



CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
DEPARTMENT

PLANNING DIVISION

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October 22, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: LAGUNA VISTA MINI-STORAGE; P03-001

- A. Environmental Determination:** Addendum to a prior Negative Declaration
- B. Mitigation Monitoring Plan**
- C. Rezone** of 3.623± acres from the Limited Commercial Review (C-1-R) zone to the General Commercial Review (C-2-R) zone.

LOCATION AND COUNCIL DISTRICT: Located between Jacinto and Sheldon Roads along the west side of West Stockton Boulevard;
APN: 117-1410-056
District 8 (Attachment A)

RECOMMENDATION:

The City Planning Commission and Planning staff recommend the City Council approve the above-listed entitlements by adopting the attached resolution and ordinance rezoning the project site from the Limited Commercial Review (C-1-R) zone to the General Commercial Review (C-2-R) zone.

CONTACT PERSONS: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590
Thomas Pace, Senior Planner, 916-808-6848

FOR COUNCIL MEETING OF: November 23, 2004 (Afternoon Session)

SUMMARY:

The Planning Commission approved the entitlements necessary to construct the Laguna

Vista Mini-storage facility on September 23, 2004. The mini-storage facility will be located along West Stockton Boulevard between Jacinto and Sheldon Roads and will comprise 127,890± square feet of storage housed within two, two-story buildings with enhanced perimeter façade treatments. A resident manager will live in the proposed 2,100± square foot two-story office/residence located near the gated entrance. The facility will be tenant accessible no earlier than 8 a.m. and no later than 7p.m., seven days a week. The two heritage oaks, located near the gated entrance, will be protected and preserved. An articulated 8' tall stucco-clad masonry block wall with decorative cap will enclose the facility along the West Stockton Boulevard frontage with a 34-foot wide landscape buffer proposed along the entirety of the West Stockton Boulevard frontage. Single-family residences lie adjacent to the project site along the western and northern project boundaries.

The applicant proposes to rezone the project site from the Limited Commercial Review (C-1-R) zone to the General Commercial Review (C-2-R) zone to allow construction of the 1,158 unit mini-storage facility. Both the current and proposed zoning are consistent with the General and South Sacramento Community plans' land use designations. The proposed use is not allowed in the Limited Commercial (C-1) zone but is allowed in the General Commercial (C-2) zone with the approval of a Special Permit.

The rezone allowing the mini-storage use adjacent to the residential uses is appropriate because:

- The 2-story mini-storage buildings would serve as a sound buffer between Highway 99, West Stockton Boulevard and the adjacent single-family residences;
- The mini-storage use is considered to be a low intensity use and would therefore have minimal impact on the adjacent residential neighbors;
- The perimeter of the mini-storage buildings' façades as well as the office/residence have been enhanced to blend with the residential uses thereby minimizing the visual intrusion into the eastern and southern residential view shed;
- An 8-foot tall masonry wall separates the commercial use from the residential uses, thereby lessening sound and visual intrusion into the adjacent residential backyards, and;
- The site may not be viable for retail or restaurant uses due to its distance from freeway off-ramps and a critical mass of other similar uses.

COMMITTEE/COMMISSION ACTION:

On September 23, 2004, the Planning Commission voted 7-0 (with one Commissioner absent) to support staff's recommendation and approved the project after a short hearing (Attachment C). this item was PFP'd on November 16, 2004.

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 and South Sacramento Community plans. The approved JCPA Land Use Plan did not include site-

specific rezones; therefore new development within the JCPA requires individual rezone proposals (Attachment B).

On September 4, 2001, the City Council ratified and approved the Mitigated Negative Declaration, (Res. 2001-605), approved the General and Community plans' amendments (Res. 2001-606 and Res. 2001-607, respectively), and the Rezone (Ord. 2001-035). The Council's action created the 72-lot Laguna Vista subdivision, the Jacinto Creek Park, and the 3.6± acre Limited Commercial Review (C-1-R) parcel. The current development request encompasses the entirety of the 3.623 commercially zoned parcel.

FINANCIAL CONSIDERATIONS:

This report has no fiscal implications.

ENVIRONMENTAL CONSIDERATIONS:

The proposed project was determined to fall within the scope of the Laguna Vista Tentative Map and Rezone project (P00-096) Negative Declaration; therefore an Addendum to the prior document was prepared. A Mitigation Monitoring Plan has also been prepared for the mitigation measures identified in the previous Negative Declaration and/or updated in the Addendum to reduce potential impacts to a less than significant level. These mitigation measures address Air Quality, Water, Biological Resources, Transportation and Circulation, Human Health, and Cultural Resources. The mitigation measures are listed in the attached Resolution (pages 118-124).

POLICY CONSIDERATIONS:

The project is consistent with the General and Community plans and with the Zoning Ordinance.

Smart Growth Principles – City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Supporting development in infill areas focuses new development and infrastructure investments within already developed areas. The proposed project provides services for adjacent residences and will be a commercially viable use for a site impacted by the absence of a critical consumer mass due to its distance from freeway off-ramps. Also, the project has employed design and façade enhancements that improve the aesthetics and support the livability of the community.

Strategic Plan Implementation – The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing areas, allowing for efficient use of existing facilities, features and neighborhoods.

E/SBD CONSIDERATIONS:

No goods or services are being purchased under this report.

Respectfully submitted,


Gary L. Stonehouse
Planning Director

Approved:


Michael Medema
Interim Director of
Development Services

RECOMMENDATION APPROVED:

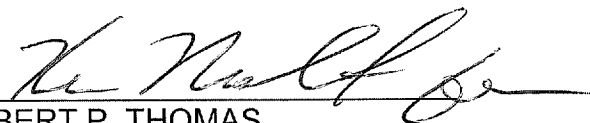
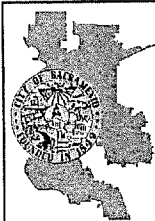
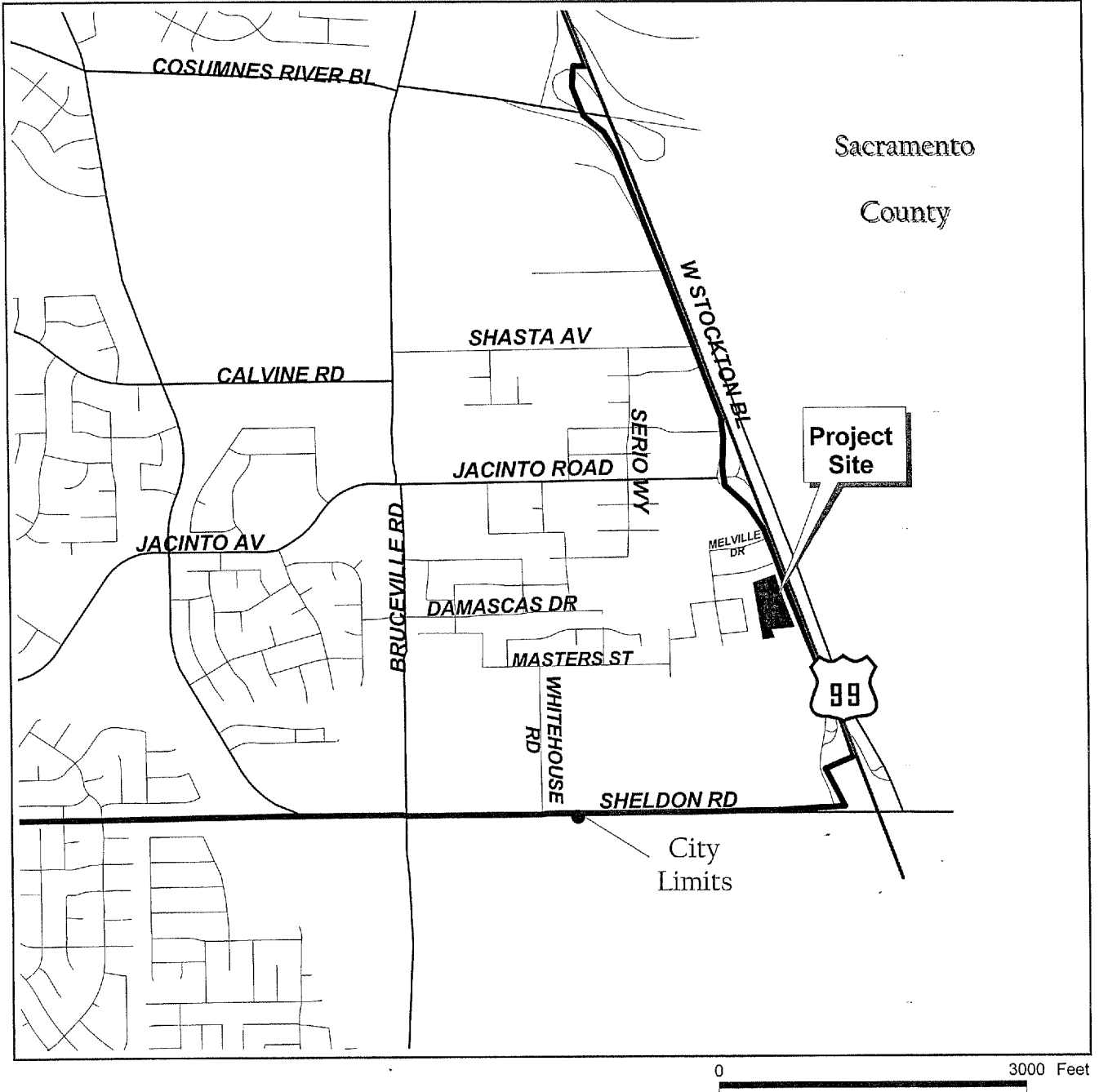

ROBERT P. THOMAS
City Manager

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Attachment A - Vicinity Map



Development Services
Department
Planning Division

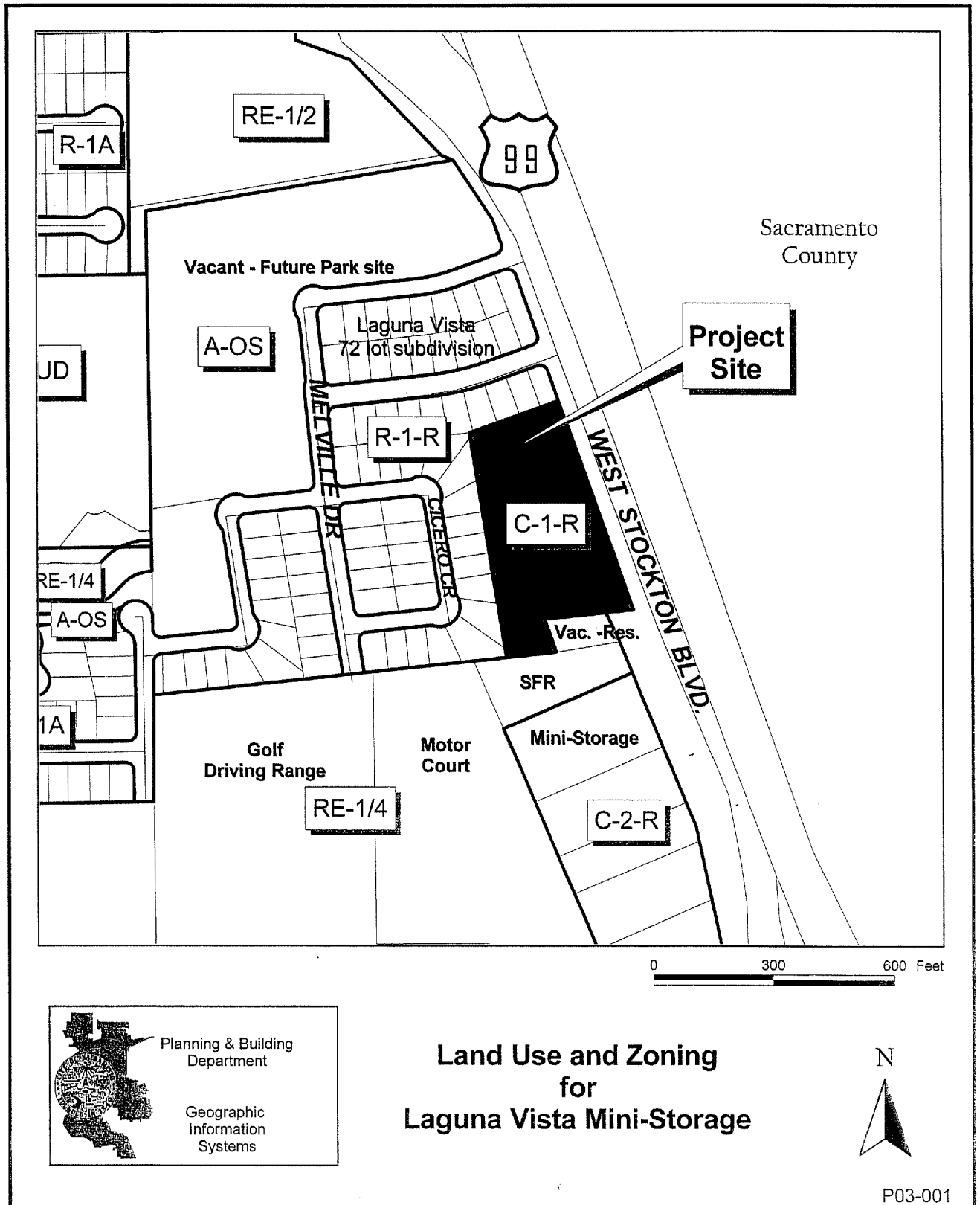
Geographic
Information
Systems

Vicinity Map for Laguna Vista Mini-Storage



P03-001

Attachment B – Land Use and Zoning Map



Attachment C – Planning Commission Voting Record

CITY PLANNING COMMISSION HEARING ITEM

CPC AGENDA DATE: September 23, 2004

Item No.	Project No.	Title/Location	Action: Approved/Denied
8.	P03-001	Laguna Vista Mini- Storage located between Jacinto and Sheldon roads on the west side of West Stockton Blvd.	APPROVED WITH AMENDMENT
ACTION			

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	MOTION 1			MOTION 2			ABSTAIN
	Yes	No	M/S	Yes	No	M/S	
Bacchini	✓						
Banes	✓						
Boyd	✓						
Taylor-Carroll	✓						
Vallencia	✓						
Wasserman	✓		M				
Woo	—	—	—	—	—	—	—
Yee	✓		H				

**** List "Proponents" and Opponents" on reverse side of this page****

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

**ITEM #8
SEPTEMBER 23, 2004
PAGE 1**

P03-001 Laguna Vista Mini-storage

- REQUEST:**
- A. Environmental Determination:** Addendum to a prior Negative Declaration;
 - B. Mitigation Monitoring Plan;**
 - C. Rezone** of 3.623± acres from a Limited Commercial Review (C-1-R) zone to a General Commercial Review (C-2-R) zone;
 - D. Special Permit** to construct a mini-storage facility in the General Commercial Review (C-2-R) zone;
 - E. Special Permit** to construct a building larger than 40,000 gross square feet in the General Commercial Review (C-2-R) zone.

LOCATION: Located between Jacinto and Sheldon roads on the west side of West Stockton Boulevard
APN: 117-1410-056
Elk Grove Unified School District
City Council District 8

APPLICANT/OWNER: Innovative Structures-Jim Daniels
4713 Greenleaf Circle, Suite A
Modesto, California 95356
209-545-6040

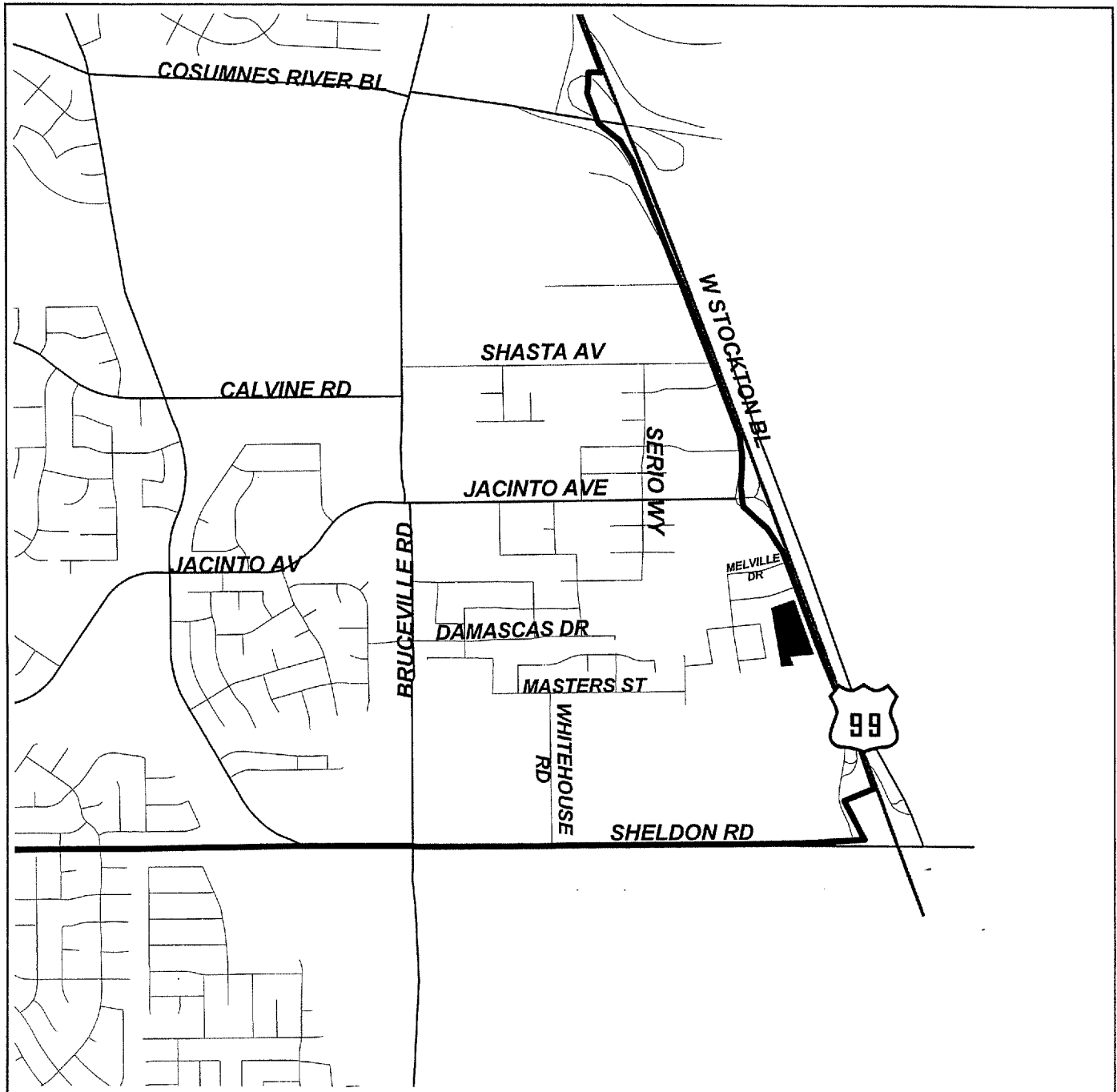
APPLICATION FILED: January 15, 2003

APPLICATION COMPLETED: February 1, 2003

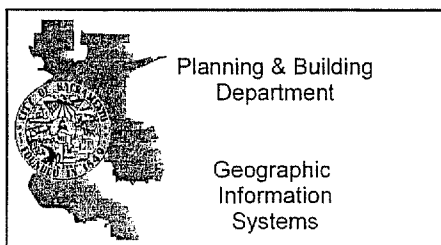
STAFF CONTACT: Kimberly Kaufmann-Brisby, 916-808-5590

SUMMARY: The applicant is requesting various entitlements to allow the construction of a 127,890± square foot mini-storage facility along West Stockton Boulevard. The facility will consist of two, two-story storage buildings-each approximately 20±' in height with enhanced façade treatments on the perimeter façades. More specifically, enhanced façades will grace the east, north and south facades of Building B, and the west, north and south façades of Building A. Management will reside onsite in a residence above the rental office.

The mini-storage will be tenant accessible via a gated entrance no earlier than 8 a.m. and no later than 7 p.m., seven days a week. The two heritage oak trees as well as some additional established trees onsite will be preserved. An articulated 8' high split-face block wall will enclose the facility along West Stockton Boulevard with a 34-foot



0 3000 Feet



Vicinity Map for Laguna Vista Mini-Storage



wide landscape buffer proposed along the entirety of the West Stockton Boulevard frontage.

Project issues involved the original façade treatment and encroachment under the dripline of the two heritage oak trees. There is one neighbor who opposes the project because of anticipated noise impacts. The project is considered to be somewhat controversial. As currently presented the applicant has addressed staff's concerns.

RECOMMENDATION: Staff recommends approval of the project, subject to the conditions in the Notice of Decision. This recommendation is based on the project's consistency with the General Plan and with the South Sacramento Community Plan policies and the project's relative compatibility with the adjacent residential uses.

PROJECT INFORMATION:

General Plan Land Use Designation:	Community/Neighborhood Commercial & Offices
South Sacramento Community Plan Land Use Designation:	General Commercial
Existing Land Use of Site:	Vacant land
Existing Zoning of Site:	Limited Commercial Review (C-1-R)

Surrounding Land Use and Zoning:

North:	Single-family residential; R-1-R
South:	Single-family residential and vacant; RE-1/4
East:	West Stockton Blvd, City Limits, Highway 99
West:	Single-family residential; R-1-R

Setbacks: Required Provided

Front:	25'	48±'
Side (St):	na	na
Side (Int):	7.5'	23±'
Rear:	15'	25'

Property Dimensions:	Irregular
Property Area:	3.62± gross, 3.59± net acres
Height of Buildings:	20± feet
Building Area:	Building A-84,900 sq. ft., Building B-42,990 sq. ft., Office-836± sq. ft., Residence-1,050± sq. ft.
Number of Storage Units:	Building A-767 units, Building B-391 units, Total Storage Units = 1,158
Exterior Building Materials:	Steel w/ Embossed Stucco (with built-up accents) and Steel for the walls not visible from adjacent properties

Roof Material:	Concrete Tile and metal
Hours of Operation:	Daily - Office-8 a.m. to 5 p.m. and storage area- 8 a.m. to 7 p.m.
Parking Provided:	15 spaces
Parking Required:	15 spaces -1 space for manager plus 1 space per 100 storage units; 1 space per 400 for office
Topography:	Flat
Street Improvements:	Existing and To Be Constructed
Utilities:	Existing and To Be Constructed

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

<u>Permit</u>	<u>Agency</u>
Driveway Permit	Development Engineering and Finance Department
Building Permit	Building Division
Off-site Improvements Permit	Development Engineering - Plan Check
Sign Permit	Building Division

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, (Res. 95-349, 95-350, and 95-351). The approved JCPA Land Use Plan did not include site-specific rezones; therefore new developments within the JCPA require individual rezone proposals.

On March 4, 1997, the original Laguna Vista Rezone and Tentative Map (P94-031) was approved by City Council, Ordinance No. 97-012(Rezone) and Resolution No. 97-111(Mitigation Monitoring Plan). The final map was never recorded and the Tentative map subsequently expired. However, the rezone of 14.05± vacant acres from RE 1/4 and RE1/2 to R-1 and the rezone of 4.7± vacant acres from RE 1/4 and RE1/2 to C-1-R remained in effect.

On July 12, 2001, the City Planning Commission approved the second Laguna Vista Tentative Map and Subdivision Modification (P00-096) and forwarded the General and Community Plan Amendments, together with a Rezone request to the City Council. The Standard Single-family (R-1) parcel was rezoned to Standard Single-family review (R-1R), and an exchange of small areas of commercially zoned and residentially zoned property took place creating the commercial parcel's current configuration.

On September 4, 2001, the City Council ratified and approved the Negative Declaration, (Res. 2001-605), approved the General Plan Amendment (Res. 2001-606), the Community Plan Amendment (Res. 2001-607), and the Rezone (Ord. 2001-035). This action created the 72 lot Laguna Vista subdivision, the

Jacinto Creek Park, and the 3.6± acre commercial parcel with the zoning designation of Limited Commercial Review (C-1-R).

