Environmental Services Division
December 26, 1991

Adopted By:

City of Sacramento City Council

Date: 06-09-92

Anne Kuden
MAYOR

Salie A. Burrows
City Clerk

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

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

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Pinedale & Sully Tentative Map / P91-187
Applicant - Name: TASK Engineering, Inc
Address: 4227 Sunrise Blvd., Ste. 210
Fair Oaks, CA 95628

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

The project site is located on the north east corner of Pinedale and Sully Avenue in the North Sacramento Community Plan area. APN: 226-0070-037 & 059.

SECTION 2: GENERAL INFORMATION

The project as approved includes two (2) mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

The project consists of the development of four single family lots and two half-plex lots on 1.28 partially developed acres in the Standard Single Family (R-1) zone in the North Sacramento Area.

SECTION 3: PLAN CONTENTS

MITIGATION MEASURE A: Plant/Animal Life

The Ash tree located near the eastern border of Lot 4 shall be preserved subject to the following tree preservation notes:

- a) Erect a 6-foot chain-link fence around the drip-line of the tree which is to be preserved except where street improvements extend into the drip line.
- b) No trenching or grading shall be allowed within the dripline of the tree which is to be preserved except where street improvements extend into the drip line.
- c) No storage of materials or parking of vehicles shall be allowed within the dripline of the tree which is to be preserved.
- d) If, during construction activities, roots greater than 2 inches in diameter are encountered, prior to cutting the root(s), an arborist from a list of certified arborists maintained by the Environmental Services Division shall be consulted to ensure the tree's sustained health.
- e) The above notes shall be placed on the grading/improvement plans.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

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

MONITORING PROGRAM

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. Prior to the issuance of any Notice to Proceed, the Public Works Department shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure.

If any protective barriers are penetrated, moved or removed as a result of construction activities, the Building Division/Public Works Department shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected trees. In such case, the responsible City Department shall be that Department with responsibility for inspection of the particular component of the project which is affected by the discovery.

In the event that any protective barriers are penetrated, moved or removed as described above, the responsible City Department shall require that all work within the driplines of affected trees, as shown on the original project plans, be ceased. The responsible City Department shall verify the accuracy of the required arborist report by referring the report to the Environmental Services Division for review. If the trees are determined to be damaged or removed as a result of construction activities, the Building Division/Public Works Department shall require that alternative mitigation measures be developed and implemented subject to approval by the Environmental Services Division. The Building Division/Public Works Department shall require the approved alternative measures to be incorporated into the project plans, prior to resumption of work within the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

- The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits for the project.
- The Public Works Department shall document implementation of all mitigation measures prior to issuance of the Notice of Completion.

MITIGATION MEASURE B: Cultural Resources

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

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

MONITORING PROGRAM

Both the public improvements plans and the building plans shall be noted to state that work shall be stopped and an archeologist shall be consulted in the event that any archeological materials are found.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Site inspections by the Building Division and the Department of Public Works shall watch for any potential archeological resources. A Site Conditions Unit staff person in the Building Division shall be notified in case of an archeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as an inspection item on the Special Conditions Attachment.

RESOLUTION NO. 92-421

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND SUBDIVISION MODIFICATION FOR PROPERTY LOCATED AT 340 PINEDALE AVENUE

(P91-187) (APN: 226-0070-037)

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

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

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration (refer to Initial Study Discussion in the Planning Commission File No. P91-187);

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

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

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

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

APPROVED BY THE CITY COUNCIL

JUN 09 1992

OFFICE OF THE CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein, as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a)through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City's General Plan which designates the site for Low Density Residential (4-15 du/na).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to establish through lots:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the City Code Chapter 40 in that a masonry wall will be constructed to prohibit access onto Sully Avenue.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that development on the lots will comply with the minimum required front, side and rear yard setbacks.
 - d. That granting the modification is in accordance with the intent and purpose of these regulations and is consistent with the General Plan and all other applicable Specific Plans of the City in that the property is designated for residential uses.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the Department of Public Works and/or Department of Utilities;
 - c. Submit a soils test prepared by a registered engineer to be used in street design;
 - d. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - e. Meet all County Sanitation District requirements;
 - f. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
 - g. Applicant shall comply with mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-187);
 - h. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
 - i. Dedicate a 12.5-foot public utility easement for underground and over-head facilities and appurtenances adjacent to Pinedale Avenue and Sully Street;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



- j. Dedicate an 8 foot landscape easement adjacent to Sully Street and construct a 6 foot high masonry wall per Section 3.1 of the Zoning Ordinance. Design and construction of the wall shall be subject to the approval of the Department of Public Works and the Planning Department of Planning and Development;
- k. Show all existing easements;
- l. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- m. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;
- n. Water meters shall be provided for all new water services required for this project;
- o. Dedicate and construct Pinedale Avenue to a standard 25 foot half-street;
- p. Dedicate Sully Street to a standard 45 foot half-street and construct Sully to match the existing section adjacent to Village Gardens North No. 5 north of Lone Leaf Drive. (Parking along Sully Street will be removed in the future to provide for bike lanes.);
- q. Prior to recordation of the Final Map, applicant shall negotiate with the Robla School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agree to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- r. Abandon any existing water wells and/or septic tank system, under permit, to City and/or County Health Department standards;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

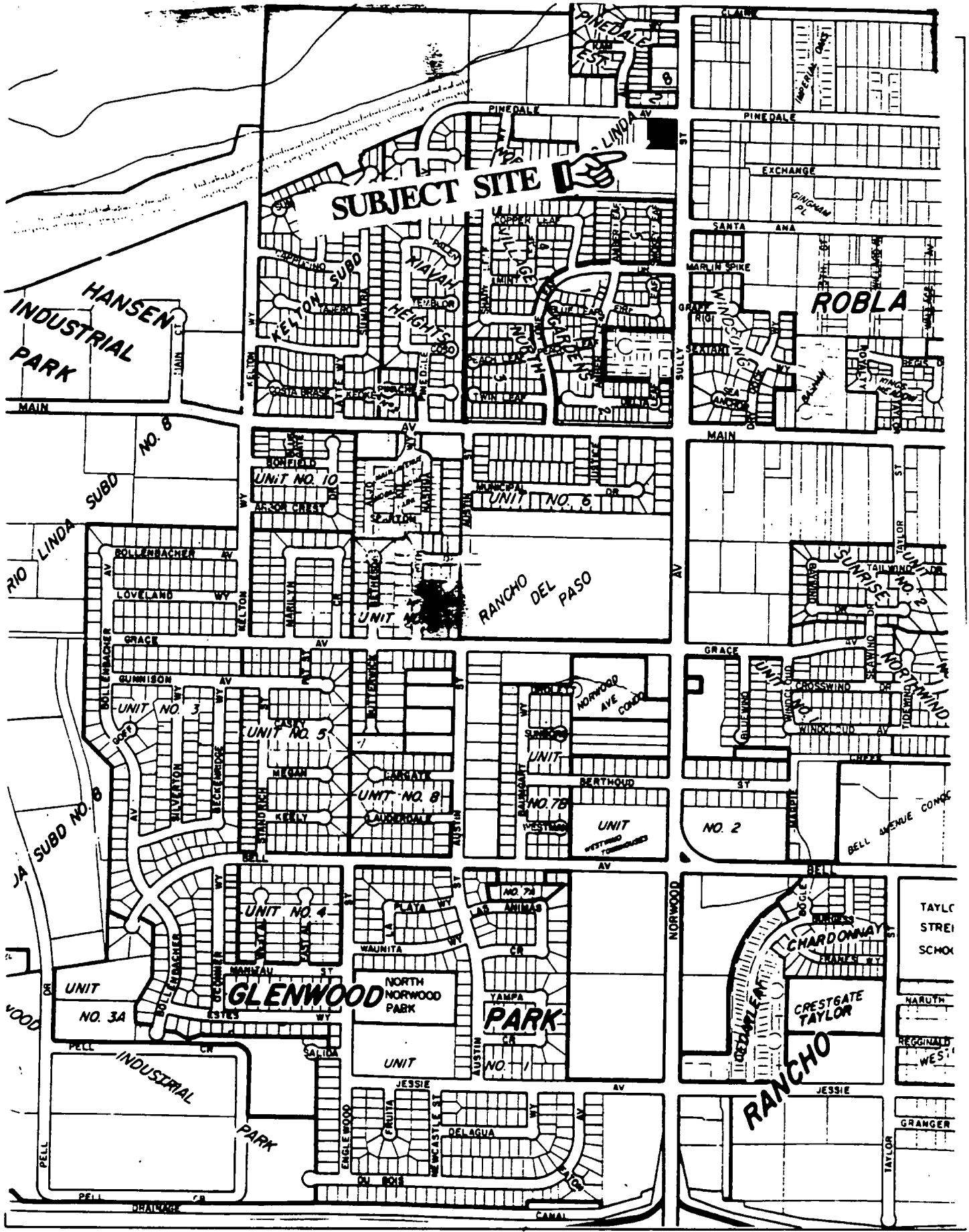
DATE ADOPTED: _____

- s. The sound wall shall be constructed to provide adequate sight distance at the intersections to the satisfaction of the City Traffic Engineer;
- t. Applicant shall enter into the Lighting District, once formed, to the satisfaction of the Public Works Department;
- u. Developer shall annex to the City Landscape Maintenance District at the time of filing the Final Map. Developer shall design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Parks and Community Services Department and Planning Division. Acceptance of the required landscaping, irrigation and masonry wall by the City into the Landscape Maintenance District shall be coordinated with the Department of Public works (Special District and Development Services) and Parks and community Services. Developer shall maintain the landscaping, irrigation and masonry walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and masonry walls.
- v. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval.

MAYOR

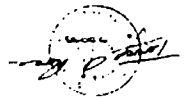
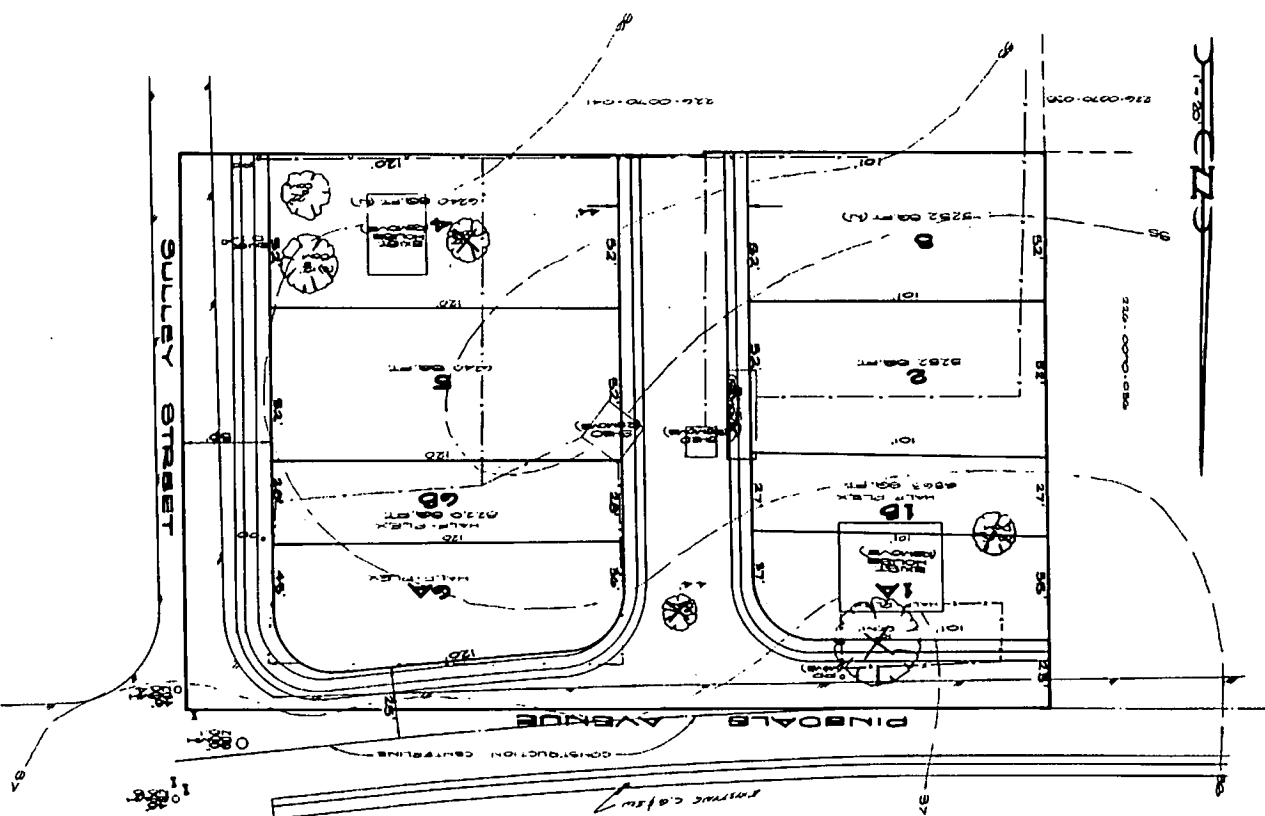
ATTEST:

CITY CLERK

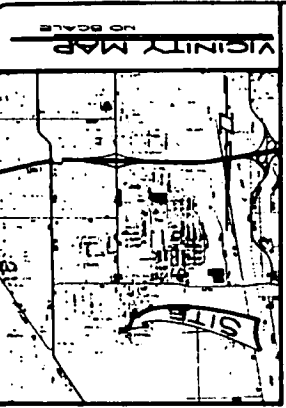


LAND USE & ZONING MAP

Exhibit A



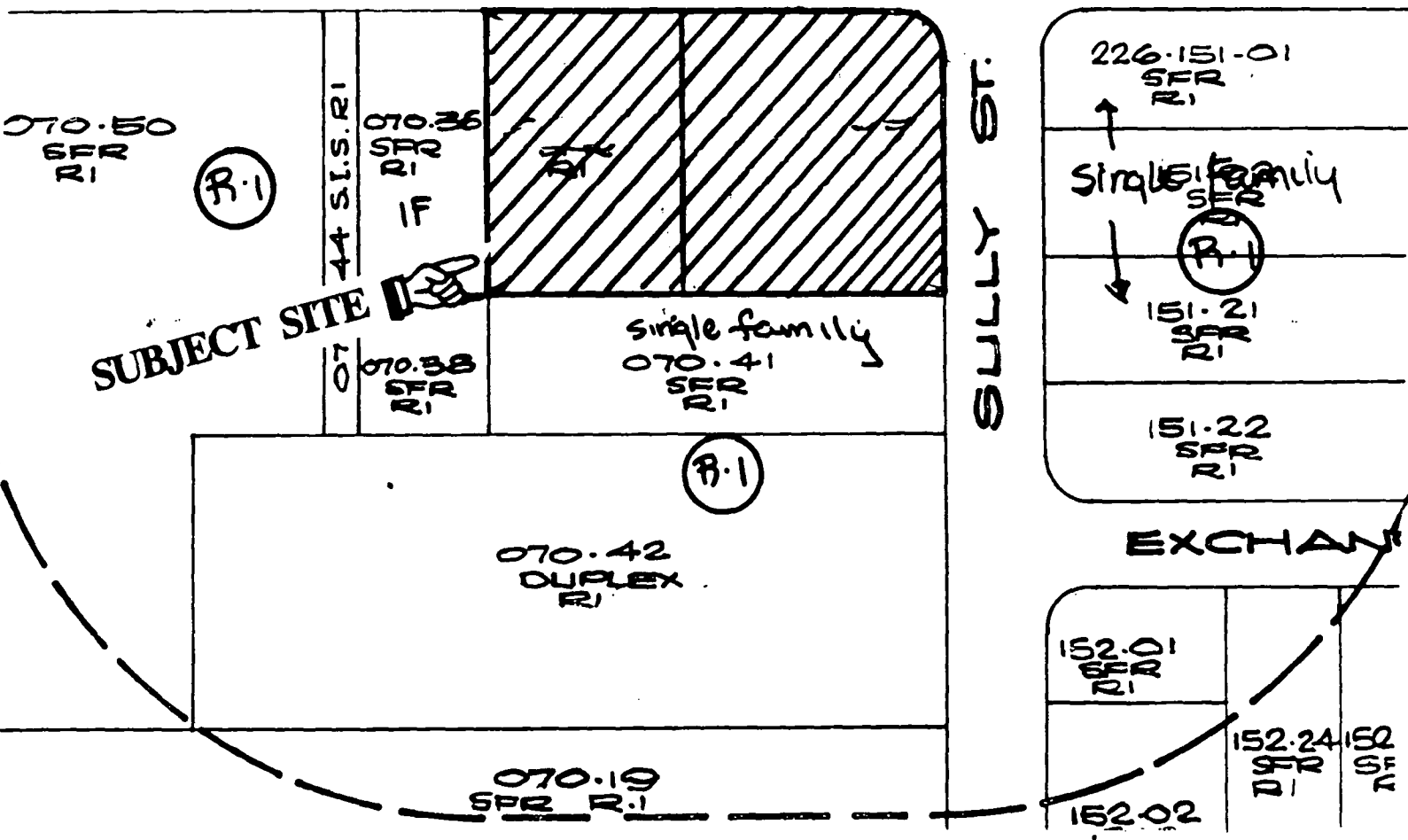
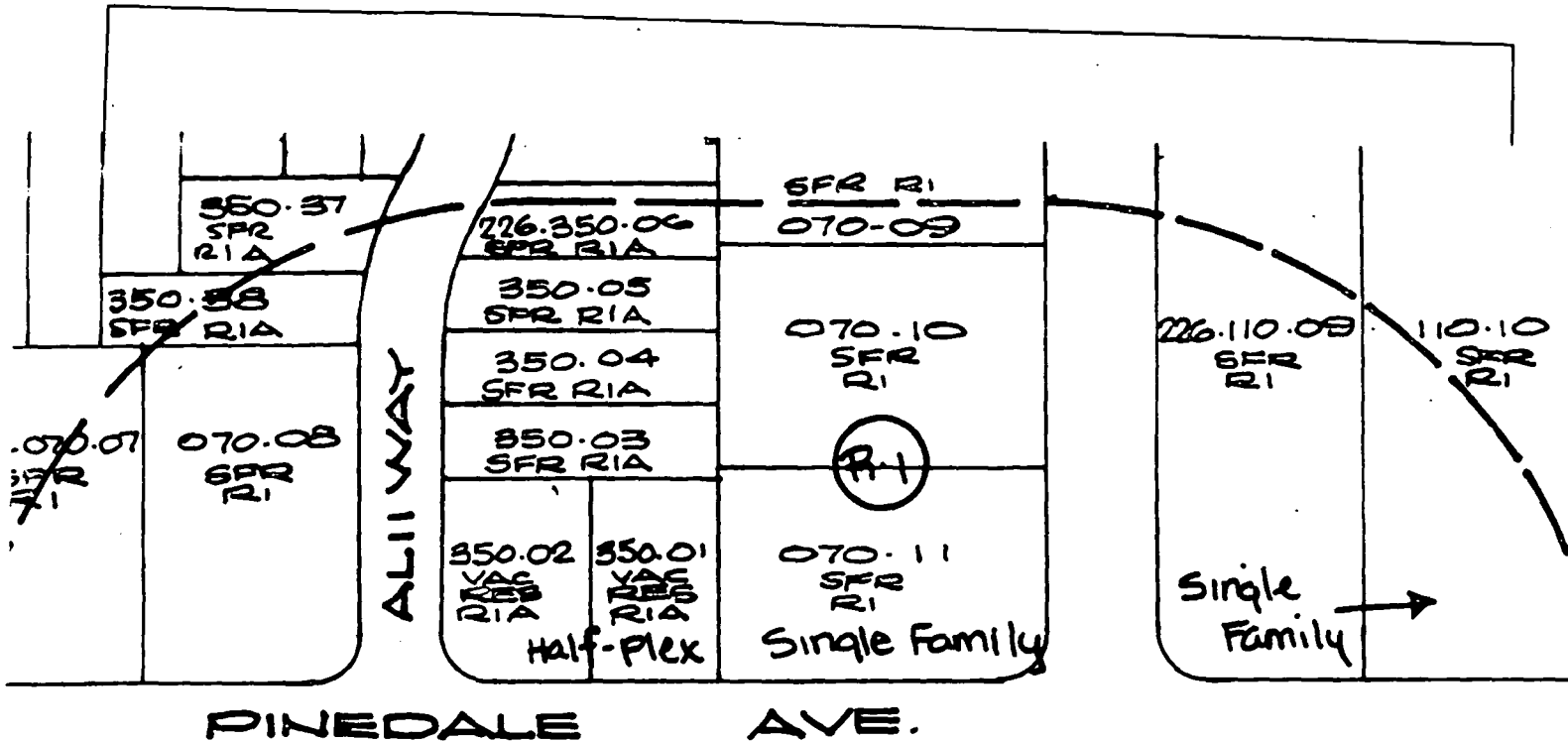
OWNER/DEVELOPER:
 PINEBALS & SULLY
 1000 452 5316
 (MONTANA)
 1000 WINTERVIEW, INC.
 11007 WINTERVIEW DRIVE, SUITE 200
 BOZEMAN, MONTANA 59717
 PRESENT ZONING: R-1
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: R-1
 GROSS AREA: 1.28 ACRES
 NET AREA: 1.00 ACRES
 SCHOOL DISTRICT: BOZEMAN SCHOOL DISTRICT
 SENIOR: CITY OF SHERIDAN
 STATE: MONTANA
 COUNTY: GALLATIN COUNTY WATER DISTRICT
 FIRE DISTRICT: CITY OF SHERIDAN FIRE DISTRICT
 PARCEL: CITY OF SHERIDAN FIRE DISTRICT
 CITY OF SHERIDAN
 ASSESSOR'S PARCEL NO.: 226-0070-057
 STREET ADDRESS: 509 PINEBALS AVENUE, SHERIDAN, WY.
 82801



Task Engineering, Inc.

Task Engineering, Inc.
 509 Pinebalds Avenue, Sheridan, WY 82801
 Phone: 307-432-5316
 Fax: 307-432-5317

TENTATIVE SUBDIVISION MAP
 PINBALDS & SULLY
 A.P.N. 226-0070-057 & 059



VICINITY MAP

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

ENTITLEMENTS

Meeting Date <i>April 16, 1992</i>
Item Number <i>100</i>
Permit Number <i>91-187</i>

- | | |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation
 Favorable Unfavorable
rel. approval w/conds.
 Correspondence
 Petition

LOCATION: *340 Plindale Ave.*

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NAME	ADDRESS

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NAME	ADDRESS

MOTION # _____

MOTION

	Yes	No	Motion	Second
BEERRA	✓			✓
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓		✓	
MYERS	✓			
REYNA	✓			
WALKER		<i>absent</i>		
NOTESTINE	✓			

- | | |
|---|--|
| <input type="checkbox"/> To Approve | <input type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input checked="" type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | To continue to |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> _____ meeting |
| | <input type="checkbox"/> Other _____ |

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

APPLICANT Task Engineering 4227 Sunrise Blvd Ste 210 Fair Oaks CA 95628
OWNER Blaine Hansen 91 Aiken Way Sacto CA 95819
PLANS BY Task Engineering 4227 Sunrise Blvd Ste 210 Fair Oaks CA 95628
FILING DATE 7-12-91 ENVIR. DET. Neg Dec REPORT BY B Williams
ASSESSOR'S PCL. NO. 226-0070-037 & 059

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Tentative Map to subdivide two vacant parcels into four single family lots and two half-plex lots on 1.28± partially developed acres in the Standard Single Family (R-1) zone.
 - D. Subdivision Modification to establish one half-plex lot and two standard single family lots as through lots.