The current application proposes to rezone the 3.62± acre commercial property from Limited Commercial Review (C-1-R) to General Commercial Review (C-2-R), thus providing the appropriate zoning for the establishment of the proposed 1,158 unit mini-storage facility. The applicant has also requested a Special Permit to establish a mini-storage facility as well as a Special Permit to construct a building larger than 40,000 square feet in the General Commercial zone.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the parcel for Community/Neighborhood Commercial & Offices and the South Sacramento Community Plan designates the site for General Commercial. The proposed project is consistent with the General and South Sacramento Community plans.

General Plan

The proposal supports General Plan goals and policies relating to Commerce and Industry. More specifically the project supports the following General Plan goals and policies:

- Promote economic vitality and diversification of the local economy (SGPU 4-1)
- Continue to identify and attempt to minimize potential adverse impacts from increased industrial development (SGPU 4-19)
- Allow industrial development only in those areas where potential impacts can be expected to be minimized (SGPU 4-20)

The mini-storage use is appropriate for this site because it is a low intensity use. The project has implemented façade enhancements as well as site improvements that will blend with and enhance the West Stockton Boulevard frontage.

Smart Growth Planning Principles

“Smart Growth” is a term coined by the United States Environmental Protection Agency (USEPA) as an umbrella term for the many initiatives intended to address some of the negative consequences of urban sprawl. Smart Growth generally occurs when development patterns are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The following Smart Growth

principles apply to the proposed Laguna Vista Mini-storage:

- In-fill development
- Provides services for adjacent residences

B. Rezone

The applicant proposes to rezone the project site from the Limited Commercial Review (C-1-R) zone to the General Commercial Review (C-2-R) zone to allow construction of the 1,158 unit mini-storage facility. Both the current and proposed zoning are consistent with the General and South Sacramento Community plans land use designations however the proposed use is not allowed in the Limited Commercial (C-1) zone but is allowed in the General Commercial (C-2) zone with the approval of a Special Permit.

The mini-storage use is appropriate adjacent to the residential uses because:

- 1) The 2-story mini-storage buildings would serve as a sound buffer between Highway 99, West Stockton Boulevard and the single-family residences to the west.
- 2) The mini-storage use is considered to be a low intensity use and would therefore have minimal impact on the adjacent residential neighbors;
- 3) The perimeter façades as well as the office/residence have been enhanced to blend with the residential uses thereby minimizing the visual intrusion into the eastern and southern residential view shed;
- 4) An 8-foot tall masonry wall separates the commercial use from the residential uses thereby lessening sound and visual intrusion into the adjacent residences backyard, and;
- 5) The site may not be viable for retail or restaurant uses due to its distance from freeway off-ramps and a critical mass of other commercial uses.

C. Special Permits

The applicant proposes to construct a mini-storage facility in the General Commercial Review (C-2-R) zone. The facility will have an area of 127,890± square feet housed in two, two-story buildings with a total of 1,158 storage units. The building housing the office and residence will have an area of 836 square feet of office space and the upper floor residence will have 1,050 square feet. The ground floor also will house a 214 square foot garage for the golf cart(s). The office hours will be from 8 a.m. to 5 p.m., and the gated storage facility will be open for the renters daily between 8 a.m. and 7 p.m.

Site Plan Design/Zoning Requirements

The Zoning Ordinance indicates a Special Permit, approved by the Planning Commission, is required for the establishment of a mini-storage facility in the General Commercial (C-2) zone. A separate Special Permit is required for the construction of a building exceeding an area of 40,000 square feet in the General Commercial (C-2) zone. In approving the Special Permits, the Planning Commission shall consider the effect of the site development plan on traffic, safety and congestion, consistency with all applicable general, community and specific plans, energy conservation, and the availability of city utility services as well as compliance with Zoning Ordinance regulations.

Site Design: The project site is bounded by single-family residences on the north and west and by West Stockton Boulevard to the east. South of the project site lays a vacant parcel. The effect the site development will have on traffic is anticipated to be minimal. Initial site plan issues involved right-of-way dedication, the placement of parking within the dripline of the two heritage oak trees and the enhancement of the masonry wall along West Stockton Boulevard.

The applicant proposes to secure the complex along West Stockton Boulevard with an articulated 8-foot tall stuccoed masonry block wall that will be interrupted at regular intervals by stucco-clad, chamfered edged columns topped with precast concrete caps and will be screened by site landscaping including shrubbery and large scale street trees. The wall columns serve as a decorative feature as well as define the wall's articulation. A minor portion of the facility's enclosure will consist of decorative wrought iron fencing running in front of the heritage oaks and continuing until it reaches the office building and encloses the remainder of the perimeter.

A 34' deep landscaped area will separate the wall from West Stockton Boulevard. Thirteen feet of the landscaped area will be dedicated for right-of-way for the eventual widening of State Highway 99 and the relocation of a portion of West Stockton Boulevard. Until such time as the widening occurs, the landscaping will extend the entire 34 feet. The site's southern boundary will have an 8-foot tall split-face masonry block wall installed while the north and west boundaries have an existing 8-foot tall block wall separating the residences from the commercial use.

The storage facility consists of two, two-story storage buildings. Building A, located on the west side of the parcel near the single-family residences has a total of 767 storage units on two levels and an area of 84,900± square feet and is identified as Phase II of the development. Phase I of the development includes the office/residence as well as Building B,

nearest to West Stockton Boulevard, on the eastern portion of the site. Building B houses a total of 391 storage units within an area of 42,990 square feet on two levels. To minimize noise and disruption, to the neighbors, caused by the project's construction, staff recommends the entire project be constructed in one phase rather than the proposed two phases.

Circulation/Parking: Due to the nature of the mini-storage use, intermittent renter visits spread throughout the day, the use is not anticipated to generate a lot of traffic therefore it will not be a problem for the area. The primary site access/egress will be just south of the office/residence with secondary egress provided just north of the office and at the north end of the West Stockton Boulevard frontage. Each of the gates can be electronically activated by the renter. All driving lanes throughout the site are a minimum of 20' in width and provisions have been made for fire department maneuvering and turning requirements. The western and center driving lanes will be paved with grass pavers to minimize the hardscape component by absorbing much of the rainwater instead of it sheet flowing off the hardscape.

The proposed parking fulfills the Zoning Ordinance requirement of 15 parking spaces. The parking space breakdown is 1 space per 100 storage units ($1,158 \div 100$) or 12 spaces plus 1 space for the facility's manager plus 1 space per 400 sq. ft. of office ($836 \div 400$) or 2 spaces for a total of 15 parking spaces. The space nearest to the office will be ADA accessible.

Bicycle Parking: The project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. This project is required to provide 1 Class I bicycle parking space.

Recycling/Trash Enclosures: The applicant proposes one trash and one recycling enclosure. The trash enclosure will be required to have a minimum of 1 cubic yard of capacity and the recycling enclosure will have a minimum of 3 cubic yards of capacity for a total capacity of 4 cubic yards, on-site. The project will be conditioned to comply with the City's Recycling Ordinance. Also, the enclosures will be required to be accessible without opening the gated enclosure. And the enclosure exteriors will be conditioned to match the stucco finish on the exterior of the storage building(s).

Building Design: The proposed architecture for the storage facility is Mediterranean in style and appearance. The office/residence will be clad with stucco and will feature windows framed with contrasting trim and accents. A covered porch extends some five feet in front of the building

with decorative pillars supporting the porch's roof. The roofing material will be flat, slate shaped concrete tile and the roof will be constructed at a pitch of 5:12.

There will be two floor plans for the mini-storage buildings. Building B, to be constructed during Phase I has a stepped eastern façade. The metal building will be clad in stucco with enhanced framing around the windows and roll-up doors that will be painted Hunter Green, serving to accent the Stone White of the stucco. A tower element with an extended parapet with a soffit-style cap and a sunburst enhanced false window defines each step of the façade. A concrete tile roof extends between each tower element, partially obscuring the row of false windows located directly below the roofline.

Building A, part of Phase II, echoes a similar façade treatment as Building B, with the tower and roof elements breaking up the long, flat expanse but at longer intervals between towers. The facades facing the interior of the site, Building B's western façade and the majority of Building A's eastern façade, will not have the enhancing façade elements, rather they will have metal wall panels.

There are exposed metal facades that need to be enhanced. To address this, staff has added conditions that will require any portion of either building that can be seen from the adjacent roadways or by the adjacent residences to provide the same enhanced facades as indicated on Exhibits 1G and 1I. More specifically the applicant shall revise the elevations of both storage buildings to include enhanced facades on the north and south façades as well as wrap the enhanced façade, including the tower element, around to the interior of the north end of Building B by 60 feet and Building A by 40 feet. In addition, the southern 230 feet of the eastern façade of Building A shall have an enhanced façade matching the building's west elevation. The southern elevation of Building B shall have an enhanced façade, including the tower element that will wrap around to the interior western façade continuing and completing the corner tower element.

Staff supports the building design as with the enhancements staff has proposed. The mini-storage buildings have been revised from industrial type metal storage buildings to the current proposal of stucco clad, tower enhanced storage buildings that complement the office/residence and blend with the adjacent residential neighborhood.

Setbacks: The project site fronts on West Stockton Boulevard and has residentially zoned parcels to the north, south, and west. The project, as proposed, meets or exceeds all required setbacks.

Landscaping: As no landscaping plan was submitted for the project, it will be conditioned to provide a mix of evergreen and deciduous trees,

grouped in informal clusters only along the western 9± feet of the 34' landscape area. A mix of bushes and groundcover shall be planted and maintained throughout the western 21' of the 34' landscape area. The remaining 13 feet of the 34' landscape area will also be landscaped with groundcover and will be maintained until such time as the right-of-way is needed for the relocation of West Stockton Boulevard. Staff has provided conditions of approval requiring compliance with parking lot tree shading and lighting requirements.

Signage: The applicant proposes to construct one identification monument sign to be placed near the facility's entrance. As proposed, the sign is located within the 13 feet of right-of-way to be dedicated. The project will be conditioned to move the sign so it will be ten feet away from the ultimate right-of-way as well as out of the line of sight triangle as defined by the Development Engineering Division. Because the applicant did not provide details of the proposed signage, a condition will be placed on the project requiring Planning Director review and approval of any signage attached or detached prior to the issuance of any sign permit.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On September 4, 2001, the City Council ratified a Negative Declaration for the Laguna Vista Tentative Map and Rezone project (P00-096). Potentially significant environmental issues regarding water, air quality, biological resources, noise and cultural resources were discussed and mitigation was included. The proposed project was determined to fall within the scope of the Laguna Vista Tentative Map and Rezone (P96-096) Negative Declaration. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that would require major revisions to the previous Negative Declaration.

Section 15164 of the California Environmental Quality Act Guidelines provides that an Addendum to a previously prepared Negative Declaration shall be prepared if only minor technical changes or additions are necessary. Therefore, the original Negative Declaration has been updated by means of an addendum to address the changes. No other issues or information is known that would trigger additional environmental analysis. A Mitigation Monitoring Plan has also been prepared for the mitigation measures that were identified in the previous Negative Declaration and/or updated in the Addendum. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

Early Project Notification was sent to the North Laguna Creek

Neighborhood Association. To date, staff has not received comments from the association. Staff also sent Early Project Notification packets to the residents immediately adjacent to the project site. Staff received responses from two homeowners. Both responses voiced concerns regarding the proposed project. One neighbor was concerned with how the project might affect the security of the adjacent residential properties and whether the windows facing their backyard were windows that one could view their yard through or if they were false windows. The second respondent indicated the project would make their street too noisy.

In reviewing the proposed project, staff determined that rather than imperil the adjacent properties security, the project would increase it by the walling and gating of the facility's perimeter thereby limiting access to the mini-storage to just renters. The windows are decorative and provide no view. All site access is off West Stockton Boulevard and an 8-foot tall masonry block wall separates the commercial use from the residences so noise impacts from the project should be minimal. Also, the mini-storage will be open to renters between the hours of 8 a.m. and 7 p.m. and will have a manager living onsite so any excessive noise during business hours would be addressed and facility generated early morning or late evening noise intrusions cannot occur.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments have been incorporated as conditions of approval and are listed in the Notice of Decision and Findings of Fact.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, D and E. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action. Item C below requires City Council approval.

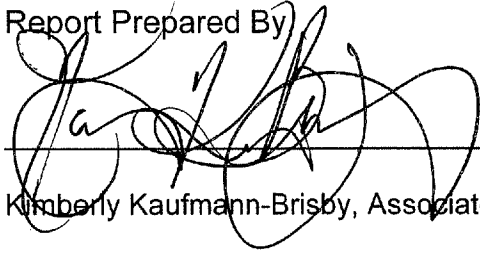
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Find that an Addendum to a previous environmental document was prepared and approved;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Rezone of 3.623± acres from a Limited Commercial Review (C-1-R) zone to a General Commercial

Review (C-2-R) zone;

- D. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a mini-storage facility in the General Commercial Review (C-2-R) zone;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a building larger than 40,000 square feet in the General Commercial Review (C-2-R) zone.

Report Prepared By



Kimberly Kaufmann-Brisby, Associate Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Rezone Ordinance and Exhibit
Exhibit 1C	Preliminary Site Plan
Exhibit 1D	Office/Residence Streetscape Elevations
Exhibit 1E-1	Office/Residence Floor Plan
Exhibit 1E-2	Office/Residence Floor Plan
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Exhibit 1G	Building A-Elevations
Exhibit 1H	Building A – Floor Plan
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Attachment 3	Laguna Vista Addendum and Negative Declaration

Attachment 1***Amended by Planning Commission-9/23/2004***
NOTICE OF DECISION AND FINDINGS OF FACT**FOR THE
LAGUNA VISTA MINI-STORAGE, LOCATED BETWEEN JACINTO AND
SHELDON ROADS ON THE WEST SIDE OF WEST STOCKTON BOULEVARD
IN SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL REVIEW
(C-2-R) ZONE.
(P03-001)**

At the regular meeting of September 23, 2004, the City Planning Commission heard and considered evidence in the above-entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Addendum to a previously adopted Mitigated Negative Declaration;
- B. Approved the Mitigation Monitoring Plan;
- C. Recommended approval of the Rezone of 3.623± acres from a Limited Commercial Review (C-1-R) zone to a General Commercial Review (C-2-R) zone;
- D. Recommended approval of the Special Permit to construct a mini-storage facility in the General Commercial Review (C-2-R) zone;
- E. Recommended approval of the Special Permit to construct a building larger than 40,000 square feet in the General Commercial Review (C-2-R) zone.

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

FINDINGS OF FACT

- A. **Addendum to a previous environmental document:** The City Planning Commission finds that a previous environmental document was prepared and approved by the City Council on September 4, 2001 for the Laguna Vista Tentative Map and Rezone project (P00-096), and that pursuant to the CEQA Guidelines (Sections 15162 and 15164) for the reasons set forth below, an Addendum to a previously ratified Mitigated Negative Declaration is required:

1. Only minor technical changes or additions are necessary or none of the conditions described in Section 15162 (below) calling for the preparation of a subsequent Negative Declaration have occurred:
 - a. No substantial changes are proposed to the project that will require major revisions to the previous Negative Declaration.
 - b. No substantial changes have occurred with respect to the circumstances under which the project was undertaken that will require major revisions to the previous Negative Declaration.
 - c. No new information of substantial importance has been found that shows any of the following:
 - (1) The project will have one or more significant effects not discussed in the previous Negative Declaration;
 - (2) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
 - (3) Mitigation measures previously found to be infeasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, or;
 - (4) Mitigation measures that are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is **approved** based upon the following findings of fact:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

D. Special Permit: The Special Permit to construct a mini-storage facility in the General Commercial Review (C-2-R) zone is approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that the proposed mini-storage land use is consistent with the General and

the South Sacramento Community plans land use designations which designate the site for Community/Neighborhood Commercial & Offices and General Commercial, respectively and is also consistent with the proposed General Commercial Review (C-2-R) zoning in that mini-storage use is allowed with the approval of a Special Permit;

2. The proposed use will not adversely affect the public health, safety or general welfare of the surrounding residential neighborhood in that:
 - a. The 2-story mini-storage buildings would serve as a sound buffer between Highway 99, West Stockton Boulevard and the single-family residences to the west.
 - b. The mini-storage use is considered to be a low intensity use therefore the use should have minimal impact on the adjacent residential neighbors;
 - c. The perimeter façades as well as the office/residence have been enhanced to blend with the residential uses thereby minimizing the visual intrusion into the eastern and southern residential view shed;
 - d. An 8-foot tall masonry wall separates the commercial use from the residential uses thereby lessening sound and visual intrusion into the adjacent residences backyards.
 - e. The facility will be open between the hours of 8 a.m. and 7 p.m., will have a manager in residence, is surrounded by 8-foot tall masonry block walls and is gated limiting facility access to renters;
 - f. The facility will be conditioned to provide extra recycling volume for discarded storage unit items, and;
 - g. The proposed project will provide the required on-site parking that will minimize parking impacts on the surrounding neighborhood.
3. The project is consistent with General Plan policies in that:
 - a. The project will minimize potential adverse impacts from development because the project has implemented façade enhancements as well as site improvements that will blend with and enhance the West Stockton Boulevard frontage
 - b. The project will minimize potential impacts because the mini-

storage use is a low intensity use.

E. Special Permit: The Special Permit to construct a building larger than 40,000 square feet in the General Commercial Review (C-2-R) zone is approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that the proposed mini-storage land use is consistent with the General and the South Sacramento Community plans land use designations which designate the site for Community/Neighborhood Commercial & Offices and General Commercial, respectively and is also consistent with the General Commercial Review (C-2-R) zoning in that mini-storage use is allowed with the approval of a Special Permit;
2. The proposed use will not adversely affect the public health, safety or general welfare of the surrounding residential neighborhood in that:
 - a. The 2-story mini-storage buildings would serve as a sound buffer between Highway 99, West Stockton Boulevard and the single-family residences to the west.
 - b. The mini-storage use is considered to be a low intensity use therefore the use should have minimal impact on the adjacent residential neighbors;
 - c. The perimeter façades as well as the office/residence have been enhanced to blend with the residential uses thereby minimizing the visual intrusion into the eastern and southern residential view shed;
 - d. An 8-foot tall masonry wall separates the commercial use from the residential uses thereby lessening sound and visual intrusion into the adjacent residences backyards.
 - e. The facility will be open between the hours of 8 a.m. and 7 p.m., will have a manager in residence, is surrounded by 8-foot tall masonry block walls and is gated limiting facility access to renters;
 - f. The facility will be conditioned to provide extra recycling volume for discarded storage unit items, and;
 - g. The proposed project will provide the required on-site parking that will minimize parking impacts to the surrounding neighborhood.

3. The project is consistent with General Plan policies in that:
 - a. The project will minimize potential adverse impacts from development because the project has implemented façade enhancements as well as site improvements that will blend with and enhance the West Stockton Boulevard frontage
 - b. The project will minimize potential impacts because the mini-storage use is a low intensity use.

CONDITIONS OF APPROVAL

- D. The Special Permit to construct a mini-storage facility in the General Commercial Review (C-2-R) zone is hereby approved subject to the following conditions of approval:

D. Planning Department:

D1. General Planning Conditions:

- a. Approval of this use is contingent upon City Council approval of the required zoning change.
- b. The applicant shall obtain all necessary building permits prior to commencing construction;
- c. Prior to issuance of any building permits, the applicant shall provide appropriate documentation indicating compliance with all mitigation measures prescribed in the adopted Mitigation Monitoring Plan (Exhibit 1A);
- d. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- e. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets and the adjacent homes by the building parapet, and/or architectural projections that are integral to the building design.
- f. The applicant shall paint electrical meters/cabinets, telephone connection boxes, and other utility appurtenances to match the building to which they are attached;

- g. The electronic access keyboard(s) shall be well illuminated from dusk to dawn;
- h. The daily business hours of operation for the rental office shall be no earlier than 8 a.m. and no later than 5 p.m. and no earlier than 8 a.m. and no later than 7 p.m. for the storage buildings;

D2. Building Design:

- a. The project shall be built in one phase.
- b. Prior to the issuance of any building permits, the applicant shall submit plans to the planning director for review and approval of the revised elevations for both Building A and Building B. The revised drawing(s) shall include enhanced facades on the north and south façades as well as wrapping the enhanced façade, including the tower element, around to the interior of the north end of Building B by 60 feet and Building A by 40 feet. In addition, the southern 230 feet of the eastern façade of Building A shall have an enhanced façade matching the building's west elevation. The southern elevation of Building B shall have an enhanced façade, including the tower element that will wrap around to the interior western façade continuing and completing the corner tower element. ***The west elevation of Building A shall incorporate design elements to break-up the monolithic character of the façade.***
- c. All windows shown on Buildings A and B shall have either frosted glass or be false windows.
- d. The minimum roof pitch shall be 5:12 and all roofing materials shall be concrete tile, except where the roof is not visible from either the street or from adjacent properties.

D3. Landscaping:

- a. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
- b. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking areas and driveways unless within the dripline of the

heritage oaks where no curbing shall be allowed.

- c. A 34' deep landscape area shall run the length of the W. Stockton Blvd. frontage, except where ingress/egress driveways exist. The eastern 13 feet of the landscape area (the first 13' west of the existing property line) shall be dedicated as right-of-way for the future relocation of W. Stockton Blvd. (due to the eventual widening of State Highway 99). Until such time as this 13' is developed as roadway, the area shall have automatic irrigation installed and a drought tolerant groundcover shall be planted, to cover the entire 13-foot planter soil area within 2 years of installation.
- d. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director.
- e. The existing Heritage oaks located in the southeastern portion of the project shall be preserved per the site plan. **The applicant shall include the following measures on all construction plans (the City shall not approve any construction plans without them):**

TREE PROTECTION NOTES

- Prior to construction erect protective fencing at the drip line of the tree. The drip line is an imaginary line on the ground and directly below the outermost tips of the branches. Plastic orange environmental fence may be used but it must be installed using eight foot "T" posts spaced 15 feet apart.
- Within this fenced area no grade changes, trenching, storage of materials or parking of vehicles are permitted.
- Landscaping under the drip line of valley oaks requires special measures. No turf grass is allowed, only drought tolerant native plants.
- Landscape restrictions shall be included in any covenants, codes and restrictions for this property and disclosed to potential buyers.
- The contractor shall be held liable for any damage to existing trees. i.e. trunk wounds, broken limbs, pouring of any deleterious materials, or washing out concrete under the drip line of the tree. Damages will be assessed using the "Guide

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to *Plant Appraisal*" ninth edition published by the ISA. The developer will hire an International Society of Arboriculture (ISA) certified arborist to do the appraisal and submit a report for review by the city arborist.

- Any roots encountered outside the fenced area shall be cut clean. Roots, greater than 2 inches in diameter require an inspection by an ISA certified arborist prior to root pruning.
- Pruning will be allowed by permit, when approved by the city arborist (768-8604).

These Tree Protection Methods noted above shall be identified on all grading and building site plans for the project.

- f. The west and center driving lanes shall be paved with Fire Department approved grass pavers.
- g. Prior to issuance of building permits, submit to Planning-Site Design group for review and approval, Landscape plans indicating the installation of a mix of 19 evergreen and deciduous trees, grouped in informal clusters only along the western 9± feet, plus wall alcove areas on the east side of the wall, of the 34' landscape area. Thirty percent of the trees shall be a minimum 24" box size; the remaining trees shall be a minimum 15 gal. container size. A mix of bushes and groundcover shall be planted and maintained throughout the western 21' of the 34' landscape area. The remaining 13 feet of the 34' landscape area will also be landscaped with groundcover and will be maintained until such time as the right-of-way is needed for the relocation of West Stockton Boulevard. Drought tolerant groundcover shall be planted, to cover the entire 13-foot planter soil area within 2 years of installation. The entire landscape area shall have automatic irrigation installed and operational.
- h. Adequate spacing will be provided between the trees to allow the trees to obtain full maturity growth potential. All landscaped area soil surfaces shall be covered with living groundcover within two years of installation. If groundcover is contraindicated beneath the trees a covering 6" deep with mulch shall be applied and maintained in perpetuity beneath and around the trees to a diameter of six feet around the base of each tree.
- i. Within the dripline of the heritage oaks no soil shall be disturbed, no automatic irrigation shall be installed and no storage of equipment or any activity that would compact the

soil within the dripline shall occur. Additionally the entire landscape area, except as noted previously within the heritage oak trees' dripline, will be conditioned to be fully automatically irrigated and to be policed for litter, graffiti and debris at least once a week, or more frequently, if deemed necessary to keep the grounds clean and litter free.