LOCATION: 340 Pinedale Avenue (Council District 2)

PROPOSAL: The applicant is requesting the necessary entitlements to allow a subdivision of two lots into four single family lots and two half-plex lots for future development in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation: 1984 North Sacramento Community Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	Low Density Residential (4-8 du/na)
Existing Land Use of Site:	R-1
School District:	Abandon dwellings and sheds Grant Joint Union District

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-1A
South: Vacant & Residential; R-1
East: Residential; R-1
West: Vacant & Residential; R-1

Property Dimensions:	Irregular
Property Area:	1.28± acres
Density of Development:	7.2 du/na
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 4, 1992, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two partially developed parcels on 1.28± acres in the Standard Single Family (R-1) zone. The site is presently developed with abandoned dwellings and sheds which will be demolished. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). Surrounding land use and zoning includes residential to the north, zoned R-1 and R-1A; residential and vacant lots to the south and west, zoned R-1; and residential to the east, in the R-1 zone.

B. Applicant's Proposal

The applicant is requesting a Tentative Map to subdivide the subject lots into four single family lots and two half-plex lots. A Subdivision Modification is also requested by the applicant in order to create two single family through lots and one half-plex through lots which would front on Sulley Street and the new proposed street (see Exhibit A).

C. Tentative Map Design

The submitted tentative map indicates a proposed north/south access road off of Pinedale Avenue to serve the residential development. The proposed street has a stub street at the southern portion to allow for a future access. Staff finds the proposed new street to be compatible with the existing and future circulation pattern for the area. The applicant will also be required to construct an eight foot landscape easement and a six foot high masonry wall along Sully Avenue to prohibit access onto Sully Avenue from the new subdivision. The average single family lot sizes are 52' x 110' and the half-plex lots are 67' x 110'. The proposed lot sizes will be consistent with the existing single family lot sizes in the immediate area.

D. Subdivision Modification

The applicant is requesting a Subdivision Modification to allow one half-plex lot and two single lots with through lots. As previously mentioned, the applicant will be required to construct an eight foot wide landscape easement and a six foot high masonry wall along Sully Avenue. Requiring a masonry

wall adjacent to Sully Avenue would prohibit access onto Sully Avenue. The applicant is not opposed to prohibiting access onto Sully Avenue. A wall prohibiting access would establish a well defined single family subdivision which would not impact the adjacent single family lots in the area. Additionally, an eight foot wide landscape easement would provide a landscape corridor along Sully Avenue which would enhance the Street as well as soften the appearance of the masonry wall. Staff, therefore, supports the subdivision modification request.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend adoption of the attached Mitigation Monitoring Plan and forward to City Council;
- C. Recommend approval of the Tentative Map to subdivide 1.28± partially developed acres into four single family lots and two half-plex lots subject to conditions which follow and forward to City Council.
- D. Recommend approval of the Subdivision Modification to establish one half-plex lot and two standard single family lots as through lots subject to conditions which follow and forward to City Council.

Conditions - Tentative Map

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the Department of Public Works and/or Department of Utilities;
- 3. Submit a soils test prepared by a registered engineer to be used in street design;
- 4. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- 5. Meet all County Sanitation District requirements;
- 6. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;

7. Applicant shall comply with mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-187);
8. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
9. Dedicate a 12.5-foot public utility easement for underground and over-head facilities and appurtenances adjacent to Pinedale Avenue and Sully Street;
10. Dedicate an 8 foot landscape easement adjacent to Sully Street and construct a 6 foot high masonry wall per Section 3.1 of the Zoning Ordinance. Design and construction of the wall shall be subject to the approval of the Department of Public Works and the Planning Department of Planning and Development;
11. Show all existing easements;
12. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
13. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;
14. Water meters shall be provided for all new water services required for this project;
15. Dedicate and construct Pinedale Avenue to a standard 25 foot half-street;
16. Dedicate Sully Street to a standard 45 foot half-street and construct Sully to match the existing section adjacent to Village Gardens North No. 5 north of Lone Leaf Drive. (Parking along Sully Street will be removed in the future to provide for bike lanes.);
17. Prior to recordation of the Final Map, applicant shall negotiate with the Grant Joint Union School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agree to by the applicant and the District, subject to ratification by the District's Board of Trustees.
18. Abandon any existing water wells and/or septic tank system, under permit, to City and/or County Health Department standards;