- j. Section 17.64.030(H) of the Zoning Ordinance requires trees to be planted and maintained throughout any surface parking lot to ensure that, within fifteen (15) years after establishment of the parking lot, at least fifty (50) percent of the parking area will be shaded. The project will be conditioned to comply with the fifty percent shading requirement for all parking and maneuvering areas, provide planters with a minimum inside width of 7-feet by 7-feet, be fully automatically irrigated and landscape with a mix of at least three different (minimum 15 gallon size) tree types (genera) throughout the required shading area (staff recommends the landscaping plan include up to 20 percent oak trees). All planter soil surfaces shall be covered with living groundcover within two years of installation.

D3. Fencing:

- a. The placement of walls and fencing and the vehicular access points shall conform to the site plan. Any modifications may require additional staff review and/or a special permit modification.
- b. Prior to the issuance of building permits, details of the wall along West Stockton Blvd. shall be reviewed and approved by the Planning Director. Prior to issuance of the Certificate of Occupancy, an articulated 8-foot tall stucco-clad capped masonry block wall, interrupted at regular intervals by stucco-clad, chamfered edged columns topped with precast concrete caps shall be constructed as shown on the Site Plan. Prior to issuance of building permits, the applicant shall submit the wrought iron fencing plans to the City Arborist for review and approval for the placement of the fence and associated posts and appurtenances within the dripline of the two heritage oak trees;.
- c. All wrought iron fencing shall be reviewed and approved by the planning director prior to installation.
- d. The site's southern boundary shall have an 8-foot tall split-face masonry block wall with decorative cap installed prior to the issuance of any certificate of occupancy.

D4. Trash enclosures:

- a. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco that is compatible in color and texture to the building facades;
- b. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates;
- c. The trash enclosure and recycling enclosure (if separate) facility shall be designed to allow walk-in access without having to open the main enclosure gates.
- d. The trash enclosure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines and shall be automatically irrigated.
- e. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size, and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup.
- f. The minimum dimensions of the concrete apron for a single two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Plan Checker.
- g. Paving material shall consist of 5" aggregate base rock and 6" Portland cement paving;
- h. The applicant shall comply with the City's Recycling Ordinance and shall ensure that trash and recycling enclosures are provided with a capacity of 3 cu. yds. for recycling and 1 cu. yd. Solid waste.

D5. Exterior Lighting:

- a. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning

Director.

- b. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- c. Each building address number shall be illuminated;
- b. The height of pole mounted light fixtures shall be no more than 20 feet.
- d. Adequate overall exterior site lighting shall be installed and shall be coordinated with the landscaping plan so there is minimal interference between the light standards and required illumination and the trees and required shading. Project lighting shall be provided as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space during business hours and .25 foot-candles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etcetera, from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant. On-site lighting shall be shielded from adjacent parcels and the street so the on-site illumination will not shine on to, or impact the adjacent residential properties or the street.

D6. Parking:

- a. Parking design shall be provided as required by the Zoning Ordinance. Parking shall also be consistent with the currently proposed number of 15 spaces, including 1 ADA accessible space.
- b. Prior to the issuance of the Certificate of Occupancy, the applicant shall install 1 Class I bicycle parking spaces in a secure area near the rental office.

D7. Signage:

- a. The applicant shall submit a sign application for all project signage for the site including but not limited to monument signs, entry signs, building identification and address signs, trash enclosure signs, and directional signage prior to the issuance of any sign permits. The sign application/program shall be reviewed by both the Planning and Building departments for conformance and compatibility with the project.

- b. All signage shall comply with the City of Sacramento's Sign Ordinance.
- c. Per City Code Section 15.148.860-Freeway Onsite Signs, the monument sign will be conditioned to not exceed 12 feet in overall height, as measured from grade level, have a sign area of **no more than 24 square feet**, and shall be placed within a landscaped planter with a minimum 4-foot radius as measured from the perimeter of the sign. Additionally, an electronic message board within the sign area is prohibited, per Section 15.148.650 of the City Code.
- d. Prior to issuance of any sign permits, the applicant shall move the proposed monument sign, as shown on the Site Plan, so it will be ten feet away from the ultimate right-of-way as well as out of the line of sight triangle as defined by the Development Engineering Division.

D8. Maintenance and Security

- a. Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project. Landscaping shall not obscure common areas;
- b. Parking spaces shall be steam cleaned a minimum of twice per year.
- c. Owner/Operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff. Signage shall be subject to approval by the Planning Director.
- d. Owner/Operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
- e. Owner/Operator shall establish and conduct a regular program of routine maintenance for the property. Such a program shall inspect the property and schedule repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuously. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.

- f. Owner/Operator shall maintain landscaping and irrigation in a healthy and serviceable condition.
- g. Owner/Operator shall indicate and maintain the location of the parking stall for handicapped/disabled access and strictly enforce rules related thereto.
- h. A resident manager or other employee shall reside on the premises at all times.

D9. Development Services Division:

- a. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards;
- d. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division.
- e. The site plan shall conform to A.D.A. requirements in all respects.
- f. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
- g. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.
- h. The northernmost driveway on W. Stockton Blvd. shall be equipped with a gate and shall be striped and signed for Exit only movements. All gates shall be constructed a minimum of 20 feet behind the right-of-way.

- i. This project shall require street lighting to the satisfaction of the Development Engineering and Finance Division.
- j. The applicant shall dedicate a total of 13 feet of additional right-of-way on West Stockton Blvd. to accommodate the widening of State Highway 99 and West Stockton Blvd. to the satisfaction of the Development Engineering and Finance Division.
- k. Any proposed walls surrounding the proposed development shall be located at least 15-feet behind the new dedicated right-of-way.

D10. Department of Utilities

The following are conditions for the **Special Permit** that shall be approved by the Department of Utilities prior to issuance of a building permit:

- a. The applicant shall participate in the JCPA Finance Plan and pay all applicable fees.
- b. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered.
- b. Multiple fire services are allowed per parcel and may be required.
- d. An on-site drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- f. 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 on site and off-site improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- g. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the

- grading plan has been reviewed and approved by the Department of Utilities.
- h. 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. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Storm water Quality Control Measures" dated January 2000 for appropriate source control measures and on-site treatment control measures.
- i. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.
- j. The proposed project is located in a FEMA designated A99 zone. The site is also within the Morrison Creek 100-year flood plain with a base flood elevation of 10.3 feet. Within the Morrison Creek, 100-year floodplain the following will apply: All residential development, excepting single family residential infill areas, will be required to be constructed with the lowest floor, including basement, at or above elevation 10.3 feet, or 3 feet above the highest adjacent grade, whichever is lower. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.

Advisory Notes:

- Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine

what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

- The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

D11. Building Department:

- a. A water flow test should be obtained from Utilities to determine what the fire flow will be for this location. With the fire flow the architect can determine the minimum construction type per the Uniform Fire Code Table A-III-A-1. The calculated fire flow shall also determine the number of required fire hydrants.

The above comments are Code requirements and can only be waived by the Construction Codes Advisory Appeals Board

Advisory Comments:

- The parcels are in a flood zone and the buildings shall comply with FEMA requirements.
- Handicap accessibility shall be provided.

D12. Public Works-Solid Waste Division:

- a. The applicant is required to provide a plan to the Solid Waste Division outlining the instruction that will be provided the tenants regarding the use of the trash/recycling receptacles. The education component shall consist of the following:
 - Signage inside the trash/recycling enclosures identifying the recyclable materials and a working contact number for questions or problems.
 - Instructions for tenants detailing the recycling program including acceptable materials, locations of recycling containers, and the benefits of the program to encourage participation.
- b. The enclosures designed for this project should be large enough to accommodate the required recycling capacity as well as the solid waste disposal capacity. The required minimum recycling capacity

for the project is 3 cu. yds. and solid waste capacity is approximately 1 cu. yd.

- c. The applicant is required to describe the recyclable materials that will be diverted from the waste stream of this proposed development. The project proponent shall divert cardboard, mixed paper, cans, selected plastics, and glass containers.
- d. The applicant is instructed to divert construction waste during the construction phase of the project. The applicant should target cardboard wood waste, scrap metal, and dry wall for recovery.
- e. The applicant shall provide a site plan that includes the locations, size of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal.

D13. Fire Department

- a. **Fire apparatus access.** Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1
- b. **Fire hydrant systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2
- c. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3
- d. **Fire-protection equipment and fire hydrants.** Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3
- e. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1
- f. **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year

storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2

- g. **Turning radius.** The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3
- h. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station; the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4
- i. **Fire service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1
- j. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3
- k. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2. **Note:** contact Joyce Pilgrim with the Department of Utilities at 264-1430, for flow test required for sprinkler submittal.
- l. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.
- m. **Gated system.** Shall be reviewed by fire, single gate-20' clear width, dual gate-16' each side.
- n. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the

required fire flow shall be provided on the public street or the side of the premises or both to be protected as required and approved by the chief. Sacramento City Ordinance, §15.36.040 (H), Section 5, Distribution of Fire Hydrants.

- o. **Fire Department Connection (FDC).** Locate and identify FDC on address side of building within 40 feet of a hydrant.
- p. **Knox locks.** Provide Knox Lock access on all gates.
- q. **Turning Radii.** Provide turning radii of 35' inside, 55' outside.

D14. Police Department


- a. Project lighting levels shall be provided at entrance to storage buildings to prohibit unwanted person(s) access to the facility when the electronic gate is activated.
- b. The applicant shall file pertinent information regarding the party responsible for the facility 24 hours a day with the Sacramento Police Department.

D15. Dept. of Transportation-Engineering Services Division:

- a. This project shall require street lighting.

D 16. County Sanitation District 1 (CSD-1)

- a. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- b. Each building shall have a separate connection to the CSD-1 sewer system, if sewer


CHAIRPERSON

ATTEST:

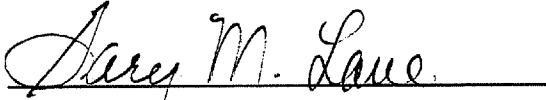
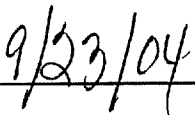

SECRETARY TO CITY PLANNING COMMISSION
DATE (P03-001)Attachments

Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Rezone Ordinance and Exhibit
Exhibit 1C	Preliminary Site Plan
Exhibit 1D	Office/Residence Streetscape Elevations
Exhibit 1E-1	Office/Residence Floor Plan
Exhibit 1E-2	Office/Residence Floor Plan
Exhibit 1F	Office/Residence Floor Plan
Exhibit 1G	Building A-Elevations
Exhibit 1H	Building A – Floor Plan
Exhibit 1I	Building B – Streetscape and Elevation
Exhibit 1J	Building B – Floor Plan
Attachment 2	Land Use & Zoning Map
Attachment 3	Laguna Vista Addendum and Negative Declaration

Exhibit 1A

**LAGUNA VISTA MINI-STORAGE (P03-001)
MITIGATION MONITORING PLAN**

FOR

INNOVATIVE STRUCTURES, INC.

TYPE OF ENVIRONMENTAL DOCUMENT:
**INITIAL STUDY/ADDENDUM TO THE LAGUNA VISTA TENTATIVE MAP
AND REZONE
NEGATIVE DECLARATION**

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:

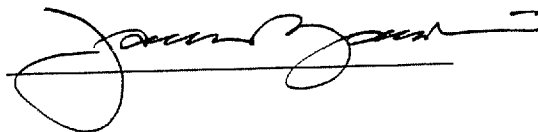
AUGUST 31, 2004

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

9/23/04

ATTEST:

A handwritten signature in black ink, appearing to be "James [unclear]", written over a horizontal line.

**Laguna Vista Mini-Storage (P03-001)
Mitigation Monitoring Plan**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Laguna Vista Mini-Storage/P03-001

Owner/Developer- Name: INNOVATIVE STRUCTURES, Inc.

Address: 5222 Pirrone Ct., Suite 301
Salida, CA 95368

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

The subject property is located on W. Stockton Blvd. between Jacinto and Sheldon Roads in the Jacinto Creek Planning Area. The site is bounded by residential to the north and west, commercial to the south, and Highway 99 to the east (Assessors Parcel Number 117-1410-056).

Project Description:

Development of the 3.6± acre mini storage facility will consist of 2,100 square feet of office/manager's residence and 128,000± square feet of storage units. The total number of off-street parking spaces provided is 15, including 14 regular spaces and 1 handicap accessible space. The perimeter wall will be constructed of masonry block to a height of eight feet. Buildings A and B will be two-story structures with a height of approximately 18 feet.

SECTION 2: GENERAL INFORMATION

The Plan includes project specific mitigation for Water, Air Quality, Biological Resources, Noise and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento will be responsible for ensuring compliance.

**MITIGATION MONITORING PROGRAM CHECKLIST
FOR THE
LAGUNA VISTA MINI-STORAGE
ADDENDUM TO THE NEGATIVE DECLARATION (P03-001)**

Mitigation Measure	Reporting Milestone	Reporting /Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
WATER					
1. Prior to the issuance of a grading permit, the City of Sacramento shall ensure the project applicant has complied with the City's Grading, Erosion, and Sediment Control Ordinance. 2. 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.	Before and During Construction	Developer/ Contractor			
AIR QUALITY					
1. Automatic sprinkler system installed on all soil piles. 2. Water exposed soil with adequate frequency to keep spoil moist at all times. 3. Water all haul roads twice daily 4. Cover load of all haul/dump trucks securely 5. Maintain construction equipment (stationary and mobile) in optimum running condition. 6. The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on	During Construction	Developer /Contractor			

the project site do not exceed 40% opacity for more than 3 minutes in any one hour.					
BIOLOGICAL RESOURCES					
<ol style="list-style-type: none"> 1. Prior to construction erect protective fencing at the drip line of the trees to be preserved (two Heritage Valley Oaks, <i>Quercus lobata</i>). The drip line is an imaginary line on the ground and directly below the outermost tips of the branches. Plastic orange environmental fence may be used but it must be installed using eight foot "T" posts spaced 15 feet apart. 2. Within this fenced area no grade changes, trenching, storage of materials or parking of vehicles are permitted. 3. Landscaping under the drip line of valley oaks requires special measures. No turf grass is allowed, only drought tolerant native plants. 4. Landscape restrictions shall be included in any covenants, codes and restrictions for this property and disclosed to potential buyers. 5. The contractor shall be held liable for any damage to existing trees, i.e., trunk wounds, broken limbs, pouring of any deletrious materials, or washing out concrete under the drip line of the tree. Damages will be assessed using the "Guide to Plant Appraisal," ninth edition published by the ISA. The developer will hire an International Society of Arboriculture (ISA) certified arborist to do the appraisal and submit a report for review by 	Before construction	Developer /Contractor City Arborist			

<p>the city arborist.</p> <p>6. Any roots encountered outside the fenced area shall be cut clean. Roots, greater than 2 inches in diameter require an inspection by an ISA certified arborist prior to root pruning.</p> <p>7. Pruning will be allowed by permit, when approved by the city arborist (768-8604)..</p> <p>8. These Tree Protection Methods noted above shall be identified on all grading and building site plans for the project.</p>					
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NOISE

<p>1. Limit hours of construction activity in areas next to residences, or if noise-sensitive areas will be impacted</p> <p>2. Hours shall be limited to 7:00 a.m. to 6:00 p.m. on weekdays and Saturdays. Hours shall be limited on Sundays from 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.</p> <p>3. Truck haul routes shall be designated to minimize the sound impact on residential and other noise-sensitive areas.</p> <p>4. Stationary construction equipment shall be located as far as possible from noise-sensitive land uses.</p> <p>5. All internal combustion powered equipment shall be fitted with an exhaust silencer rated for standard or critical applications.</p> <p>6. Commercial developments shall include a minimum 6-foot tall sound and visual barrier around the perimeter of the property. The wall shall weigh</p>	During Construction	Developer/Contractor			
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a minimum of 3.5 lbs. Per square foot. No gaps shall be permitted in the wall vertically at seams or along the bottom.					
CULTURAL RESOURCES					
<p>1. In the event that 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.</p> <p>2. 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 scholar 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</p>	During construction	Developer /Contractor			

<p>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.</p> <p>3. 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 for reinterment of 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.</p>					
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Exhibit 1B Rezone Ordinance and Exhibit**ORDINANCE NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY ORDINANCE NO 99-015, AS AMENDED, BY REMOVING PROPERTY LOCATED BETWEEN JACINTO AND SHELDON ROADS ON THE WEST SIDE OF WEST STOCKTON BOULEVARD FROM THE LIMITED COMMERCIAL REVIEW (C-1-R) ZONE AND PLACING THE SAME IN THE GENERAL COMMERCIAL REVIEW (C-2-R) ZONE.

(APN117-1410-056) (P03-001)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1

The territory described in the attached exhibit which is located as described above: The zoning designation for the following properties which constitute 3.623± acres of the Limited Commercial Review (C-1-R) zone are hereby removed and placed into 3.623± acres of the General Commercial Review (C-2-R) zone for: APN: 117-1410-056.

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- a. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on September 23, 2004, on file in the office of the Planning

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 99-015, as amended.

- b. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Mitigated Negative Declaration on file at the Planning Division offices.
- c. The use of the site is restricted to a mini-storage facility.

SECTION 2

The City Clerk of the City Of Sacramento is hereby directed to amend the maps that are a part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

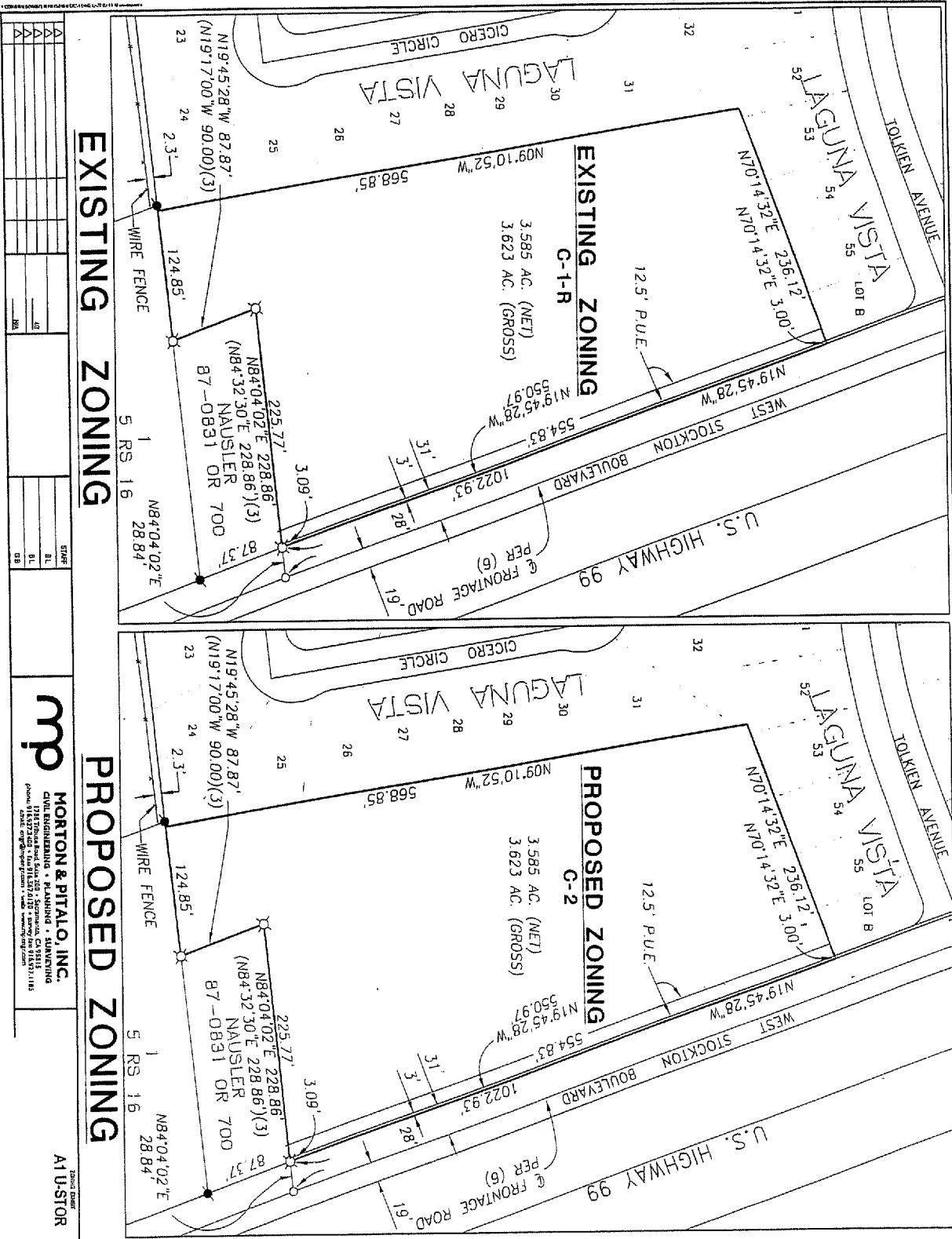
P03-001

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Rezone Exhibit



U.S. HIGHWAY 99

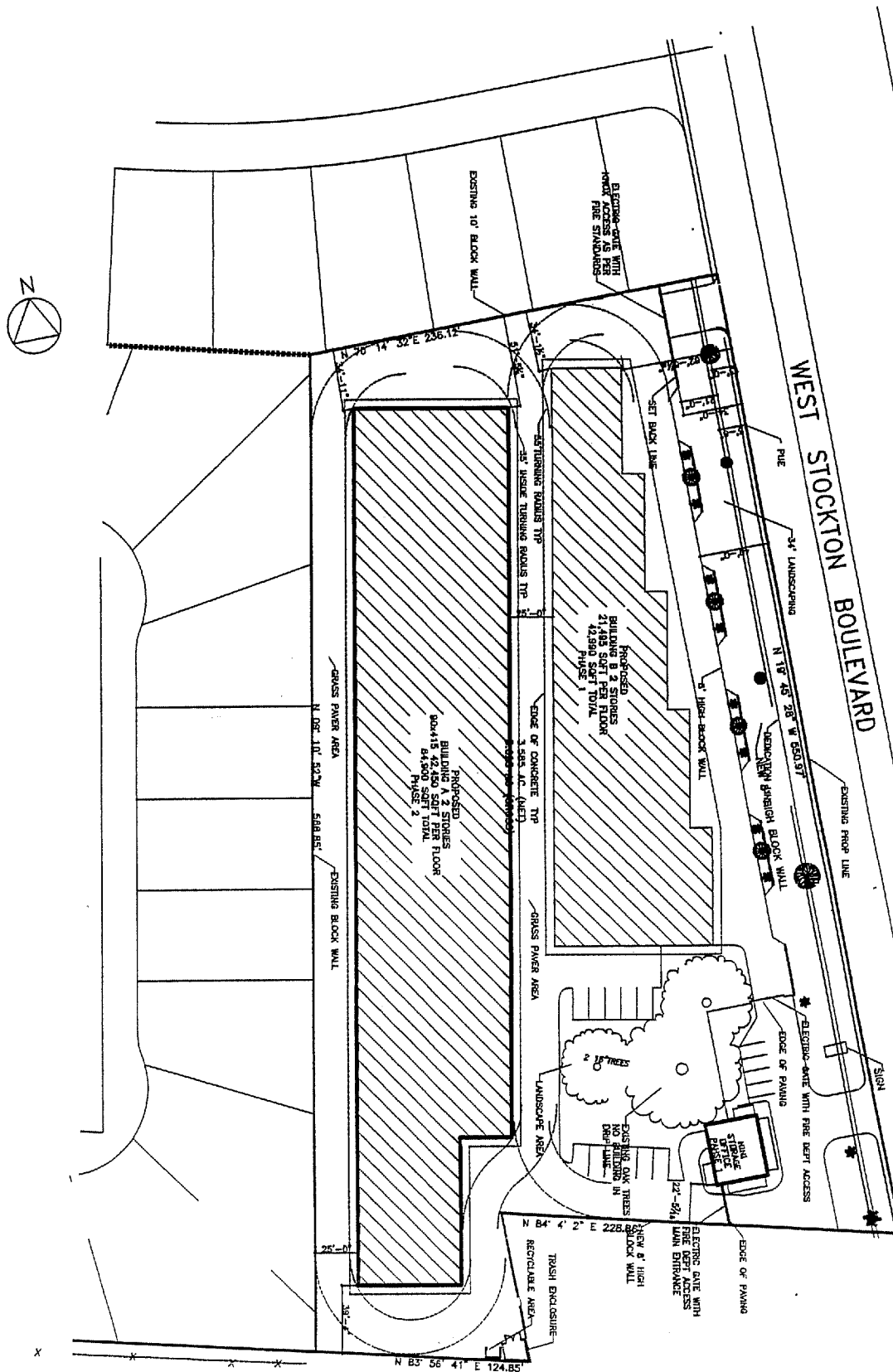


Exhibit 1D Office/Residence Streetscape Elevations

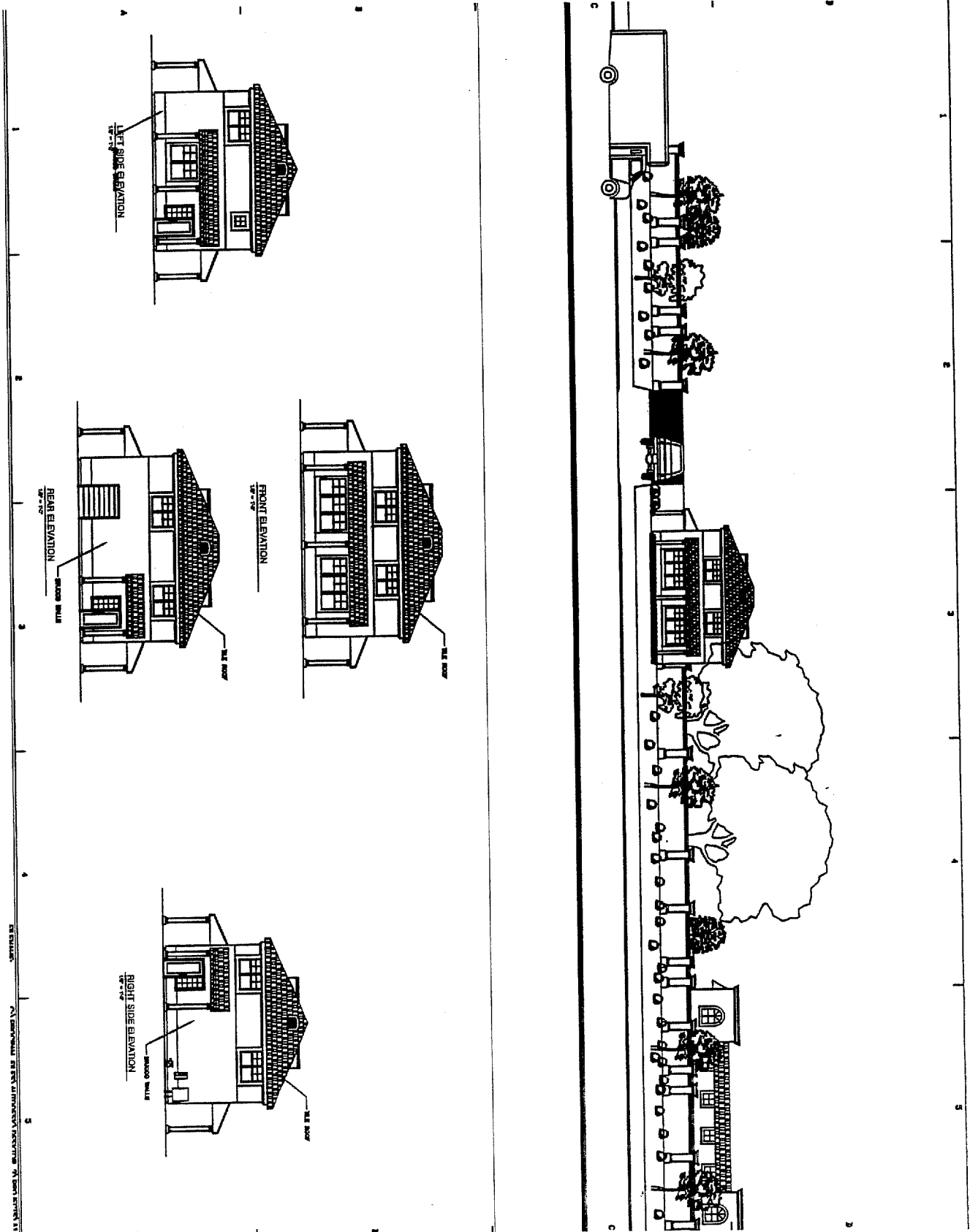


Exhibit 1E-1 Office/Residence Floor Plan

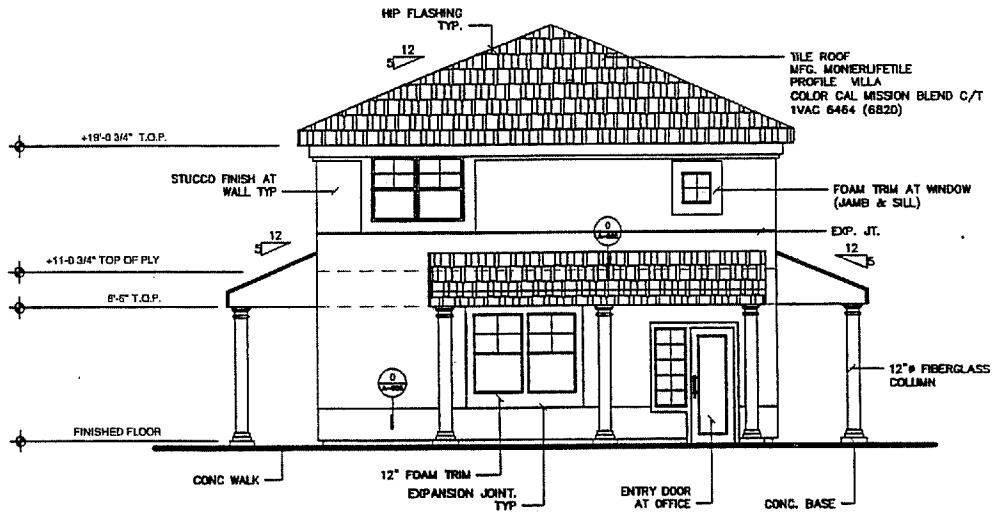
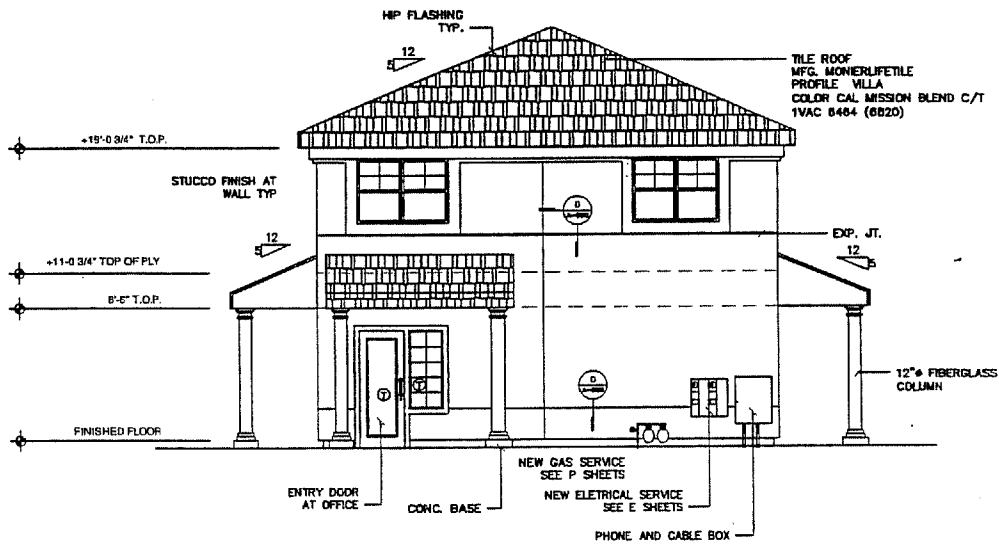
EAST ELEVATION
1/4" = 1'-0"SOUTH ELEVATION
1/4" = 1'-0"

Exhibit 1E-2 Office/Residence Elevation

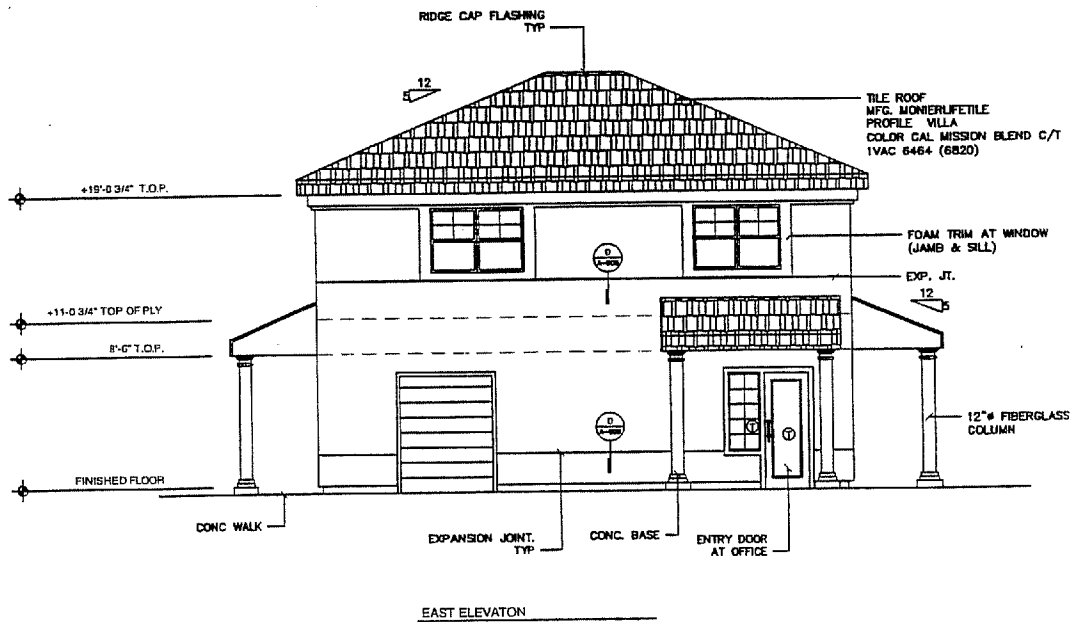
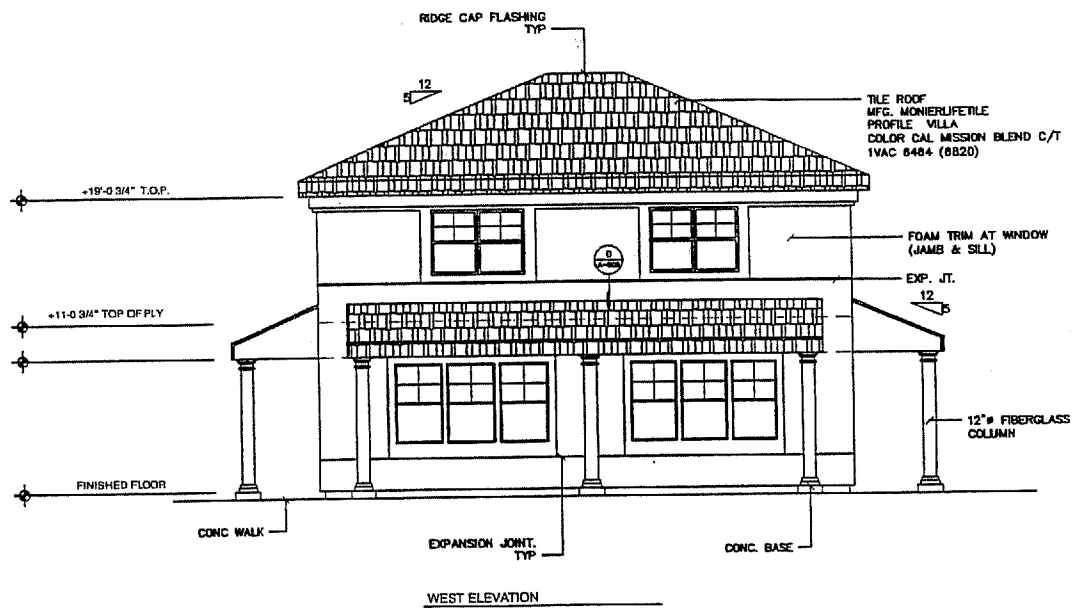
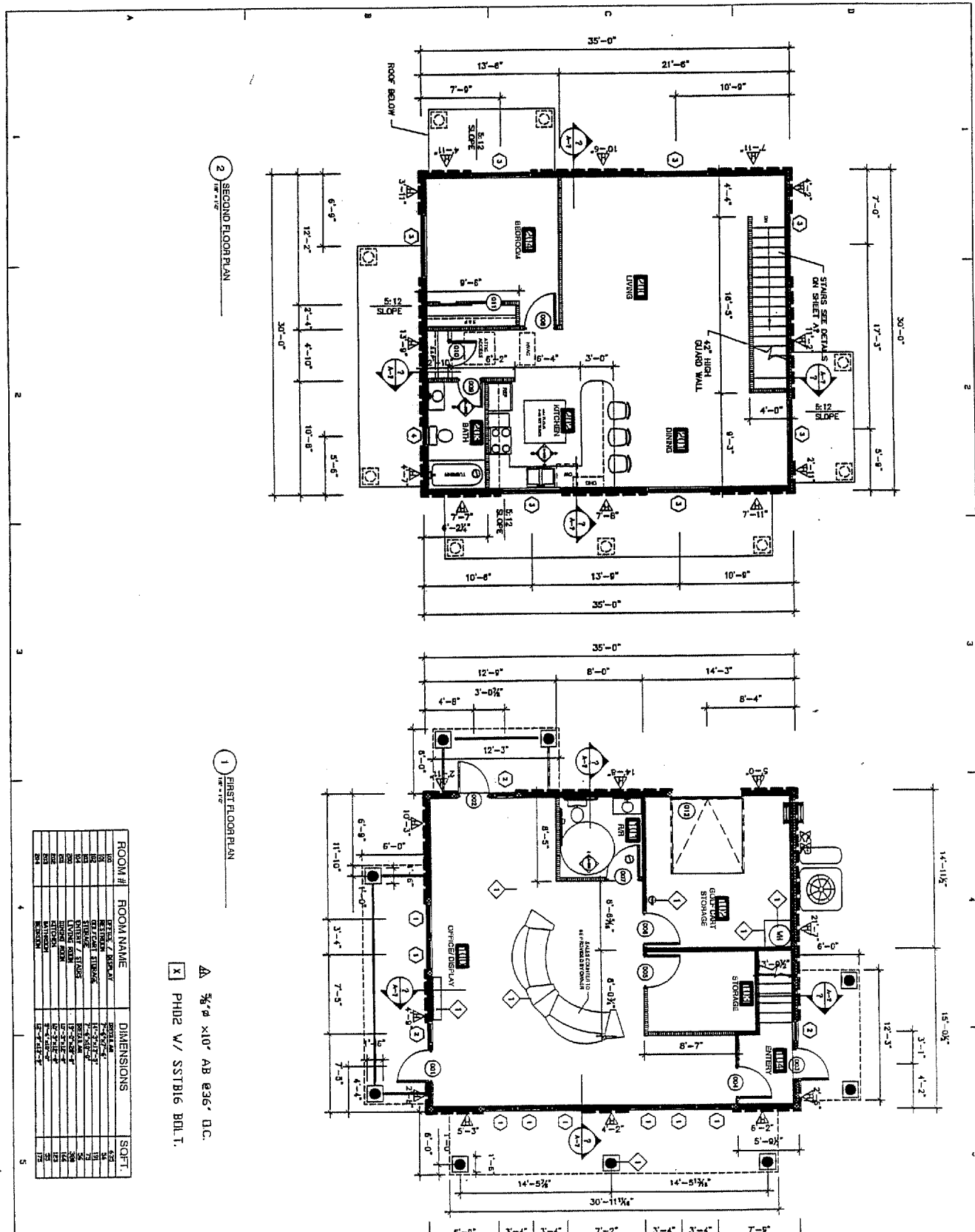