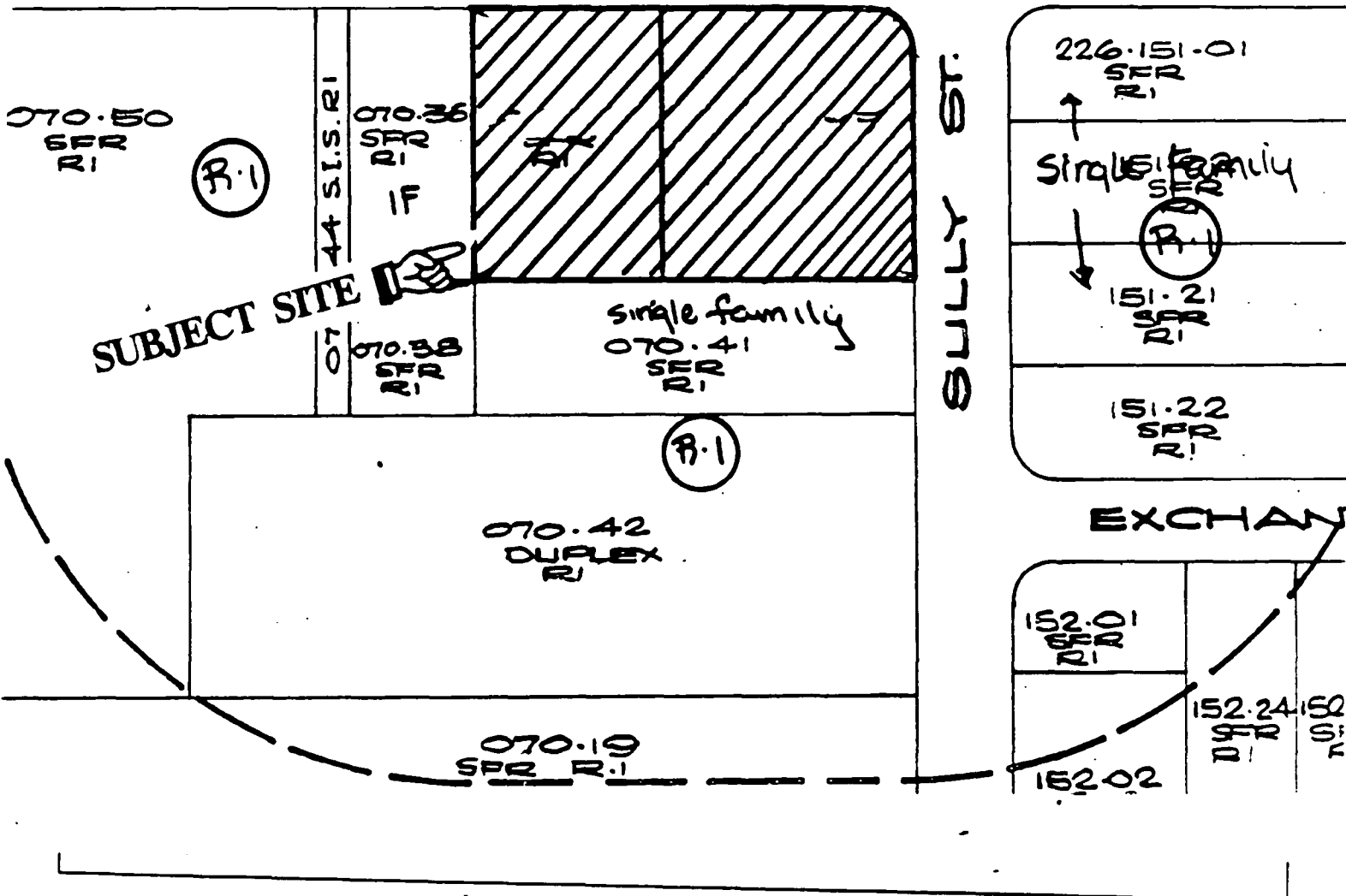
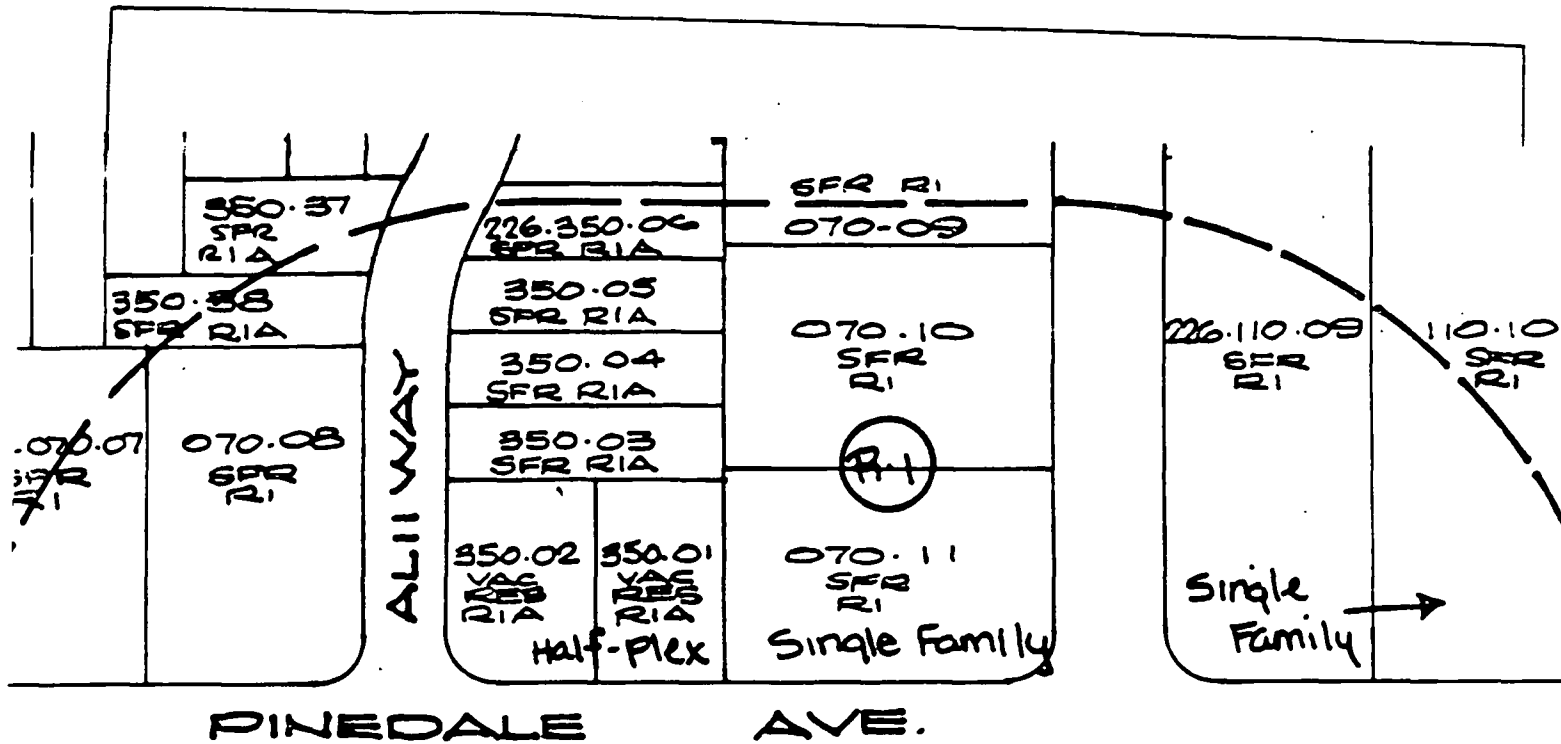
- 19. The sound wall shall be constructed to provide adequate sight distance at the intersections to the satisfaction of the City Traffic Engineer;
- 20. Applicant shall enter into the Lighting District, once formed, to the satisfaction of the Public Works Department;
- 21. Developer shall annex to the City Landscape Maintenance District at the time of filing the Final Map. Developer shall design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Parks and Community Services Department and Planning Division. Acceptance of the required landscaping, irrigation and masonry wall by the City into the Landscape Maintenance District shall be coordinated with the Department of Public works (Special District and Development Services) and Parks and community Services. Developer shall maintain the landscaping, irrigation and masonry walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and masonry walls.