Exhibit 1F Office/Residence Floor Plan



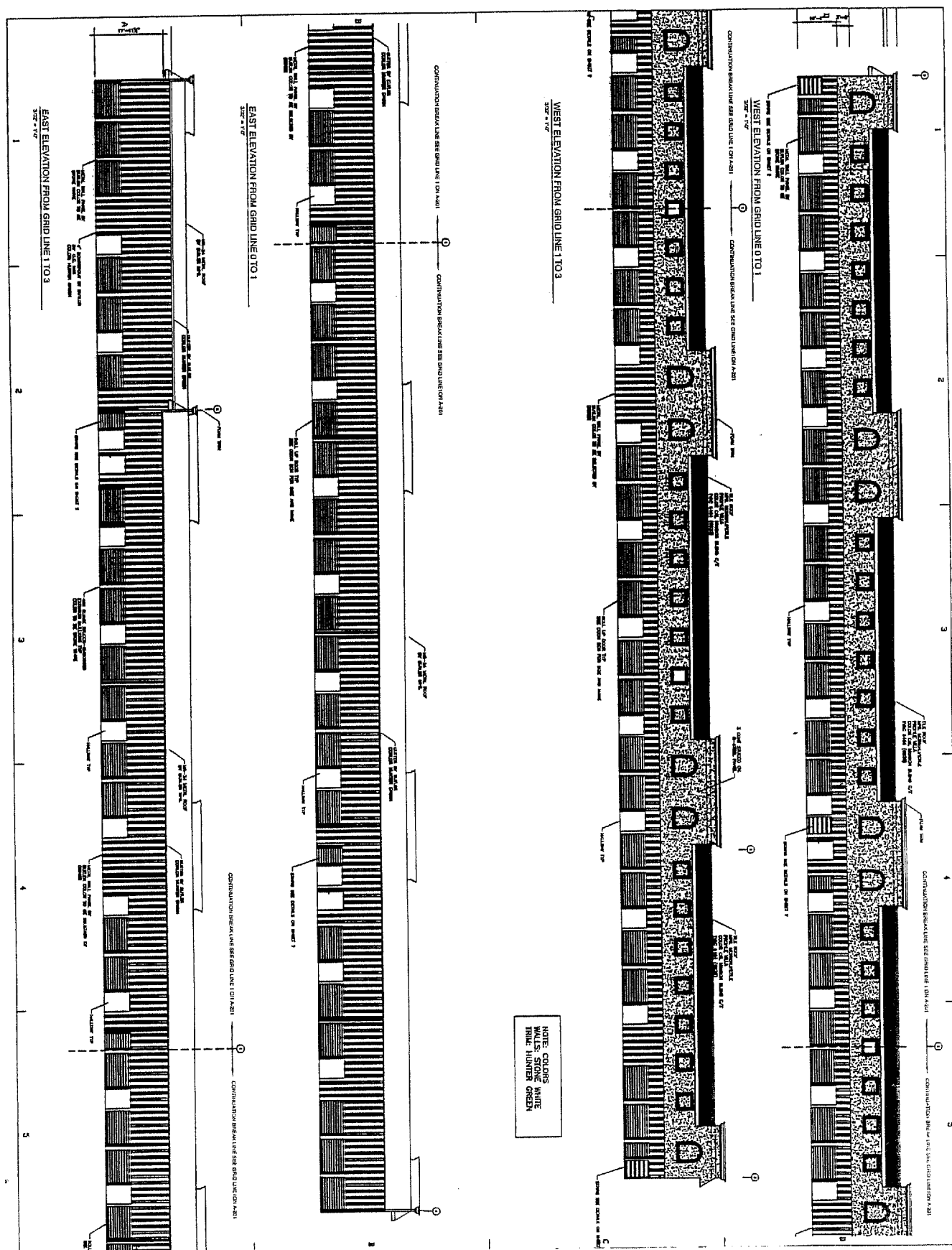


Exhibit 1H Building A – Floor Plan

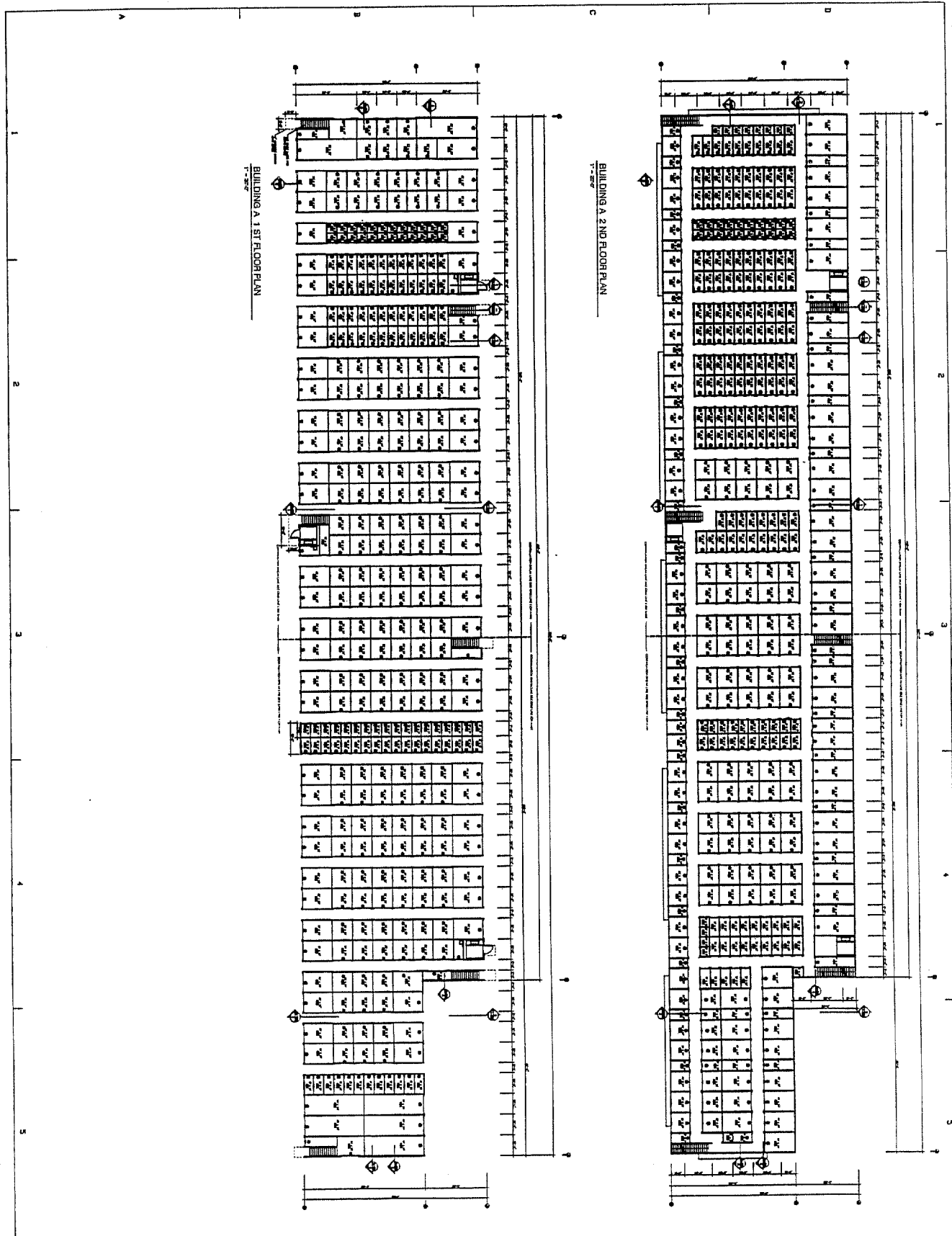


Exhibit 11 Building B – Streetscape and Elevation

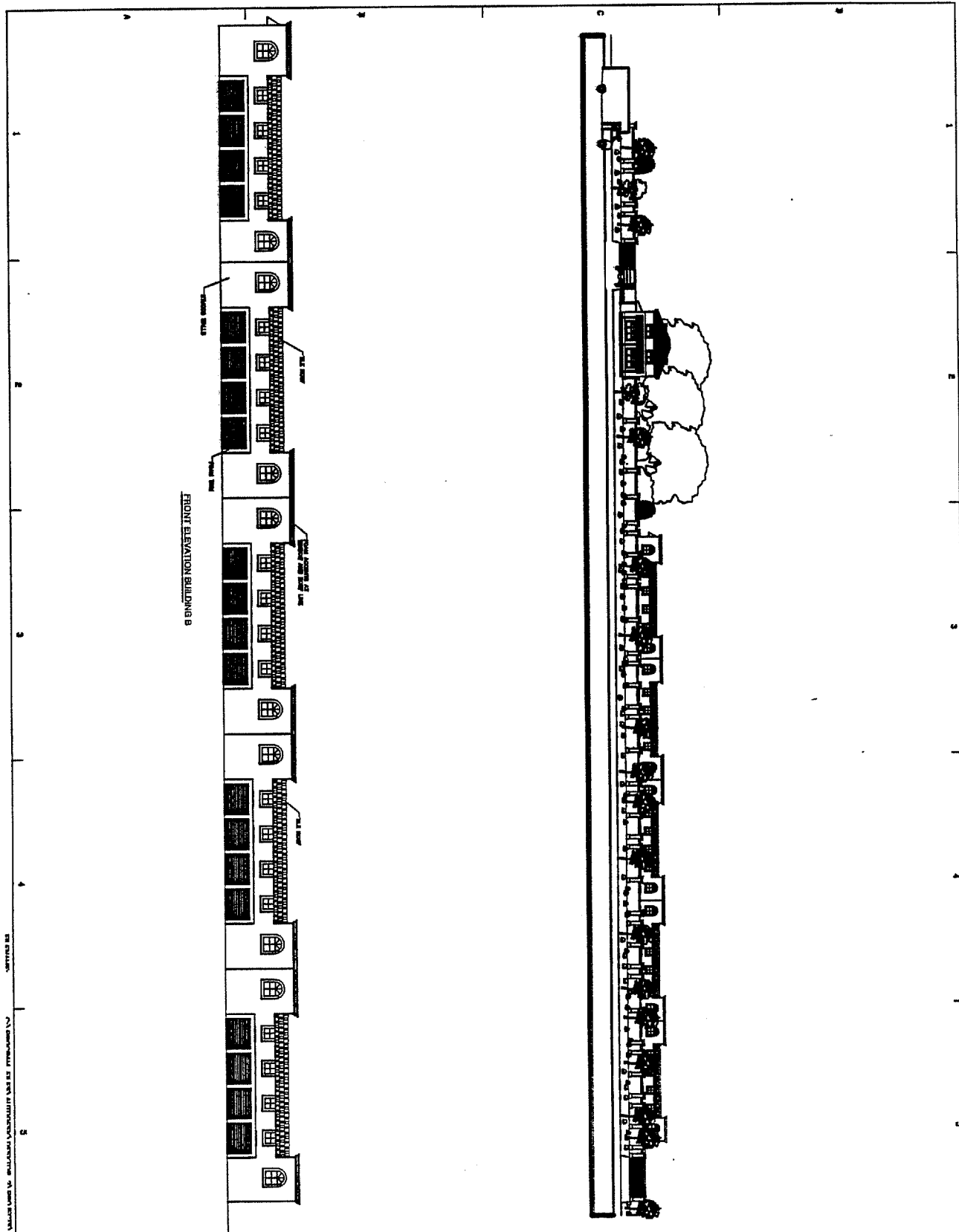
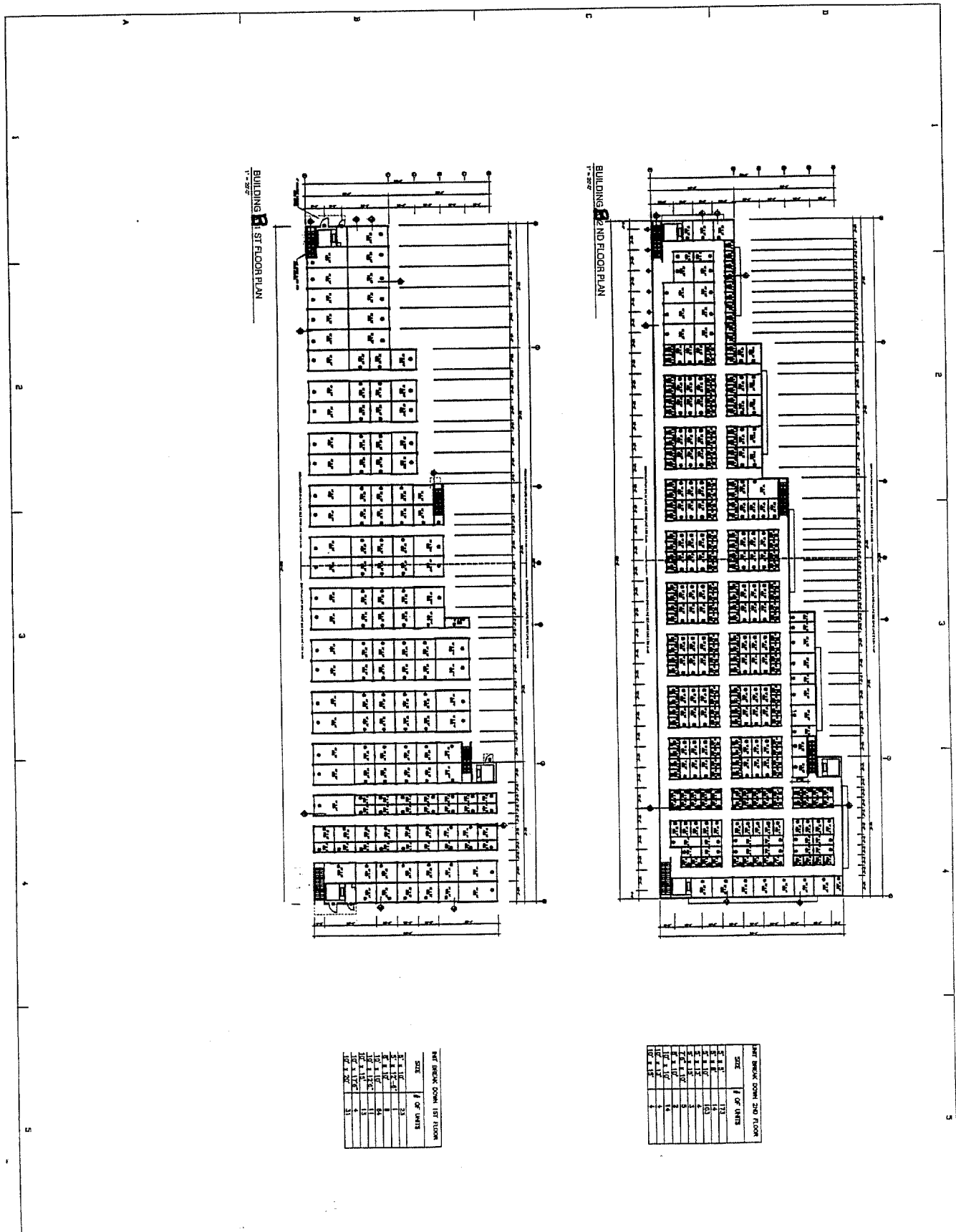
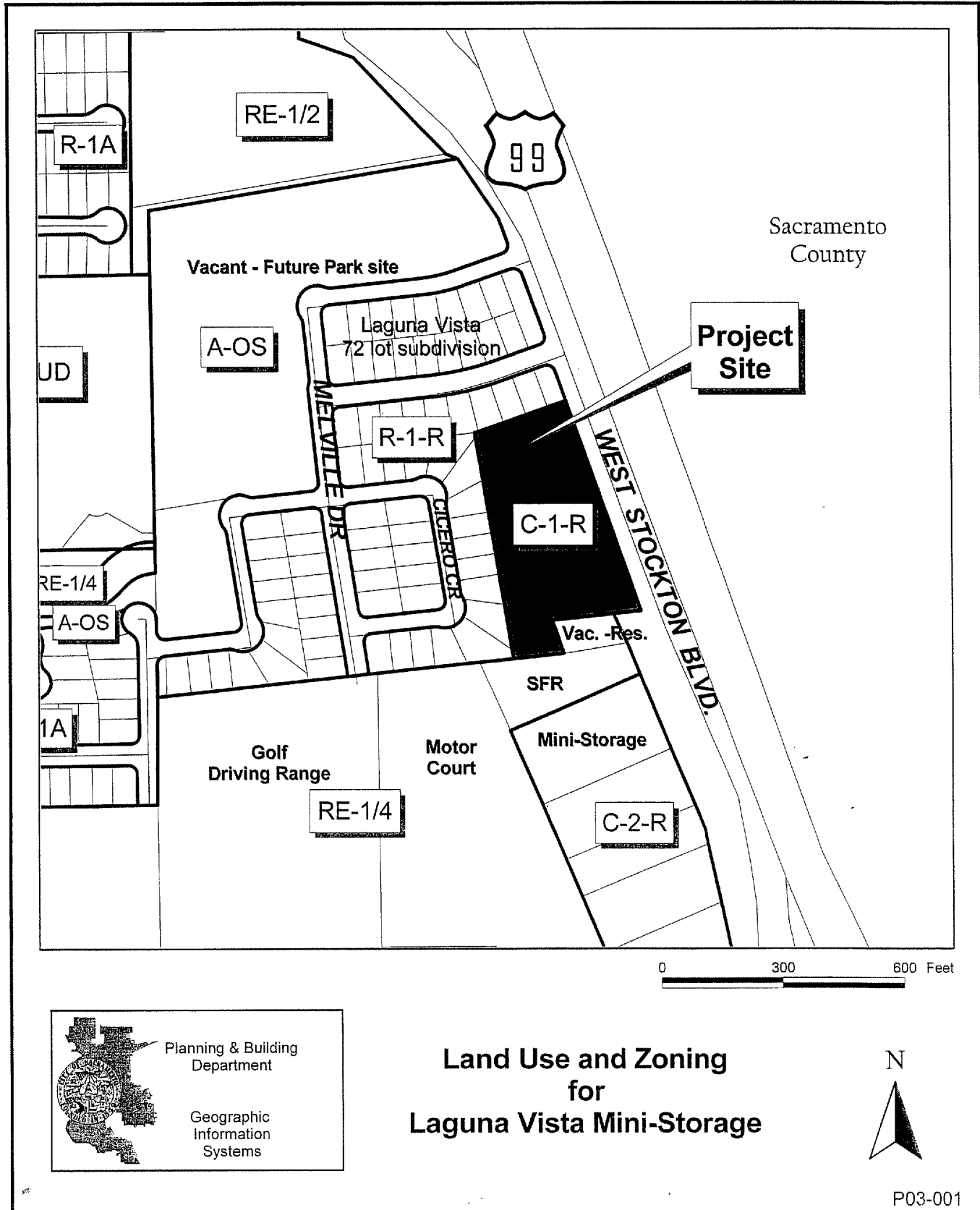


Exhibit 1J Building B – Floor Plan



Attachment 2 Land Use & Zoning Map



Attachment 3 Laguna Vista Addendum and Negative Declaration



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DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

ENVIRONMENTAL PLANNING
SERVICES
916-808-1909
FAX 916-264-5328

ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

The City of Sacramento, California, a municipal corporation, does hereby prepare, make declare, and publish this Addendum to an Adopted Negative Declaration for the following described project:

Laguna Vista Mini-Storage (P03-001) - The subject property is located on W. Stockton Blvd. between Jacinto and Sheldon Roads in the Jacinto Creek Planning Area. The site is bounded by residential to the north and west, commercial to the south, and Highway 99 to the east (Assessor Parcel Numbers portion of 117-1410-056). Development of the 3.6± acre mini storage facility will consist of 2,100 square feet of office/manager's residence and 128,000± square feet of storage facility. Entitlements for the project include:

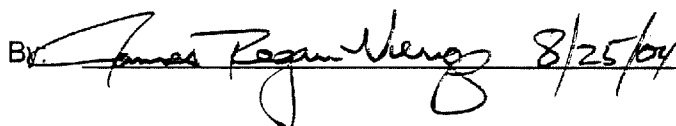
- **Rezone** of 3.6± acres from a Limited Commercial Review (C-1R) zone to a General Commercial Review (C-2R) zone;
- **Special Permit** to construct a mini-storage facility in the C-2R zone; and
- **Special Permit** to construct a building larger than 40,000 gross square feet in the C-2R zone.

The City of Sacramento, Development Services Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached Initial Study, will have a significant effect on the environment. This Addendum to an Adopted Negative Declaration reflects the lead agency's independent judgment and analysis. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California).

This Addendum to an Adopted Negative Declaration has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, Planning Division, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Environmental Services Manager, City of Sacramento,
California, a municipal corporation

By:  8/25/04

**CONCLUSION TO PREPARE AN ADDENDUM TO AN
ADOPTED NEGATIVE DECLARATION**

An Addendum to an Adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary (CEQA Guidelines, Section 15164). The City has decided to prepare an Addendum in that none of the following findings necessary to prepare a Subsequent Negative Declaration have been made pursuant to CEQA Guidelines, Section 15162:

1. No substantial changes are proposed to the project that will require major revisions of the previous Negative Declaration.

*The original Negative Declaration for the Laguna Vista Rezone and Tentative Map Project (P00-096), adopted on September 4, 2001 by City Council, evaluated the entitlements to subdivide 28.75± acres into 72 single family residential lots, one (1) commercial lot and one (1) lot for a City Park within the Jacinto Creek Planning Area (JCPA). Approval of the project required a **General Plan Amendment** to increase the Low Density Residential (4-15 developed unit per net acre (du/na)) land use designation by 1± acre; decrease Community /Neighborhood Commercial and Offices land use designation by 1± acres; decrease Low Density Residential (4-15 du/na) land use designation by 11.1± acre; and increase the Parks-Recreation-Open Space land use designation by 11.1 acres; a **Community Plan Amendment** to increase the Residential (4-8 du/na) land use designation by 1± acre; decrease the General Commercial land use designation by 1± acre; decrease the Residential (4-8 du/na) land use designation by 6.17± acres and Residential (7-20 du/na amended JCPA density for South Sacramento Community Plan Residential 11-21 du/n) land use designation by 5.3± acres; increase Parks-Open Space land use designation by 11.1± acres; **Rezone** a total of 28.75± acres of Standard Single Family Residential (R-1), Limited Commercial Plan Review (C-1R), and Rural Estate 1 unit per 2 acres (RE ½) to Standard Single Family Residential Plan Review (R-1R), Agriculture-Open Space (AOS), and Limited Commercial Plan Review (C-1R); a **Tentative Map** to develop a 72 lot single family residential subdivision with a Limited Commercial parcel and a 11.1± acre City park parcel; and a **Subdivision Modification** to create four (4) lots which deviate from standard Single Family Residential lot width and depth requirements.*

The proposed development of two mini-storage buildings, totaling 128,000± square feet (s.f) on 3.623± vacant gross acres in the Limited Commercial Review (C-1R) zone is not a permitted use under that zoning. Uses permitted in the C-1R zone include certain office, retail, and commercial service establishments that are surrounded primarily by residential development. However, the applicant proposes to rezone the parcel to General Commercial Review (C-2R), which would allow for a mini-storage use with a Special Permit. The operation of a mini-storage use in a C-2R zone with land use restrictions is considered of similar intensity to the most intense uses allowed under the C-1R zone. The proposed project would thus continue to be within the scope of analysis of the prior project and will not result in any new potential environmental impacts or any more severe impacts than those previously evaluated and identified and proposed to be mitigated in the original Laguna Vista Rezone and Tentative Map project (P00-096). Therefore, an addendum is being prepared for the mini-storage project. Although the Addendum

provides additional information and evaluation, none of the new information and evaluations will trigger a need for a Subsequent Negative Declaration.

2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration.

All of the new information and evaluations are considered to be technical changes and do not include any new impacts that have not already been discussed in the previous Negative Declaration.

3. No new information of substantial importance has been found that shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous Negative Declaration and EIRs;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration and EIRs;
 - c) Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project; or
 - d) Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration and EIRs would substantially reduce one or more significant effects on the environment.

There are no sections in the Initial Study checklist that require revisions to the answers and therefore the proposed change in the project description will not result in any environmental impacts that were not previously identified in the Initial Study/Negative Declaration.

The proposed revised project description will not result in effects any more severe than what is evaluated in the Initial Study/Negative Declaration and mitigation measures adopted for the previous Initial Study/Negative Declaration are consistent with what has been previously analyzed.

Laguna Vista Mini-Storage (P03-001)

Addendum to an Adopted Negative Declaration

PROJECT INFORMATION

File Number/Project Name: P03-001/ Laguna Vista Mini-Storage

Project Location:

The subject property is located on W. Stockton Blvd. between Jacinto and Sheldon Roads in the Jacinto Creek Planning Area (JCPA). The site is bounded by residential to the north and west, commercial to the south, and Highway 99 to the east (Assessor Parcel Numbers portion of 117-1410-056) (see Attachment 1 – Vicinity Map).

Existing Plan Designations and Zoning:

The proposed project is located within the south area of the City, specifically within the JCPA off W. Stockton Blvd, between Jacinto and Sheldon Roads. The 1986-2006 Sacramento General Plan Update designation for the site is Community/Neighborhood Commercial and Office. The project site is zoned Limited Commercial Review (C-1R) (see Attachment 2 – Land Use and Zoning Map).

Project Background:

On September 4, 2001, the City Council approved a Rezone and Tentative Map for the Laguna Vista Rezone and Tentative Map project (P00-096) ("Laguna Vista project"), which included General Plan Amendments, Community Plan Amendments, Subdivision Modification, Rezone and Tentative Map. The City Council approval a 3.6± acre limited commercial parcel. The Negative Declaration for the Laguna Vista project identified potential impacts associated with the construction of the Rezone and Tentative Map to Air Quality, Water, Plant and Animal Life, Transportation/Circulation, Health, and Cultural Resources. A Mitigation Monitoring Plan was adopted to address these potential impacts.

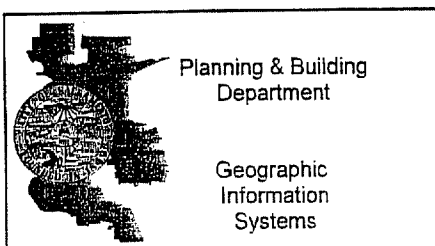
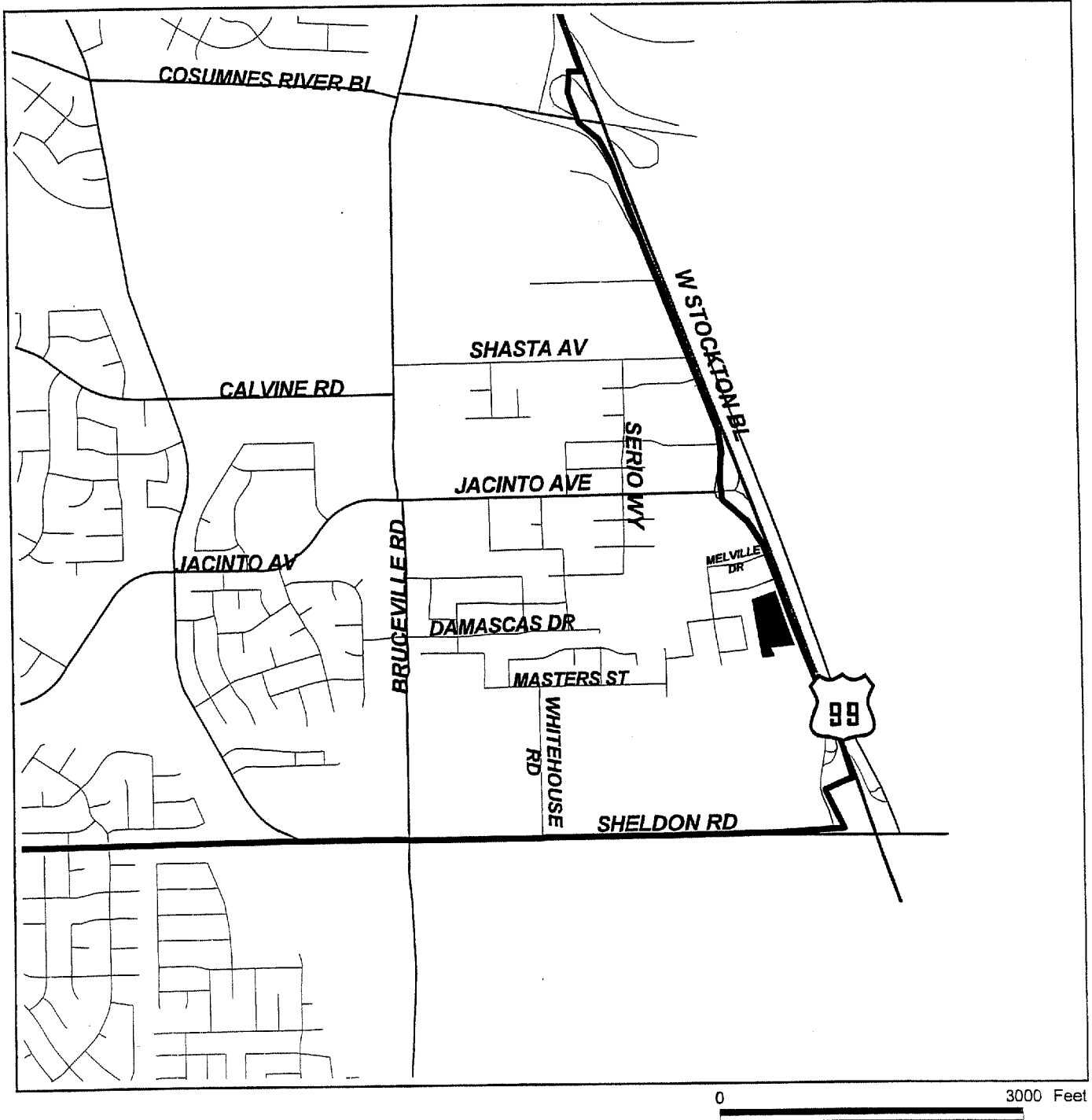
Project Purpose:

The purpose of the proposed project is to obtain the necessary entitlements to allow for general commercial development in the Laguna Vista Rezone and Tentative Map area.

Project Components:

Development of the 3.6± acre mini storage facility will consist of 2,100 square feet of office/manager's residence and 128,000± square feet of storage units (see Attachment 3 – Site Plan). The total number of off-street parking spaces provided is 15; 14 regular spaces and 1 handicap accessible space. The perimeter wall will be constructed of masonry block to a height of eight feet. Buildings A and B will be two-story structures with a height of approximately 18 feet. Specific entitlements for the project include the following:

- **Rezone** of 3.6± acres from a Limited Commercial Review (C-1R) zone to a General Commercial Review (C-2R) zone;
- **Special Permit** to construct a mini-storage facility in the C-2R zone; and
- **Special Permit** to construct a building larger than 40,000 gross square ft in the C-2R zone.



**Vicinity Map
for
Laguna Vista Mini-Storage**



P03-001



PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

PLANNING
916-264-5381
FAX 916-264-5328

June 22, 2001

NEGATIVE DECLARATION

The Environmental Services Manager of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

Laguna Vista Rezone and Tentative Map

Laguna Vista Tentative Map and Rezone located west of Hwy 99, off West Stockton Blvd. between Jacinto and Sheldon Roads. Entitlements to subdivide 28.75± vacant acres into 72 standard single family residential lots, one (1) commercial lot and a lot for a City Park within the Jacinto Creek Planning Area (JCPA). (D8) APN: 117-0204-001 and 117-0204-002. A. **Environmental Determination:** Mitigated Negative Declaration; B. **Mitigation Monitoring Plan;** C. **General Plan Amendments** to: Increase the Low Density Residential (4-15 du/na) land use designation by 1± acre; Decrease Community /Neighborhood Commercial and Offices land use designation by 1± acre; Decrease Low Density Residential (4-15 du/na) land use designation by 11.1± acres; and Increase the Parks-Recreation-Open Space land use designation by 11.1± acres; D. **South Sacramento Community Plan Amendments** to: Increase the Residential (4-8 du/na) land use designation by 1.0± acre; Decrease the General Commercial land use designation by 1.0± acre; Decrease the Residential (4-8 du/na) land use designation by 6.17± acres and Residential (7-20 du/na) land use designation by 5.3± acres; Increase Parks/Open Space land use designation by 11.1± acres. E. **Rezone** a total of 28.75± acres of Standard Single Family Residential (R-1), Limited Commercial Plan Review (C-1R), and Rural Estate 1 unit per 2 acres (RE 1/2) to Standard Single Family Residential Plan Review (R-1R), Agriculture-Open Space (AOS), and Limited Commercial Plan Review (C-1R); F. **Tentative Map** to develop a 72 lot single family residential subdivision with a 3.6± acre Limited Commercial parcel and a 11.1± acre city park parcel; G. **Subdivision Modification** to create four (4) lots which deviate from standard single family residential lot width and depth requirements.

The City of Sacramento, Planning and Building Department, has reviewed the proposed project and has determined that the project will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California)

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento and pursuant to the Sacramento City Code Chapter 63

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Planning Division, 1231 "I" Street, 3rd Floor, Sacramento, California 95814.

City of Sacramento, California
A Municipal Corporation

By: 
For the Environmental Services Division Manager

Date: 6-22-01

**CITY OF SACRAMENTO
PLANNING, AND BUILDING DEPARTMENT
PLANNING DIVISION**

TIERED INITIAL STUDY

This Initial Study has been required and prepared by the Department of Neighborhoods, Planning and Development, Planning Division, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to California Environmental Quality Act Guidelines, Section 15063.

Section I. BACKGROUND

1. File Number and Project Name: P00-096 / Laguna Vista Tentative Map and Rezone
2. Project Location: Located west of West Stockton Blvd., between Jacinto and Sheldon Roads in the Jacinto Creek Planning Area (JCPA), it is also located within the South Sacramento Community Plan (SSCP) area. The Assessor's Parcel Numbers (APN) are 117-0204-001 and 117-0204-002.
3. Applicant : Live Oak Associates I
8780 Auburn Folsom Road
Granite Bay, California 95746
916-782-1177
4. Project Planner : Kimberly Kaufmann-Brisby
1231 I Street, Room 300
Sacramento, CA 95814
916-264-5590
5. Date Environmental Checklist Completed: June 2001

Section II PROJECT DESCRIPTION

Project Location

The subject property consists of 28.75± acres, located on the west side of West Stockton Blvd., south of Jacinto Road and north of Sheldon Road in the JCPA Land Use Area of the South Sacramento Community Plan area. (Please see Figure 1, Vicinity Map). The site is identified as Assessor's Parcel Numbers (APN): 117-0204-001 and 117-0204-002.

Statement of Applicant's Objectives

The original Laguna Vista Rezone and Tentative Map (P94-031) was included in the JCPA Land Use Plan

Program EIR, and was approved by City Council on June 3, 1997. The final map was never recorded and the Tentative map subsequently expired. The rezone of 14.05± vacant acres from Rural Estate - 1 residential unit per 4 acres (RE 1/4) and Rural Estate- 1 residential unit per 2 acres (RE1/2) to Standard Single Family Residential (R-1) and the rezone of 4.7± vacant acres from Rural Estate - 1 residential unit per 4 acres (RE 1/4) and Rural Estate- 1 residential unit per 2 acres (RE1/2) to Limited Commercial Plan Review (C-1R) remains in effect. The zoning designation for the 10 ± acre park parcel is Rural Estate - 1 residential unit per 2 acres (RE1/2). The park parcel was not a park when the original entitlements were granted necessitating the current rezone request.

The Applicant has submitted this application in order to rezone and subdivide 28.75± undeveloped acres into 72 single-family lots, one limited commercial lot, and a park parcel.

Land Use:

The existing Zoning and Plan designations of the site are as follows:

Zoning:	Standard Single Family Residential (R-1), Limited Commercial Plan Review (C-1R), and Rural Estate-1 residential unit per 2 acres (RE1/2). (see also Figure 2 – Land Use & Zoning Map)
General Plan:	Low Density Residential, (4-15 du/na) and Community / Neighborhood Commercial & Offices.
Community Plan:	Residential (4-8 du/na), Residential (7-20 du/na-amended JCPA density for SSCP Residential 11-21 du/na), and General Commercial.

The proposed Zoning and Plan designations of the site are as follows:

- Rezone the Standard Single Family Residential (R-1) zoned acreage to Standard Single Family Residential Plan Review (R-1R) zoned acreage (See also Figure 4 - Rezone Exhibit);
- Rezone the 10± acre park parcel from Rural Estate - 1 residential unit per 2 acres (RE1/2) to Agricultural-Open Space (AOS). The adjacent 1.4± acre park parcel requires a rezone from Standard Single Family Residential Plan Review, (R-1R) to Agricultural-Open Space (AOS) (See also Figure 4 - Rezone Exhibit);
- Decrease the Limited Commercial Review (C-1R) zoned acreage from 4.7± acres to 3.6± acres. (See also Figure 4- Rezone Exhibit);
- Increase the General Plan's Low Density Residential (4-15 du/na) and the South Sacramento Community Plan's Residential (4-8 du/na) Land Use Designation acreage each by 1± acre. (See also Figure 2 - General Plan Amendment Exhibit) and (See also Figure 3 - South Sacramento Community Plan Amendment Exhibit);
- Decrease the General Plan's Community / Neighborhood Commercial and Offices and the

South Sacramento Community Plan's General Commercial Land Use Designation acreage by 1± acre (See also Figure 2 - General Plan Amendment Exhibit) and (See also Figure 3 - South Sacramento Community Plan Amendment Exhibit);

- Decrease the General Plan's Low Density Residential (4-15 du/na) Land use Designation by 11.4± acres (See also Figure 2 - General Plan Amendment Exhibit)
- Increase the General Plan's Parks-Recreation-Open Space Land Use Designation by 11.1± acres (See also Figure 2 - General Plan Amendment Exhibit) ;
- Decrease the South Sacramento Community Plan's Residential (4-8 du/na) Land use Designation by 6.17± acres. (4.73 + 1.44), and Residential (7-20 du/na-amended JCPA density for SSCP Residential 11-21 du/na) Land Use designation by 5.3± acres (See also Figure 3 - South Sacramento Community Plan Amendment Exhibit)
- Increase the South Sacramento Community Plan's Parks/Open Space Land Use Designation by 11.1± acres (See also Figure 3 - South Sacramento Community Plan Amendment Exhibit)

Entitlements

The entitlements requested with this application are:

- 1) Rezone a total of 28.75± acres of Standard Single Family Residential (R-1), Limited Commercial Plan Review (C-1R), and Rural Estate 1 unit per 2 acres (RE 1/2) to Standard Single Family Residential Plan Review (R-1R), Agriculture-Open Space (AOS), and Limited Commercial Plan Review (C-1R));
- 6) General Plan Amendments to: Increase the Low Density Residential (4-15 du/na) land use designation by 1± acre; Decrease Community /Neighborhood Commercial and Offices land use designation by 1± acre; Decrease Low Density Residential (4-15 du/na) land use designation by 11.1± acres; and Increase the Parks-Recreation-Open Space land use designation by 11.1± acres ;
- 7) South Sacramento Community Plan Amendments to: Increase the Residential (4-8 du/na) land use designation by 1.0± acre; Decrease the General Commercial land use designation by 1.0± acre; Decrease the Residential (4-8 du/na) land use designation by 6.17± acres and Residential (7-20 du/na-amended JCPA density for SSCP Residential 11-21 du/na) land use designation by 5.3± acres; Increase Parks/Open Space land use designation by 11.1± acres.
- 8) Tentative Map to develop a 72 lot single family residential subdivision with a Limited Commercial parcel and a 11.1± acre city park parcel;
- 9) Subdivision Modification to create four (4) lots which deviate from standard single family residential lot width and depth requirements.

Project Characteristics:

The applicant is proposing to subdivide 28.75± vacant acres (APN 117-0204-001, 002) into seventy-

two (72) single family lots totaling $9.8 \pm$ net acres, a Limited Commercial Plan Review (C-1R) lot of $3.6 \pm$ net acres, and a $9.7 \pm$ acre Agriculture-Open Space (AOS) city park parcel within the Jacinto Creek Planning Area, (JCPA). Additionally, the applicant is dedicating $1.4 \pm$ acres of Agriculture-Open Space (AOS) park land at the southwest corner of the subdivision, which lies adjacent to the recently acquire City park land, (APN 117-0204-001). The City park land (APN 117-0204-001) is included in this tentative map in order to facilitate an exchange of small portions of land between the residential parcel (APN 117-0204-002) and the park parcel (APN 117-0204-001), ultimately creating a superior lotting design. The lotting configuration takes advantage of the adjacent park land, with all of the lots adjacent to the park either fronting or siding on to the park, separated from the park by proposed roadways.

III. ENVIRONMENTAL DOCUMENT BACKGROUND

This Initial Study/Negative Declaration of Environmental Effects contains an analysis of the environmental effects of the proposed project. Some of this analysis is "tiered" from the environmental analysis contained in previously prepared environmental documents.

The CEQA concept of "tiering" refers to the coverage of general environmental matters in a broad Program Level EIR, with subsequent focused environmental documents prepared for individual projects that implement the program. The project environmental document incorporates by reference the discussion(s) in the Program EIR and concentrates on project-specific issues. CEQA and the CEQA Guidelines encourage the use of tiered environmental documents to reduce delays and excessive paperwork in the environmental review process. This is accomplished in tiered documents by eliminating repetitive analyses of issues that were adequately addressed in the Program EIR and by incorporating those analyses by reference.

In accordance with CEQA Section 15152, the environmental analysis for the proposed project is tiered from the Jacinto Creek Planning Area (JCPA)- JCPA EIR and JCPA EIR Findings and Overrides, Resolution 95-349, (State Clearinghouse #94032070).

The JCPA EIR assesses the potentially significant environmental impacts of build-out of the JCPA. The City Council has evaluated these impacts and has adopted Findings of Fact and a Statement of Overriding Considerations for the JCPA EIR. This initial study for the proposed project relies on the JCPA DEIR for a comprehensive analysis of hydrology, drainage, biological resources, noise, air quality, transportation, and cultural resources impacts.

Additionally, the following documents are hereby incorporated by reference and available for review during normal office hours at the City of Sacramento Planning Division, 1241 I Street, Room 300, Sacramento, California, 95814.

- 1) JCPA EIR and JCPA EIR Findings and Overrides, (Resolution 95-349), (State Clearinghouse #94032070);
- 2) Sacramento General Plan Update (SGPU) Draft EIR, (State Clearinghouse #86101310);
- 3) City of Sacramento Zoning Ordinance;
- 4) South Sacramento Community Plan EIR;
- 5) Noise Study - The Acoustics & Vibration Report dated 5/3/1999;

- 6) 1996 Comprehensive Floodplain Management Plan Development Guidelines. Land use Planning Policy Within the 100-Year Floodplain EIR.
- 7) Air Quality Thresholds of Significance -1994, First Edition, Sacramento Metropolitan Air Quality Management District.
- 8) JCPA Financing Plan, November 20, 1996.
- 9) JCPA Infrastructure and Utilities Plan, October 30, 1996.
- 10) JCPA Drainage Master Plan Report, April 15, 1996.

Sacramento General Plan Update

The SGPU DEIR assesses the environmental impacts of build-out of the Sacramento General Plan Update. The City Council has evaluated these impacts and has adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan Update. This initial study for the proposed project relies on the Sacramento General Plan Update DEIR for a comprehensive analysis of:

1. Earth Impacts
2. Water Quality Impacts

The Land Use Planning Policy Within the 100-Year Floodplain EIR and Addendums I-III provide a comprehensive evaluation of the risks associated with permitting new development in flood prone areas of the City. For CEQA purposes, the EIR adopts the 100-year flood as the measuring event for identifying significant flood hazard impacts. On this basis, the EIR concludes that the Policy will result in significant impacts by increasing the number of people and the amount of damageable property located within the 100-year floodplain. The City Council has evaluated these impacts and has adopted Findings of Fact and a Statement of Overriding Considerations for the Policy.

This Initial Study should be viewed in conjunction with the SPGU and the JCPA EIR.s. The purpose of this Initial Study is to evaluate the potential environmental impacts of the project with respect to these EIRs to determine what level of additional environmental review, if any, is appropriate. Based on the analysis contained in this Initial Study, one of the following determinations will be made:

- * The project incrementally contributes to, but does not exceed, environmental impacts previously identified in these EIRs, no additional mitigation measures are required, and preparation of Findings consistent with this determination is appropriate;
- * The project would result in new impacts that were not previously identified in these EIRs. but there is no substantial evidence that such new impacts may have a significant effect on the environment and preparation of a Negative Declaration is appropriate;
- * The project would result in new potentially significant impacts that were not previously identified in these EIRs, but proposed project-specific mitigation measures would reduce such impacts to a point where clearly no significant effects would occur and there is no substantial evidence that the project as mitigated may have a significant effect on the environment, in which case preparation of a

Mitigated Negative Declaration would be appropriate;

- * The project would result in new significant environmental impacts not previously identified in these EIRs, and preparation of a tiered EIR would be appropriate.

Mitigation measures identified in the JCPA EIR that apply to the proposed project will be required to be implemented as part of the project. The mitigation measures in the JCPA EIR which are appropriate for implementation as part of the project are identified and discussed in Section V.

IV. PROJECT CONSISTENCY WITH TIERING DOCUMENTS

In order to determine the consistency of the proposed project with the SGPU and JCPA EIRs the following questions must be answered:

- Is the proposed project included within the scope of the development (or alternatives) projected by the SGPU and JCPA EIRs ?
- Is the project's proposed land use consistent with the type of use designated and analyzed by the SGPU and JCPA EIRs ?

The following discussion analyzes the consistency of the land use designations of the proposed project and the existing plans (the land use designations are also discussed in Section II above).

The SGPU designates the project site as Low Density Residential (4-15 du/na) and Community / Neighborhood Commercial and Offices. The South Sacramento Community Plan Land Use designations for the project are Residential (4-8 du/na), Residential (7-20 du/na-amended JCPA density for SSCP Residential 11-21 du/na) and General Commercial. To the extent the proposed land use designations are not consistent with the existing land use, any potential impacts of the amended designations will be discussed in Section V.

V. TIERED ENVIRONMENTAL CHECKLIST

The Checklist Form provided below identifies the following impact categories for the Proposed Project: 1) potentially significant project impacts not fully addressed in prior EIRs that may not be mitigated by incorporation of Project-Specific Mitigation Measures; 2) potentially significant impacts not fully addressed in prior EIRs which could be mitigated to a less-than-significant level by incorporation of Project-Specific Mitigation Measures; 3) impacts which would be less-than-significant through implementation of Mitigation Measures adopted in prior EIRs; and 4) effects which would result in no new impacts not already addressed in prior EIRs.

This section also contains an explanation of all checklist answers, and recommended Program EIR Mitigation Measures, as appropriate.

- For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant Unless Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-than-Significant Impact: Any impact that would not be considered under CEQA relative to existing standards.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
1. LAND USE AND PLANNING.			
<i>Would the proposal:</i>			
a. Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is undeveloped land which has lain fallow for many years. The project site is basically level, except where Jacinto Creek drainage flows. The approval of the JCPA Land Use Plan in 1995 included a General Plan redesignation of the entire planning area from Special Planning district to a variety of residential, commercial, public/quasi-public and open space designations. The project site was given the General Plan land use designations of Low Density Residential and Community/Neighborhood Commercial and Offices. Low Density Residential allows residential uses with densities ranging from 4-15 dwelling units per net acre. Typical development in these areas will consist of single family detached units, duplexes, half-plexes, townhomes, condominiums, zero lot line units, cluster homes, and other compatible uses. Community/Neighborhood Commercial and Offices allows shopping centers of less than 200,000 sq.ft..

commercial strips, and smaller office developments which offer goods and services for the daily needs of adjacent residential areas. These uses may be located adjacent to residential areas without significant adverse impacts.

Accordingly, the approval of the JCPA Land Use Plan included a South Sacramento Community Plan redesignation of the entire plan area from the Cosumnes River College Special Planning District to a variety of residential, commercial, public/quasi-public and open space designations. The current South Sacramento Community Plan designations for the project site are Residential (4-8 du/na), Residential (7-20 du/na), and General Commercial land use. The Residential (4-8 du/na) land use designation provides for low density residential uses, generally single family detached homes and duplexes or halfplexes on corner lots. Also, patio homes, zero lot line homes and cluster homes are appropriate under this category if the project meets the density requirements. The Residential (7-20 du/na) land use designation provides for halfplexes, duplexes, townhomes, condominiums and garden apartments. This low density multi-family designation is suitable for areas adjacent to single family subdivisions along major streets. The General Commercial land use designation provides for development of commercial activities in specific nodes.

The site is currently zoned Standard Single Family Residential (4-8 du/na), Rural Estate One Dwelling unit per two acres (RE 1/2) and Limited Commercial Review (C-1R).

Standards of Significance

For the purpose of this analysis, an impact is considered significant if the project would substantially alter an approved land use plan that would result in a physical change to the environment in the matter identified in questions a-e above.

Impacts and Mitigation Measures

Answer to Question 1a

The proposed land use designations are largely consistent with the General and Community Plans. The proposed project has a City park in the northerly 10± acre portion, (APN 117-0204-001), which is designated in the SPGU as Low Density Residential, while the SSCP land use designation for this site is Residential (7-20 du/na) and Residential (4-8 du/na). The zoning for the parcel is Rural Estate-One Dwelling unit per two acres (RE 1/2). The park placement has changed from the originally planned site on the SSCP map, to the south of the present location, in order to better serve the adjacent school site, which was relocated by the school district. The City park acreage is similar to the original site designated in the SGPU and SSCP maps, however, to bring the site into compliance with the SSCP land use designation, a Community Plan Amendment from Residential (4-8 du/na) and Residential (7-20 du/na), to Park/Open Space is proposed. Additionally, to bring the site into compliance with the SGPU land use designation, a General Plan Amendment of the land use designation of Low Density Residential (4-15 du/na) to Park-Recreation/Open Space must be requested and approved.

The majority of the remaining proposed project site is consistent with the SGPU and SSCP land use designations of Low Density Residential (4-15 du/na), Community/Neighborhood Commercial & Offices and Residential (4-8 du/na), and General Commercial respectively. In order to accommodate the relocated the park site, a new lotting pattern which orients lots toward the park, and a reconfigured commercial parcel,

a small portion of site bounded by West Stockton Blvd. to the east and the City park parcel to the north. will require a General Plan Amendment, Community Plan Amendment, and rezone.

To ensure review and compliance of the residential portion of the project prior to construction, with the City's "Single Family Residential Design Principles," January 1998, the Standard Single Family Residential (R-1) zoned property is being rezoned to Standard Single Family Residential Plan Review (R-1R).

Because the land-use changes result in an improved arrangement of homes with respect to the park, the project is considered to have a less-than-significant impact on zoning and plan designations.

Answer to Question 1b

The proposed project is within the JCPA which is subject to the JCPA EIR. As the amount of land subject to General Plan and Community Plan amendments and rezoning is relatively equal, the impact is anticipated to be a less-than-significant-impact on environmental plans.

Answer to Question 1c

As described above, the approval of the JCPA Land Use Plan in 1995 included a General Plan redesignation of the entire planning area from Special Planning district to a variety of residential, commercial, public/quasi-public and open space designations. Specifically because of the JCPA Land Use Plan the proposed land uses of residential, commercial and open space are compatible with the existing land use designations in the vicinity.

Answer to Question 1d

The project site has lain fallow for many years, and the surrounding JCPA region is partially developed. There does not appear to have been any farmlands or agricultural production in the area for many years. Therefore, this project is considered to have a less-than-significant impact on agricultural resources or operations.

Answer to Question 1e

The JCPA is a relatively new planning area, and there are no established minority or low-income communities in the area. The project site and the surrounding area are vacant, undeveloped, under development, or currently under construction. Residential construction to the west of the subject site is market rate housing. The area to the south is an established golf driving range and to the north is the First Southern Baptist Church, finishing construction. To the east is West Stockton Blvd. and Highway 99. The proposed project will not disrupt or divide the physical arrangement of an established community. Therefore, this project is considered to have a less-than-significant impact on established communities.

Mitigation Measures

None Required

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
2. POPULATION AND HOUSING.			
<i>Would the proposal:</i>			
a. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The proposed project site is undeveloped land has lain fallow for several years. The site is designated for residential and commercial uses in both the General Plan and the South Sacramento Community Plan.

Standards of Significance

For the purpose of this analysis, an impact is considered significant if the project would induce substantial growth that is inconsistent with the approved land use plan for the area or displace existing affordable housing.

Answer to Checklist Questions 2a - 2c

The proposed project is consistent with both the General Plan land use designations of Low Density Residential (4-15 du/na) and Community/Neighborhood Commercial & Offices and the South Sacramento Community Plan land use designations of Residential (4-8 du/na), Residential (7-20 du/na) and General Commercial. The project is not anticipated to alter the location, distribution, density or growth rate of the human populace or generate any additional demand for housing. Therefore, a less than significant impact will result.

Mitigation Measures

None required

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
3. GEOLOGY.			
<i>Would the proposal result in or expose people to potential impacts involving:</i>			

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
a. Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	■
b. Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Seismic ground failure including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	■
d. Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	■
e. Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	■
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	■
g. Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	■
h. Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	■
i. Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	■

Environmental Setting

The project site has no known faults. No unique geologic features exist on the site (SGPU EIR, T-2). The primary soil type in this region of the South Sacramento Community Plan Area is San Joaquin, which is characterized as moderately deep, well-drained soil that is underlain by cemented hardpan (SGPU EIR, T-5) thus is not prone to liquefaction or to subsidence. The site topography is flat and inland with no volcanic activity. Being inland, with no large bodies of water nearby, it is not anticipated to experience either seiche or tsunami. The site has lain fallow for a number of years with stable soil conditions. Therefore, the proposed project will have a less-than-significant impact.

Standards of Significance

For the purposes of this analysis, an impact is considered significant if it allows a project to be built that will either introduce geologic, soils, or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

Answers to Questions 3a to 3i

- 3a. According to the SGPU EIR (page T-3), there are no known faults within the City of Sacramento and Sacramento regions. Therefore, the impact associated with the proposed project related to fault rupture is less-than-significant.
- 3b. The SGPU EIR (page T-16) indicates that development within the area is subject to potential damage from earthquake ground shaking at a maximum intensity of VIII on the Modified Mercalli Scale. The City is within Zone 3 of the UBC's Seismic Risk Map of the United States, and requires that all new structures be designed to withstand this intensity level (SGPU EIR, T-20). The enforcement of the UBC, through issuance of a building permit, would ensure that this impact is less-than-significant.
- 3c. The SGPU EIR (page T-11) defines liquefaction as the transformation of a granular material

from a solid state to a liquid state as a consequence of increased pore-water pressures, or possible pore-air pressures, due to an earthquake. Liquefaction can occur in low-lying areas that are comprised of unconsolidated, saturated, clay-free sands and silts. Exhibit T-4 of the SGPU EIR (pages T-4 and T-5), identifies the soil type for the project site as San Joaquin which is a moderately deep, well-drained soil that is underlain by a cemented hardpan. This soil type is not identified as prone to liquefaction. The Sacramento General Plan (page 8-4) further states that the City is located upon a broad alluvial plain which includes some low-lying areas which have poorly consolidated to unconsolidated sediments which are often water-saturated. It is these areas that are subject to greater ground deformation through seismic activity. Map 3 on page 8-7 of the General Plan indicates areas which have poor foundation materials. The proposed project site is not within the areas identified. Therefore, the impact related to liquefaction is less-than-significant.