Mitigation Measures

- 1. The Ash tree located near the eastern border of Lot 4 shall be preserved subject to the following tree preservation notes:
 - a. Erect a 6-foot chain-link fence around the drip-line of the tree which is to be preserved except where street improvements extend into the drip line.
 - b. No trenching or grading shall be allowed within the dripline of the tree which is to be preserved except where street improvements extend into the drip line.
 - c. No storage of materials or parking of vehicles shall be allowed within the dripline of the tree which is to be preserved.
 - d. If, during construction activities, roots greater than 2 inches in diameter are encountered, prior to cutting the root(s), an arborist from a list of certified arborists maintained by the Environmental Services Division shall be consulted to ensure the tree's sustained health.
 - e. The above notes shall be placed on the grading/improvement plans.
- 2. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

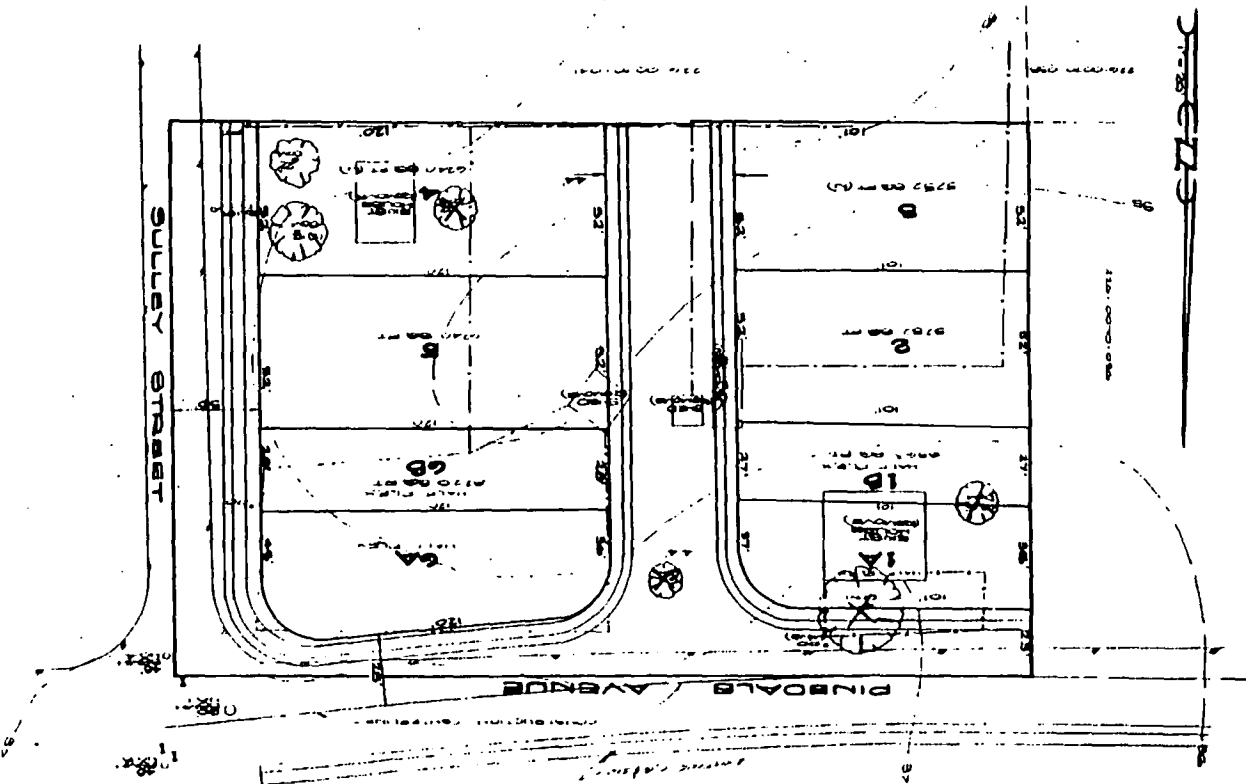


LAND USE & ZONING MAP



VICINITY MAP

Exhibit A



BLOCK 11, LOTS 1-10
 PINBALD AVENUE
 SULLY STREET
 CITY OF SACRAMENTO
 PLANNING DEPARTMENT
 1500 J STREET, SACRAMENTO, CA 95811
 (916) 499-2000
 WWW.SACRAMENTO.CA.GOV

Task Engineering, Inc.