- 3d. The Sacramento General Plan (page 8-8) indicates that the inland Sacramento area has little risk resulting from the effects of a tsunami. A number of dams have a potential to inundate Sacramento should a major seiche occur. Although they have this potential, the probability of flooding from a seiche is low. The area is also not located near any active volcanic hazards. The impact is, therefore, less-than-significant.
- 3e. The SGPU EIR (page T-11) indicates that the potential for landslides, mudslides, and slope instability in the City is minor, due to the relatively flat topography of the area. The project site has relatively flat topography. Therefore, the impact is less-than-significant.
- 3f. Temporary disruption of soil will occur during the project's grading and construction period. All grading activities associated with the site development are required to comply with the City's Grading, Erosion, and Sediment Control Ordinance (Ordinance 93-068). This ordinance will require project applicants to prepare erosion, sediment, and pollution control plans for both during and after construction of a proposed project, and preliminary and final grading plans. Therefore, a less-than-significant soil impact will result.
- 3g. Subsidence is the sinking of land and presents a major hazard if a sufficient quantity of water is withdrawn during construction activities or through depletion of the groundwater table. The development of the project site would not be anticipated to affect groundwater supply. Further, the SGPU EIR (page T-13) indicates that no significant subsidence has been reported within the City. Therefore, the impact is less-than-significant.
- 3h. Expansive soils are discussed on page 8-8 of the Sacramento General Plan. The General Plan indicates that there is a low rating of expansive soils in the area. The City of Sacramento requires compliance with the Uniform Building Code which would ensure that this impact is less-than-significant.
- 3i. The SGPU EIR (page T-16) states that there are no apparent unique geologic features which occur in the City of Sacramento. The project site does not contain any unique geologic or physical features. Therefore, the impact is less-than-significant.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
4. WATER.			
<i>Would the proposal result in:</i>			
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people or property to water-related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The proposed project is located in the Morrison Creek Stream Group Basin. The creeks associated with the Morrison Creek Stream Group are Morrison Creek, Elder Creek, Unionhouse Creek; other minor tributaries, including Elk Grove Creek, and Florin Creek; and, other minor streams including Strawberry Creek and Laguna Creek. The City and County of Sacramento have performed extensive levee and channel work along Morrison Creek, the lower reaches of Laguna, Elder, Florin, Unionhouse and Elk Grove Creeks, and the main stream and headwaters of the north fork of Strawberry Creek. A part of the Morrison Creek Stream Group, the North Fork of Laguna Creek (also known as Jacinto Creek) crosses the central portion of the project area from east to west. The predominant natural drainage pattern in the Morrison Creek Stream Basin is to the southwest. However, creek drainage on the site is to the west. The project area is currently undeveloped.

Surface Water

Currently, the project site is unpaved and surface water percolates into the soil or flows into Jacinto Creek. The water ultimately drains into the Sacramento-San Joaquin Delta by way of Beach Lake, Stone Lake,

Snodgrass Slough and the Mokelumne River.

Flooding

The project site is located in Flood Zone X of the current FEMA (FIRM) flood insurance rate map, panel 060266 0015F, dated July 6, 1998 and is not anticipated to be subject to unreasonable risk of flooding. Flood Zone X is a designation for sites located outside the 100-year but within the 500-year flood plain.

Standards of Significance

Surface/Groundwater: For purposes of this environmental document, an impact is considered significant if the proposed project would substantially degrade surface water quality, and violate any water quality objectives set by the State Water Resources Control Board, due to increases in sediments and other contaminants generated by construction and/or operation activities. Or if the proposed project would result in substantial changes in absorption rates, drainage patterns, or the rate and amount of surface runoff which cause existing drainage capacity to be exceeded.

Flooding: A flood-related impact is considered significant if the proposed project would expose people and or property to the risk of injury and damage in the event of a 100-year flood.

Impacts and Mitigation

Answer to Questions 4a and 4d

The proposed project will result in 14± acres of the 28.75± undeveloped acres to be developed with impervious surfaces resulting from the construction of streets and homes and will result in an increase in the rate and quantity of storm water runoff into the City drainage system and the Jacinto Creek Drainage Basin. This additional runoff could exceed the existing drainage system capacity or contribute to local flooding downstream from the project site. This impact was identified for the entire Jacinto Creek Planning Area in the JCPA EIR (JCPA EIR, Impact 6.2-2, p. 6.2-16). Since the certification of the JCPA EIR, a JCPA Master Plan has been prepared and approved by the City. Revisions to mitigation measures have been included with this project to reflect the Drainage Plan. Projects are required to comply with this plan to ensure adequate drainage facilities within the JCPA. JCPA EIR Mitigation Measures 6.2-2(a,b) and 6.2-3(a,b,c,) have been included as applicable to the proposed project to reduce storm water runoff impacts to a less than significant level.

Mitigation Measures

a. 6.2-2 Hydrology-Drainage Facility Capacity Impacts (Project Specific)

- (1) The Laguna Vista subdivision shall comply with the JCPA Drainage Master Plan to ensure adequate drainage facilities within the JCPA. The JCPA Drainage Master Plan will include both modifications to existing facilities as well as new facilities to regulate rate and volume runoff released to Jacinto Creek. Required drainage facilities could include, but would not be limited to:

- (a) the expansion or modification of existing storm drainage facilities;
 - (b) single-project detention basins;
 - (c) the preservation of natural drainage areas;
 - (d) underground piping.
- (2) The City of Sacramento shall review each development application for the project area for effects on the JCPA Master Drainage Plan and drainage facility capacity. Each project reviewed shall identify the rate and amount of surface water runoff generated by proposed development and effects on drainage facility capacity.
- b. 6.2-3 Hydrology-Drainage Facility Capacity Impacts (Cumulative)
- (1) 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.
 - (2) 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:
 - (a) raising levees;
 - (b) channel widening;
 - (c) floodwalls; and,
 - (d) detention basins.

Answer to Question 4b

The project site is located within the FEMA designated flood zone X, which is located outside of the 100-year flood zone. Therefore, the proposed project is considered to have a less-than-significant impact to exposing persons and property to flood hazards.

Answer to Question 4c

Construction-related activities have the potential to impact water quality. Fuel, oil, grease, solvents, and other chemicals used in construction activities have the potential of creating toxic problems if allowed to enter a waterway. Construction activities are also a source of various other materials including; trash, soap and sanitary wastes.

Development of the proposed project includes construction of roadways and buildings which would involve grading, excavation or other construction-related activities which could cause soil erosion at an accelerated rate during storm events. Although the terrain is relatively flat and the erosion hazard is slight, storm water runoff could carry and increased load of sediments which could degrade receiving water quality. Other potential sources for water quality degradation during construction activities are the use of heavy machinery and other equipment and other construction equipment, material storage, concrete waste, and painting

supplies. This impact was identified for the entire JCPA in the JCPA EIR (JCPA EIR, Impact 6.2-4, p. 6.2-19). All grading activities associated with the site development are required to comply with the City's Grading, Erosion, and Sediment Control Ordinance (Ordinance 93-068). This Ordinance will require project applicants to prepare erosion, sediment, and pollution control plans for both during and after construction of the proposed project, and preliminary and final grading plans. JCPA EIR Mitigation Measures 6.2-4 and 6.2-5(a,b) have been included as applicable to the proposed project to reduce construction-related water quality impacts to a less-than-significant level.

Mitigation Measures

c. 6.2-4 Water Quality - Construction (Project Specific)

Prior to issuance of a grading permit for the Laguna Vista project, the City of Sacramento will ensure the project applicant has complied with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This Ordinance will require the project applicant to prepare erosion, sediment, and pollution control plans for both during and after construction of the proposed project. In addition to compliance with the City's Ordinance, a Notice of Intent must be filed by the applicant with the State Water Resources Control Board prior to the commencement of any construction activities within the JCPA, and must cover and include project components and requirements, as contained in the State General Construction Activity Storm Water Permit. Compliance with the City's Ordinance and State General Construction Activity Storm Water Permit includes a plan for the implementation of Best Management Practices (BMPs). BMPs would include schedules of activities, prohibitions of practices, maintenance procedures and other maintenance practices to prevent or reduce water pollution.

d. 6.2-5 Water Quality - Construction (Cumulative)

- (1) Prior to issuance of a grading permit for the Laguna Vista project, the City of Sacramento will ensure the project applicant has complied with the City's Grading, Erosion, and Sediment Control Ordinance. This Ordinance will require the project applicant to prepare erosion, sediment, and pollution control plans for both during and after construction of the proposed project. In addition to compliance with the City's Ordinance, a Notice of Intent must be filed by the applicant with the State Water Resources Control Board prior to the commencement of any construction activities within the JCPA, and must cover and include project components and requirements, as contained in the State General Construction Activity Storm Water Permit. Compliance with the City's Ordinance and the State General Construction Activity Storm Water Permit includes a plan for 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.
- (2) 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.

Water Quality - Surface Runoff: Development of the JCPA could generate increased rates of surface runoff. Increased rates of surface runoff associated with additional impervious surfaces could alter existing receiving water quality. The primary sources of storm water pollution include roadways, automobiles, landscaping, industrial activities, accidental spills, and illegal dumping. Runoff from roadway and parking lots could contain levels of oil, heavy metals, concentrations of nutrients, i.e. fertilizers and pesticides. Concentrations of contaminants in runoff, particularly heavy metals, commonly exceed the water quality objectives set in the Sacramento River Basin Plan.

Development of the JCPA, in combination with other development in the South Sacramento area, would increase the amount of impervious surface, and without mitigation, adversely affect water quality in the Jacinto Creek and the Morrison Creek watershed. As discussed in the JCPA EIR, the City of Sacramento has obtained a National Pollutant Discharge Elimination System (NPDES) and developed a Comprehensive Stormwater Management Plan (CSWMP). The goal of this plan is to reduce pollutants found in urban storm water runoff to the maximum extent practicable, using BMPs. These BMPs include structural and source control measures for residential and commercial areas, and BMPs for construction sites.

Because the proposed project would develop more than 5 acres of land, the project is required to comply with the State "National Pollution Discharge Elimination System General Permit for the Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant shall file a "Notice of Intent" with the State Water Resources Control Board and prepare a Stormwater Pollution Prevention Plan prior to construction.

Additionally, the proposed project must provide a water quality treatment facility prior to discharging to Jacinto Creek. The original JCPA Drainage Master Plan does not include a water quality detention basin within Shed 6 (of which Laguna Vista is a part). The State Regional Water Quality Control Board is requiring the City to expand water quality development standards for new projects, and the City Utilities Department is now requiring a water quality basin to be incorporated into the park design to serve the Laguna Vista project. Compliance with these requirements will reduce surface water impacts to a less-than-significant level.

Answer to Questions 4e, 4f and 4g

Since this project will not use ground water (from wells), nor will it involve cuts into an aquifer, nor will it create opportunities for toxins to enter ground waters, it is anticipated to have a less-than-significant impact on ground water.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact
5. AIR QUALITY.			
<i>Would the proposal:</i>			
a. Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The site lies within the urbanized area of Sacramento County within the Sacramento Valley Air Basin (SVAB), and is subject to federal, state, and local air quality regulations. Both the National Environmental Protection Agency (NEPA) and the California Air Resources Board (CARB) classifies the SVAB as non-attainment for ozone and PM₁₀ (particulate matter less than 10 microns in diameter); carbon monoxide (CO) is designated as unclassified/attainment (California Air Resources Board, 2001). The project site is under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD is responsible for implementation of state and federal emission standards.

The SGPU along with the Findings of Fact and Statement of Overriding Considerations were adopted by the City Council in 1986 and included certain assumptions concerning long-range development in the City. These assumptions allowed for increased development to the year 2010 (buildout assumptions) and assumed that an increase in development would occur throughout the City. The SGPU assumed there would be a small amount of intensification of the existing land uses in the JCPA.

Air Pollutants and Ambient Air Quality Standards

The State of California and the federal government have established ambient air quality standards for several different pollutants. Most standards have been set to protect public health. For some pollutants, separate standards have been set for different periods and have been based on other values (such as protection of crops or materials, or avoidance of nuisance conditions). The pollutants of greatest concern in Sacramento County are carbon monoxide (CO), ozone, and inhalable particulate matter less than or equal to 10 microns in diameter (PM₁₀). These pollutants (or their precursors in the case of ozone) would be released during construction and operation of the proposed project.

Ozone:

Ozone is not emitted directly into the air, but is formed by a photochemical reaction in the atmosphere. Ozone precursors, which include reactive organic gases (ROG) and oxides of nitrogen (NOx), react in the atmosphere in the presence of sunlight to form ozone. Because photochemical reaction rates depend on the intensity of ultraviolet light and air temperature, ozone is primarily a summer air pollution problem. Ozone can cause breathing difficulties, lung

tissue damage, vegetation damage, rubber damage, and can damage some plastics (CARB, 1998).

The federal standards for ozone have been set for a 1-hour and 8-hour averaging time and are set at 0.12 parts per million (ppm) and 0.08 ppm, respectively. The State standard for ozone have been set for a 1-hour averaging time and is set at a maximum of 0.09ppm. (CARB, 1999.)

Carbon Monoxide:

Motor vehicles account for at least 70% of CO emissions in most areas. High CO levels develop primarily during winter when periods of light winds combine with the formation of ground-level temperature inversions (typically from the evening through early morning). These conditions result in reduced dispersion of vehicle emissions.

State and federal CO standards have each been set for 1-hour and 8-hour averaging times. The state 1-hour standard is 20 ppm by volume, and the federal 1-hour standard is 35 ppm. State and federal standards are each 9 ppm for the 8-hour averaging period. CO is a public health concern because it combines readily with hemoglobin, reducing the amount of oxygen transported in the bloodstream.

PM₁₀:

Health concerns associated with suspended particulate matter focus on those particles small enough to enter the lungs when inhaled. Few particles larger than 10 microns in diameter reach the lungs. Consequently, the federal and state air quality standards for particulate matter apply only to PM₁₀. PM₁₀ conditions in Sacramento County are from a mix of rural and urban sources, including agricultural activities, industrial emissions, dust suspended by vehicle traffic, and secondary aerosols formed by atmospheric reactions.

The state PM₁₀ standards are 50 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) as a 24-hour average and 30 $\mu\text{g}/\text{m}^3$ as an annual geometric mean. The federal PM₁₀ standards are 150 $\mu\text{g}/\text{m}^3$ as a 24-hour average and 50 $\mu\text{g}/\text{m}^3$ as an annual arithmetic mean.

Jacinto Creek Planning Area

The majority of the proposed project is consistent with the General Plan Land use designations of Low Density Residential and Community/Neighborhood Commercial and Offices. Also, the proposed project is consistent with the JCPA Land Use Plan which was considered in the JCPA EIR. The JCPA EIR found the build out of the plan area would result in several significant and unavoidable air quality impacts, including increased regional ozone and particulate matter levels as well as increased localized carbon monoxide levels due to increased traffic. In conjunction with the approval of the JCPA Land Use Plan, the Sacramento City Council adopted Findings and a Statement of Overriding Considerations indicating the benefits of developing the JCPA outweighed the unavoidable environmental effects.

Impacts and Mitigation

Answer to Question 5a

Construction-Related air emissions. Construction activities of the proposed project would result in the emission of air pollutants. For the purposes of this document, construction air emissions are divided into two separate phases. Phase I is the grading and site preparation phase of construction and Phase II is the actual construction of roadways, structures, and facilities.

Assuming the project site proposed for construction is 28.75 acres, the proposed area for disturbance for construction at any given time would be a maximum of 5 acres. Phase I (construction grading activities, site preparation) air emissions for the proposed project would result in the generation of 1.25 pounds of ROG, 8.0 pounds of NO_x, and 304.9 pounds of PM₁₀ per day, without any mitigation. These results were obtained using methods prepared by the Sacramento Metropolitan Air Quality Management District (SMAQMD) and the calculations are presented in Appendix A of this report (SMAQMD, 1994). PM₁₀ emissions resulting from the proposed project would exceed the significance threshold for PM₁₀. The following mitigation measures would apply.

Mitigation Measures

In order to reduce PM₁₀ air emissions from the proposed project to less-than-significant levels during Phase I, the following mitigation measures shall be implemented by the developer and the City of Sacramento during construction:

The applicant shall include the following measures on all grading plans (the City shall not approve any construction plans without them):

- 5a) Automatic sprinkler system installed on all soil piles;
- 5b) Water exposed soil with adequate frequency to keep soil moist at all times;
- 5c) Water all haul roads twice daily; and
- 5d) Cover load of all haul/dump trucks securely.

The JCPA EIR identified exhaust and fugitive dust from grading equipment, employee trips, stationary equipment and mobile equipment as sources of significant PM₁₀ impacts, thereby reducing the Sacramento Metropolitan Air Quality Management District's (SMAQMD) ability to achieve attainment for PM₁₀. The largest portion of PM₁₀ could be produced by grading equipment. This was considered to be a significant impact. Therefore, JCPA EIR Mitigation Measure 6.5-6 (JCPA EIR, pp.6-5 thru 20) relating to particulate matter is included in the proposed project to reduce PM₁₀ impacts of the project to a less-than-significant level:

- 5a) 6.5-6 Particulate Matter (Project Specific-Construction)
 - a. The contractors shall continuously, on an as-needed basis, water all earth surfaces during clearing, grading, earthmoving, and other site preparation activities.
 - b. The contractors shall use tarpaulins or other effective covers for haul trucks that travel on public streets.
 - c. The contractors shall sweep streets within and adjacent to the project at the end of the day.

as needed.

- d. 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 by SMAQMD.
- e. The contractors shall control construction and site vehicle speed to 15 mph on unpaved roads.
- f. 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 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 Air Quality Management District (AQMD) permit must first be obtained in conformance with AQMD Rules and Regulations.

These measures would reduce PM_{10} emissions by 255 pounds per day, resulting in the emission of 50 pounds of PM_{10} per day, which is a reduction to a less-than-significant level. These results were obtained using methods prepared by the SMAQMD and the calculations are presented in Appendix A of this report (SMAQMD, 1994).

Assuming the project would result in the construction of 72 single-family dwellings, the amount of Phase II (asphalt paving, architectural coatings, construction of structures) air emissions for the proposed project would result in the generation of 42 pounds of ROG per day, 126 pounds of NO_x per day, and 10 pounds of PM_{10} per day without any mitigation. These results were obtained using methods prepared by the SMAQMD and the calculations are presented in Appendix A of this report (SMAQMD, 1994). NO_x emissions resulting from the proposed project would exceed the significance threshold for NO_x . In order to reduce the ROG, NO_x , and PM_{10} air emissions to a less-than-significant levels during Phase II of construction, the following mitigation measures shall be implemented by the developer and the City of Sacramento during construction:

The applicant shall include the following measures on all construction plans (the City shall not approve any construction plans without them):

5f) Maintain construction equipment (stationary and mobile) in optimum running condition;

5g) The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40% opacity for more than three (3) minutes in any one hour. Any equipment found to exceed 40% opacity shall be repaired immediately, and the City of Sacramento shall be notified within 48 hours of identification of non-compliant equipment. A Visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly survey shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this measure shall supercede other SMAQMD or State rules or regulations.

These measures would reduce NO_x emissions by 6 pounds per day, resulting in the emission of 35 pounds

over the significance threshold of 85 pounds of NO_x per day, which is still a significant level. These results were obtained using methods prepared by the SMAQMD and the calculations are presented in Appendix A of this report (SMAQMD, 1994).

The 1994 Jacinto Creek Planning Area EIR found that buildout of the plan area would result in several significant and unavoidable air quality impacts, including increased regional ozone and particulate matter levels and localized carbon monoxide levels due to increased traffic. In conjunction with the approval of the JCPA Land Use Plan, the Sacramento City Council adopted Findings and a Statement of Overriding Considerations in order to show that the benefits of the JCPA outweighed the unavoidable adverse environmental effects. The JCPA EIR also included mitigation that the City of Sacramento shall incorporate the following air quality mitigation measures into the JCPA guidelines developed for the Final JCPA Land Use Plan. Therefore, applicable portions of the JCPA EIR Mitigation Measures 6.5-1 and 6.5-2 (JCPA EIR, pp. 6-5.14 thru 16) relating to ozone are included in the project to reduce impacts, but not to a less-than-significant level:

Mitigation Measures

6.5-1 Ozone (Project Specific)

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.

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.

6.5-2 Ozone (Cumulative)

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

Although the project will contribute to the air quality impacts identified and overridden in the General Plan EIR and JCPA EIR, because of its consistencies with both the General Plan, Community Plan, and JCPA Plan, the project is not expected to create any additional impacts beyond those previously identified and overridden (because the project will not create any additional vehicle trips and is not a more intensive land use development).

Answer to Question 5b

The pollutant of concern for sensitive receptors is carbon monoxide (CO). Motor vehicle emissions are the dominant source of CO in Sacramento County (SMAQMD, 1994). High levels of CO can impair the transport of oxygen in the bloodstream, thereby aggravating cardiovascular disease and causing fatigue, headaches, and dizziness. For the purposes of environmental analysis, sensitive receptor locations generally include parks, sidewalks, transit stops, hospitals, rest homes, schools, playgrounds, and residences.

The proposed 28.75-acre project is adjacent to West Stockton Blvd. and State Highway 99 to the east. The JCPA EIR found that the buildout of the plan area would result in several significant and unavoidable air quality impacts, including increased regional ozone and particulate matter levels and localized CO levels due to increased traffic. In conjunction with the approval of the JCPA Land Use Plan, the Sacramento City Council adopted Findings and a Statement of Overriding Considerations in order to show that the benefits of developing the JCPA outweighed the unavoidable adverse effects.

Although the project will contribute to the air quality impacts identified and overridden in the SGPU EIR and the JCPA EIR, the project is not expected to create any additional impacts beyond those previously identified and overridden, (because the project will not create any additional vehicle trips and is not a more intensive land use development). Based on SMAQMD's methodology for determining CO concentrations (SMAQMD, 1994), one-hour concentrations of CO are expected to be 11.4 ppm and eight-hour concentration of CO to be 8.28 ppm. These results were obtained using methods prepared by the Sacramento Metropolitan Air Quality Management District (SMAQMD) and the calculations are presented in Appendix A of this report (SMAQMD, 1994). These concentrations are below the state ambient standards, resulting in a less-than-significant impact.

Answer to Question 5c

Development of the project is not expected to result in the alteration of air movement, moisture, or temperature, or cause any change in climate, resulting in a less-than-significant impact.

Answer to Question 5d

For construction of the proposed 28.75-acre site, the laying of asphalt could create some short-term objectionable odors, however there would be no nearby sensitive receptors at the time the asphalt is laid. No future analysis is expected. House construction is not expected to cause odors.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact
6. TRANSPORTATION/CIRCULATION.			
<i>Would the proposal result in:</i>			
a. Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	■
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	■
d. Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	■
e. Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	■
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	■
g. Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	■

Environmental Setting

The proposed project is located west of West Stockton Blvd., between Jacinto and Sheldon Roads in the Jacinto Creek Planning Area. The project proposes to subdivide 28.75± acres into 72 standard-single-family residential lots, a 3.6± acre limited commercial site adjacent to West Stockton Blvd. and an 11.1± acre city park site to the north and west of the proposed residential development.

Standards of Significance

The City's criteria for determining whether a project will create a significant impact on the transportation system is based on either a change in Level of Service (LOS), or an increase in vehicle delay. The City's Transportation Division has used "C" as the threshold for acceptable and unacceptable LOS, as well as less-than-significant adverse impacts (SGPU EIR, Y-59). In the City of Sacramento, a significant traffic impact at an intersection occurs when:

- the traffic generated by a project degrades peak period LOS from A, B, or C (without the project) to D, E, or F (with the project), or
- the LOS (without the project) is D, E, or F and project-generated traffic increases the peak period average vehicle delay by five seconds or more.

This standard has been developed consistent with the goal set forth in the SGPU. Specifically, Section 5-11 (Goal D) states to "work towards achieving a Level of Service C on the City's local and major street system".

The definition for LOS at the unsignalized study intersection is listed in the following table:

TABLE 1
Level of Service Criteria
Unsignalized Intersections

LOS	TOTAL DELAY PER VEHICLE (SECONDS)	DESCRIPTION
A	0-5.0	Little or no delay
B	5.1 - 10.0	Short traffic delay.
C	10.1 - 20.0	Average traffic delays.
D	20.1 - 30.0	Long traffic delays.
E	30.1 - 45.0	Very long traffic delays.
F	> 45.0	Extreme delays potentially affecting other traffic movements in the intersection.
Source: Highway Capacity Manual Transportation Research Board, Special Report 209 Washington D.C., 1994.		

Impacts and Mitigation

Answer to Question 6a

The proposed project site is currently vacant. Construction of 72 single-family residences as well as the limited commercial site and city park will generate additional trips to the project location.