1500 J Street, Sacramento, CA 95811
 (916) 499-2000
 WWW.TASKENGINEERING.COM

TENTATIVE SUBDIVISION MAP
PINBALD & SULLY
 A.P.N. 226-0070-057 & 059
 CITY OF SACRAMENTO



25

MITIGATION MONITORING PLAN

FOR

Pinedale and Sully Tentative Map / P91-187

Negative Declaration

Prepared By:
City of Sacramento Environmental Services Division
December 26, 1991

Adopted By:
City of Sacramento City Council

Date: _____

MAYOR

City Clerk

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

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

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Pinedale & Sully Tentative Map / P91-187
Applicant - Name: TASK Engineering, Inc
Address: 4227 Sunrise Blvd., Ste. 210
Fair Oaks, CA 95628

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

The project site is located on the north east corner of Pinedale and Sully Avenue in the North Sacramento Community Plan area. APN: 226-0070-037 & 059.

SECTION 2: GENERAL INFORMATION

The project as approved includes two (2) mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

The project consists of the development of four single family lots and two half-plex lots on 1.28 partially developed acres in the Standard Single Family (R-1) zone in the North Sacramento Area.

SECTION 3: PLAN CONTENTS

MITIGATION MEASURE A: Plant/Animal Life

The Ash tree located near the eastern border of Lot 4 shall be preserved subject to the following tree preservation notes:

- a) Erect a 6-foot chain-link fence around the drip-line of the tree which is to be preserved except where street improvements extend into the drip line.
- b) No trenching or grading shall be allowed within the dripline of the tree which is to be preserved except where street improvements extend into the drip line.
- c) No storage of materials or parking of vehicles shall be allowed within the dripline of the tree which is to be preserved.
- d) If, during construction activities, roots greater than 2 inches in diameter are encountered, prior to cutting the root(s), an arborist from a list of certified arborists maintained by the Environmental Services Division shall be consulted to ensure the tree's sustained health.
- e) The above notes shall be placed on the grading/improvement plans.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

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

MONITORING PROGRAM

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. Prior to the issuance of any Notice to Proceed, the Public Works Department shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure.

If any protective barriers are penetrated, moved or removed as a result of construction activities, the Building Division/Public Works Department shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected trees. In such case, the responsible City Department shall be that Department with responsibility for inspection of the particular component of the project which is affected by the discovery.

In the event that any protective barriers are penetrated, moved or removed as described above, the responsible City Department shall require that all work within the driplines of affected trees, as shown on the original project plans, be ceased. The responsible City Department shall verify the accuracy of the required arborist report by referring the report to the Environmental Services Division for review. If the trees are determined to be damaged or removed as a result of construction activities, the Building Division/Public Works Department shall require that alternative mitigation measures be developed and implemented subject to approval by the Environmental Services Division. The Building Division/Public Works Department shall require the approved alternative measures to be incorporated into the project plans, prior to resumption of work within the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

- The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits for the project.
- The Public Works Department shall document implementation of all mitigation measures prior to issuance of the Notice of Completion.

MITIGATION MEASURE B: Cultural Resources

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE
Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Both the public improvements plans and the building plans shall be noted to state that work shall be stopped and an archeologist shall be consulted in the event that any archeological materials are found.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Site inspections by the Building Division and the Department of Public Works shall watch for any potential archeological resources. A Site Conditions Unit staff person in the Building Division shall be notified in case of an archeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as an inspection item on the Special Conditions Attachment.



**OFFICE OF THE
CITY CLERK**

VALERIE A. BURROWES, CMCAAE
CITY CLERK

OPERATIONAL SERVICES

Task Engineering
4227 Sunrise Blvd., Suite 210
Fair Oaks CA 95628

**CITY OF SACRAMENTO
CALIFORNIA**

May 20, 1992

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

PH 916-264-5426
FAX 916-264-7672

On May 15, 1992, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

Various requests for property located at 340 Pinedale Avenue. (P91-187) (D2) (APN: 226-0070-037 & 059)

- A. Negative Declaration.
- B. Mitigation Monitoring Plan.
- C. Tentative Map to subdivide 2 parcels into 4 single family lots and 2 halfplex lots on 1.28± acres in the R-1 zone.
- D. Subdivision Modification to establish one halfplex lot and 2 standard single family through lots.

This hearing has been set for June 9, 1992, 7:30 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

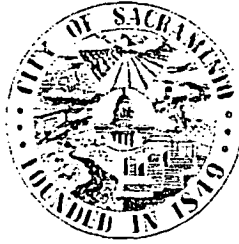
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Division, 1231 I Street, Sacramento, California, phone 264-5604.**

Valerie A. Burrowes

Valerie A. Burrowes, City Clerk

cc: MAILING LIST - P91-187 (30)
Blaine Hansen, 91 Aiken Way, Sac 95819



OFFICE OF THE
CITY CLERK

VALERIE A. BURROWES, CMC/AEE
CITY CLERK

OPERATIONAL SERVICES
June 11, 1992

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

PH 916-264-5426
FAX 916-264-7672

Blaine Hansen
91 Aiken Way
Sacramento, CA. 95819

On June 9, 1992, the City Council took the following action(s) for property located at 340 Pinedale Avenue: (P91-187)

Adopted Resolutions No. 92-420 and 92-421 adopting Findings of Fact and approving a Tentative Map to subdivide 2 vacant parcels into 4 single family lots and 2 halfplex lots on 1.28+ partially developed acres in the R-1 zone; subdivision modification to establish one halfplex lot and 2 standard single family through lots; mitigation monitoring plan; and ratified negative declaration.

Enclosed, for your records, is a fully certified copy of the above referenced resolution.

Sincerely,

Valerie Burrowes
City Clerk

ds/10.9

Enclosure

cc: Planning Division
Task Engineering, 4227 Sunrise Boulevard, Suite 210, Fair Oaks, CA. 95628