The JCPA EIR identifies several significant roadway and intersection impacts that would result from buildout of the JCPA Land Use Plan. To mitigate the transportation and circulation related impacts of the JCPA buildout, the JCPA EIR identified several improvements to the local roadway network. The mitigation measures from the JCPA EIR which are applicable to the proposed project are included below. As traffic generated by the proposed project would contribute to the degradation of the LOS of the roadways within the JCPA Land Use Plan Area, the project applicant will be required to pay a fair share funding of roadway improvements (based upon development fees, impacts fees, fee districts, community facilities districts, assessment districts, or other similar fair and equitable, and appropriate mechanisms designed to fund transportation improvements identified in the JCPA EIR and the JCPA Infrastructure and Utilities Plan). Participation in the infrastructure financing plan will reduce traffic impacts to a less-than-significant level.

Mitigation Measure

6.6-1 Roadways

- c) West Stockton Blvd. shall be designed as a two-lane arterial (turning pockets, shoulders,

and limited access) between Sheldon Road and Shasta Road.

The proposed project is consistent with the SPGU and South Sacramento Community Plan land use designations adopted with the JCPA Land Use Plan. Therefore, no additional mitigation, over and above that identified in the JCPA EIR is required. The project will result in a less-than-significant traffic impact.

Answer to Question 6b, 6c, 6e, and 6f

The applicant is proposing to construct sidewalks along all roadways throughout the residential portion of the project, and along the west side of West Stockton Blvd. Additionally, sidewalks will be provided along the perimeter of the park area with bike paths and staging area running through the park, connecting with the existing Master plan bikeway to the west and a on-street bikeway running through the subdivision and to the east. The project will conform to all street design standards and applicable standards for on-site circulation and will therefore pose no foreseeable or undue risk, traffic hazard, emergency response hazard, or bicycle or pedestrian hazards.

Answer to Question 6d

Project will comply with Zoning standard for parking, therefore, a less-than-significant impact is expected.

Answer to Question 6g

There are no existing rail or waterborne transportation facilities on or near the site, and the project will not conflict with Sacramento Executive Airport's operations, therefore a less-than-significant impact is expected

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact
7. BIOLOGICAL RESOURCES.			
<i>Would the proposal result in impacts to:</i>			
a. Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

According to the General Plan (SGPU EIR, U-12), the subject site is categorized as "old field" habitat. When situated in urban surroundings, this habitat type is typically degraded. The Old Field habitat does

provide some wildlife habitat. Wildlife species include red-tailed hawks, black-shouldered kites, American Kestrels, American robins, Brewer's blackbirds, yellow-billed magpies, and American crows (SGPU EIR, U-12). The vegetation that is present consists mainly of introduced weedy species. Native species are rarely present. Common weedy species encountered in old fields include groundsel, yellow-star thistle, bindweed, wild mustard, horseweed, milk thistle, bermuda grass, and curly dock (SGPU EIR, U-12). The Old Field habitats do provide some wildlife habitat, but loss of this habitat in the SGPU area is considered less-than-significant (SGPU EIR, U-28).

The project site, within the portion designated for commercial use along West Stockton Blvd., contains four fruit trees varying in diameter from 10 inches to 12 inches, one 30 inch diameter palm tree, and three Valley Oak trees, two with a diameter of 29 inches which qualifies both as heritage trees per Sacramento City Ordinance chapter 12.64 (heritage trees) and the third Valley Oak with a diameter of 20 inches. The site is interspersed with grasses, weeds, and dirt.

Standards of Significance

For purposes of this environmental document, an impact would be considered significant if any of the following conditions, or potential therefore, would result with implementation of the proposed project:

Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;

Substantial degradation of the quality of the environment, destruction of the habitat, reduction of the population below self-sustaining levels of threatened or endangered species of plant or animal;

Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters or wetlands); or

Violate the City's Heritage Tree Ordinance (Ordinance 93-066, as amended).

Impacts and Mitigation Measures

Answer to Question 7a

Although the JCPA EIR indicates that annual grasslands and croplands dedicated to alfalfa, grains, and some row crops provide important foraging areas for Swainson's Hawk, staff has visited the site and has determined this site could provide potential foraging habitat for Swainson's Hawk. Previous completed wetland delineations covering 100 acres of the JCPA have been prepared for the Laguna Vega and Laguna Vista properties within the JCPA. Both delineations were verified by the U.S. Army Corps of Engineers. Of the 100 acres delineated on these properties, 4.69 acres of wetlands and other waters of the United States were determined to be present using delineation methods acceptable to the Corps. Northern hardpan vernal pools and swales, both seasonal wetlands, were found.

Many goals and policies in the SGPU Conservation and Open Space Element (Preservation of Natural Resources section) partially mitigate the loss or conversion of natural communities, but not to a less-than-significant level. The reconnaissance-level review of the occurrence of remaining wetlands in the JCPA indicates that those wetlands that remain as isolated seasonal wetlands are likely to be degraded due to

historical land uses. As such, these wetland remnants may not constitute biologically significant natural communities. In any event, recognition and treatment of individual wetlands is addressed by the regulatory processes of the U.S. Army Corps of Engineers and the California Department of Fish and Game, depending on the specific circumstances of individual projects as they become known. Impacts to Swainson's hawk shall be avoided where possible. If avoidance is not possible, then implementation of the following mitigation measures will reduce this impact to a less-than-significant level:

Mitigation Measures

6.3-6 Swainson's Hawk Habitat

- Pre-construction surveys for Swainson's hawk nests shall be conducted in all appropriate habitat within 500 of the project site. This survey shall be conducted in accordance with procedures described by the CDFG, and the survey results shall be presented to both CDFG and to the City of Sacramento. If construction will occur outside of the active nesting season ((1 March to 30 August)), there will be no need to conduct surveys for active nests.
- If no Swainson's hawk nests are found in the survey area, no further mitigation will be necessary.
- If Swainson's hawk nests are located within 500 feet of the project area, the biologist will record the location(s) on a site map. During construction, the biologist will monitor for nesting disturbance caused by construction activities. The biological monitor will have the authority to stop construction if construction appears to be adversely affecting the birds.
- No disturbance shall occur within 500 feet of an active Swainson's hawk nest during the breeding season (1 March to 30 August). A minimum 500-foot buffer shall be established around active nest trees. The location of the buffer zone will be determined by a qualified biologist. The City shall mark the buffer zone with yellow caution tape, stakes or temporary fencing, and maintain the buffer throughout the construction period.

6.3-7 Special Status Fauna (Fairy Shrimp)

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

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 (CDFG) 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 CDFG that will ensure the continued viability of the local population of these amphibians.

Answer to Question 7b

The City Arborist visited the project site and determined the status of the three Valley Oak trees. Two 29" diameter Valley Oaks (*Quercus lobata*) on this site are heritage trees per Sacramento City Ordinance chapter 12.64 (heritage trees). Both Oaks are to be preserved with no option to remove and mitigate. Oak preservation will require no development within the drip line. The drip line is an imaginary line on the ground and directly below the outermost tips of the branches. The 30-inch diameter Canary Island date palm (*Phoenix canariensis*) and the other trees on this site can be saved or removed at developer's discretion. However, the date palm could be transplanted. If the developer chose to remove it there are companies which would be interested in moving the palm to another location. The optimal time to transplant a palm is during the summer.

Listed below is the tree preservation mitigation for the two Heritage Valley Oaks. Implementation of these measures will reduce tree impacts to a less-than-significant level.

Mitigation Measures

The applicant shall include the following measures on all construction plans (the City shall not approve any construction plans without them):

TREE PROTECTION NOTES

- Prior to construction erect protective fencing at the drip line of the tree. The drip line is an imaginary line on the ground and directly below the outermost tips of the branches. Plastic orange environmental fence may be used but it must be installed using eight foot "T" posts spaced 15 feet apart.
- Within this fenced area no grade changes, trenching, storage of materials or parking of vehicles are permitted.
- Landscaping under the drip line of valley oaks requires special measures. No turf grass is allowed, only drought tolerant native plants.
- Landscape restrictions shall be included in any covenants, codes and restrictions for this property and disclosed to potential buyers.
- The contractor shall be held liable for any damage to existing trees. i.e. trunk wounds, broken limbs, pouring of any deleterious materials, or washing out concrete under the drip line of the tree. Damages

will be assessed using the "*Guide to Plant Appraisal*" ninth edition published by the ISA. The developer will hire an International Society of Arboriculture (ISA) certified arborist to do the appraisal and submit a report for review by the city arborist.

- Any roots encountered outside the fenced area shall be cut clean. Roots, greater than 2 inches in diameter require an inspection by an ISA certified arborist prior to root pruning.
- Pruning will be allowed by permit, when approved by the city arborist (768-8604).
- **These Tree Protection Methods noted above shall be identified on all grading and building site plans for the project.**

Answer to Question 7c

The subject site is categorized as "old field" habitat. When situated in urban surroundings, this habitat type is typically degraded. The Old Field habitat does provide some wildlife habitat. Wildlife species include red-tailed hawks, black-shouldered kites, American Kestrels, American robins, Brewer's blackbirds, yellow-billed magpies, and American crows (SGPU EIR, U-12). The vegetation that is present consists mainly of introduced weedy species. Native species are rarely present. Common weedy species encountered in old fields include groundsel, yellow-star thistle, bindweed, wild mustard, horseweed, milk thistle, bermuda grass, and curly dock (SGPU EIR, U-12). The Old Field habitats do provide some wildlife habitat, but loss of this habitat in the SGPU area is considered less-than-significant (SGPU EIR, U-28).

Answer to Question 7d

Previous completed wetland delineations covering 100 acres of the JCPA have been prepared for the Laguna Vega and Laguna Vista properties within the JCPA. Both delineations were verified by the U.S. Army Corps of Engineers. Of the 100 acres delineated on these properties, 4.69 acres of wetlands and other waters of the United States were determined to be present using delineation methods acceptable to the Corps. Northern hardpan vernal pools and swales, both seasonal wetlands, were found.

Mitigation Measures

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 California 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 U.S. Army Corps of Engineers Section 404 permit.

1. Compensation for unavoidable wetlands 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. Recreation 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 California Department of Fish and Game typically requires the provision of fifty-foot buffers.

Impacts to biological resources may result from the degradation of water quality, due to site grading activities over time on individual parcels, as the JCPA is developed. These construction activities will require either removal, or scarification and recompaction of surface soils. The construction activities will disturb existing vegetation and potentially create erosion of soil surfaces. Several factors could affect the amount and severity of soil erosion, including time of year, weather conditions, and construction practices utilized for the project. If the eroded soils are allowed to exit the plan area to the Jacinto Creek drainage, a negative impact on water quality could occur which could impact aquatic habitats. Implementation of the development of the JCPA would occur over the long-term, thus reducing the risk of erosion hazard at any given time. The potential for increased sedimentation due to the construction of projects is considered to be a potentially significant impact to biological resources. JCPA EIR Mitigation Measure 6.3-1 (JCPA EIR, pg. 6.3-15) has been included as applicable to the proposed project to reduce biological effects from degraded water quality and soil erosion to a less-than-significant level:

Mitigation Measures

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 Stormwater Quality Management Interim New Development Management Program. Draft Manual of Best Management Practices.

Answer to Question 7e

There are no apparent wildlife communities or migration corridors within the project area, a less-than-significant impact is expected.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact
8. Energy. <i>Would the proposal result impacts to:</i>			
a. Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact
b. Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Substantial increase in demand of existing sources of energy or require the development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	■

Environmental Setting

Pacific Gas and Electric (PG&E) is the natural gas utility for the City of Sacramento. Distribution pipelines are located throughout the City, usually underground along City and County public utility easements (PUEs). The Sacramento Municipal Utility District (SMUD) supplies the electricity to the City of Sacramento.

The City of Sacramento is a member of the Underground Services Alert (U.S.A.) one-call program. Under this program, the contractor is required to notify the U.S.A. 48 hours in advance of performing excavation work. The developer has the responsibility for timely removal, relocation, or protection of any existing utility services located on the site of any construction project.

Standards of Significance

Gas Service - A significant environmental impact would result if a project would require PG&E to secure a new gas source beyond their current supplies.

Electrical Service - A significant environmental impact would result if a project resulted in the need for a new electrical source (e.g., hydroelectric and geothermal plants).

Impacts and Mitigation Measures

Answer to Questions 8a through 8c

The proposed project would not necessitate an increase in power or natural gas, non-renewable resources or result in a substantial increase in demand of existing sources of energy. Energy consumption associated with the proposed project will occur during the initial construction phase of the subdivision, and subsequently with the residents of the subdivision. As the proposed land use is consistent with both the General Plan and South Sacramento Community Plan, a less-than-significant impact is anticipated.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact
---------------------------------------------	--------------------------------------	--------------------------------------------------------------------	-------------------------------------

9. HAZARDS.

Would the proposal involve:

- | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

The project site is a 28.75-acre area that is undeveloped and is categorized as "old field" habitat. When situated in urban surroundings, this habitat type is typically degraded.

Standards of Significance

For the purposes of this document, an impact is considered significant if the proposed project would:

Expose people to existing contaminated soil during construction activities;

Expose people to asbestos containing materials; or

Expose people to existing contaminated groundwater if de-watering activities take place.

Impacts and Mitigation Measures

Answers to Questions 8a through 8e

As the site is undeveloped and vacant, the site is not known to contain any hazardous substances and therefore the risk of accidental explosion or release of hazardous substances is not likely. The 3.6-acre limited commercial parcel has no development planned with this proposed project, and when development is proposed for the site, the proposed use(s) will be reviewed by the city Planning Department through the Plan Review process. Additionally, development of all structures and uses on the site would be conditioned by the City to be accomplished in a manner consistent with all applicable building codes, fire codes, and safety code requirements. The project would not increase fire hazards in the area because the 28.75-acre site would be developed with either structures, landscaped park land, pavement, or landscaping. Should toxic or flammable materials be associated with future development of the site, a disclosure statement must be filed with the County of Sacramento Environmental Management Department which includes a list of the materials, the maximum amounts anticipated, and how and where the materials are stored and used. The Fire Department has prepared an emergency plan which contains the aforementioned information, thereby minimizing the

release of hazardous substances in the event of an explosion. The proposed project is not anticipated to be involved with hazardous materials; therefore, the potential risk of upset is determined to be less-than-significant.

Mitigation Measures

None required.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact
10. NOISE.			
<i>Would the proposal result in:</i>			
a. Increases in existing noise levels?			
Short-term	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Long-term	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people to severe noise levels?			
Short-term	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Long-term	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The subject site is vacant and undeveloped. Directly to the east of the site is West Stockton Blvd. and SR 99. To the north of the site, adjacent to the proposed City Park is the recently constructed First Southern Baptist Church. To the west of the site is vacant land slated for an elementary school and single-family residential homes under construction, with the Low Density Residential land use designation 4-8 du/na. To the south of the site is a golf driving range and a Recreational Vehicle park.

General Information /Thresholds of Significance

According to the SGPU, there are three major noise sources in the City of Sacramento. These major noise sources include surface traffic noise emanating from the major freeways in the City and from primary arterials and major City streets; aircraft noise generated by the Sacramento Metro airport, the Sacramento Executive Airport, McClellan AFB, and Mather AFB; and the Union Pacific and Southern Pacific Railroads (SGPU EIR, pg. AA-1). The intensity, or loudness, of a sound is the amount that the pressure fluctuates above and below atmospheric pressure. A logarithmic scale, called the decibel (dB) scale is used to compress this wide range (SGPU Technical Appendices, pg. 7-1). In determining the daily measure of environmental noise, it is important to account for the differences in response of people to daytime and nighttime noises. To account for human sensitivity to nighttime noise levels, a descriptor called the Ldn (day-night average sound level) was developed. The Ldn divides the 24-hour day into daytime from 7:00 a.m. to 10:00 p.m. and the nighttime from 10:00 p.m. to 7:00 a.m. Because people are more sensitive to noises at night, ten decibels are added to the average nighttime noise levels. The Ldn is then calculated by logarithmically summing the hourly daytime and weighted nighttime average noise levels (SGPU Technical Appendices, pg. 7-3).

Standards of Significance

Thresholds of significance are those established by Title 24 standards and by the City's General Plan Noise Element and the City Noise Ordinance. Noise and vibration impacts resulting from the implementation of the proposed project would be considered significant if they cause any of the following results:

Exterior noise levels at the proposed project which are above the upper value of the normally acceptable category for various land uses caused by noise level increases due to the project;

Residential interior noise levels of 45Ldn or greater caused by noise level increased due to the project;
or

Construction noise levels that do not comply with the City of Sacramento Noise Ordinance.

Impacts and Mitigation Measures

Answers to Questions 10a and 10b

The project site is located in an area where existing noise levels exceed 65 dB Ldn, as identified in the JCPA Land Use Plan EIR, (pp. 6.4-10 thru 24). The primary noise source at the project location is roadway/traffic noise from SR 99, located across West Stockton Boulevard, east of the site.

Mitigation Measures

In compliance with JCPA EIR Mitigation Measure 6.4-2, relating to roadway traffic noise, **an acoustical analysis of the entire project site must be prepared prior to approval of the Final Map.**

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

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 optimal 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 a 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 the proposed Laguna Vista Rezone and Tentative Map, P00-096, 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 60dB or more are predicted, i.e., the entire Tentative Map area.

28.75 acres. The report shall include detailed measures to reduce sound levels to meet City goals. Activity areas shall be 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 receiver 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 receiver 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 43dB 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;
- 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.

The JCPA EIR noise analysis identified and quantified sound impacts associated within the existing area, development and construction of the JCPA Land Use Plan area, alternative development, and cumulative development. Significant impacts were identified for construction-related noise, non-transportation noise on adjacent land uses, and non-transportation noise on the JCPA area.

Implementation of the following mitigation measures will reduce the magnitude of the impact, but may still result in significant-and-unavoidable impacts.

Mitigation Measures

JCPA EIR Mitigation Measures 6.4-3 and 6.4-5 have been included as applicable to the proposed project to reduce these noise impacts to a less-than-significant level:

6.4-3 Construction Noise

- (1) Limit hours of construction activity in areas next to residences, or if noise-sensitive areas will be impacted;
- (2) 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;
- (3) Hours shall be limited on Saturdays from 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;
- (4) Hours shall be limited on Sundays from 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;
- (5) Truck haul routes shall be designated to minimize the sound impact on residential and other noise-sensitive areas;
- (6) Stationary construction equipment shall be located as far as possible from noise-sensitive land uses; and
- (7) All internal combustion powered equipment shall be fitted with an exhaust silencer rated for standard or critical applications.

6.4-4 Non-Transportation Noise Impact Adjacent Land Uses (for Commercial projects only)

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

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact
d. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site would be served by the Sacramento Police and Fire Departments, the City Public Works and Utilities Departments, and the Elk Grove Unified School District.

Impacts and Mitigation Measures

Answers to Questions 11 a through 11e

The proposed project is not expected to have a negative effect upon police services, fire services, schools, parks, or other recreational facilities or government services. The need for these services were anticipated in the JCPA Land Use Plan.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact
12. UTILITIES AND SERVICE SYSTEMS.			
<i>Would the proposal result in a need for new systems or supplies, or substantial alternations to the following utilities:</i>			
a. Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is vacant and undeveloped. There are residential developments under construction and recently constructed in the vicinity of the project site which are served by various utilities and service systems. Provision of these services to the proposed development will not be an issue.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

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.

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

- (1) Commercial developments shall include a minimum 6-foot tall sound and visual barrier around the perimeter of the property. The wall shall weigh a minimum of 3.5 lbs. per square foot. No gaps shall be permitted in the wall vertically at seams or along the bottom.
- (2) Residential and commercial developers should be apprised of the requirements of the Noise Ordinance:
 - (a) Sound level limits of mechanical equipment shall be clearly stated.
 - (b) 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.
 - (c) Other activities that could create sound that would adversely impact residential development shall be furnished as part of the request for permit;

Noise is not anticipated to be generated by the residents of the project in excess of the projected ambient noise level. In addition, the Sacramento City Code (Noise Control - Article 3) indicates that notwithstanding any other provisions of the chapter, it shall be unlawful for any person to make or continue to cause to be made or continued any loud, unnecessary or unusual noise which disturbs the peace and quiet of any neighborhood or which causes a discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. This code is enforced based upon the following continuous noise levels: L_{50} , L_{25} , L_{08} . Noise produced by the proposed project is not anticipated to exceed the noise duration levels as specified in the Sacramento City Code (Noise Control - Article 3). Therefore, the proposed project is not anticipated to add to the projected SGPU and JCPA build out noise levels previously identified and evaluated.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact
11. PUBLIC SERVICES.			
<i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>			
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- Exceed available water supplies from existing entitlements and resources;
- Exceed wastewater treatment requirements of the Regional Water Quality Control Board;
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities;
- Exceed the capacity of the wastewater treatment provider;
- Exceed the permitted capacity of the solid waste disposal provider;
- Exceed the capacity of the storm water drainage facilities; or
- Not comply with federal, state, and local statutes and regulations related to solid waste.

Impacts and Mitigation Measures

Answers to Questions 12a to 12g

The JCPA Land Use Plan amendment to the South Sacramento Community Plan designates the project site as having General Commercial, Residential, 4-8 du/na, Residential, 7-20du/na and Parks/Open Space land use designations. The proposed project is consistent with the intended development for the site.

Chapter 17.72, Section .030 through .060 of the City of Sacramento Zoning Ordinance addresses recycling and solid waste disposal requirements for new and existing developments. The proposed project is not anticipated to result in a significant impact to solid waste disposal.

Development of the project site with impervious surfaces resulting from construction of parking and buildings will slightly increase the rate and quantity of surface water runoff into the City drainage system. The City of Sacramento has obtained a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board under the requirements of the EPA and Section 402 of the Clean Water Act. The purpose of this permit is to reduce pollutants found in urban stormwater runoff. The City has generated a list of "Best Management Practices" (BMP's) necessary to accomplish this goal. The primary focus of the "BMP's" is to implement measures to reduce non-point source pollutants being discharged into waterways. The entire project site area is 28.75 acres, exceeding the State National Pollutant Discharge and Elimination System (SNPDES) minimum threshold of 5 acres. Consequently, the project is required to comply with the SNPDES General Permit for Stormwater Discharges Associated with Construction Activity (state permit).

Development of the site will require the extension of water, sewer and storm drain infrastructure. The project is consistent with urbanized land use designations in the SGPU and the JCPA Land Use Plan (which includes mitigation for impacts to these services). Projections for public services, energy and utilities are based upon these land use designations. The City Department of Utilities would provide the water and storm water needs for the site. The Sacramento County Regional Sanitation District No. 1 would provide wastewater (sanitary sewer) treatment for the site. Because the proposed project is consistent with the intended development for the site, these utility providers have planned to accommodate the utility needs of the project. Therefore, it is determined that the proposed project will have a less-than-significant impact on these services.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact
13. AESTHETICS.			
<i>Would the proposal:</i>			
a. Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	■
b. Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	■

Environmental Setting

The project site is relatively flat, undeveloped, with various plants and trees. According to the General Plan (SGPU EIR, U-12), the subject site is categorized as "old field" habitat. When situated in urban surroundings, this habitat type is typically degraded. The vegetation that is present consists mainly of introduced weedy species. Native species are rarely present. Common weedy species encountered in old fields include groundsel, yellow-star thistle, bindweed, wild mustard, horseweed, milk thistle, bermuda grass, and curly dock (SGPU EIR, U-12). The Old Field habitats do provide some wildlife habitat, but loss of this habitat in the SGPU area is considered less-than-significant (SGPU EIR, U-28).

The project site, in the parcel designated for Limited Commercial use, contains four fruit trees varying in diameter from 10 inches to 12 inches, one 30 inch diameter palm tree, and three Valley Oak trees, two Heritage Oaks with diameters of 29 inches per Sacramento City Ordinance chapter 12.64 (heritage trees) with the third Valley Oak having a diameter of 20 inches. The site is interspersed with grasses, weeds, and dirt.

Standards of Significance

For the purposes of this environmental document, an impact is considered significant if the proposed project would:

- Adversely affect a scenic vista or highway;
- Have a negative aesthetic affect; or
- Create a substantial amount of light and glare, adversely affecting other properties.

Impacts and Mitigation Measures

Answer to Questions 13a to 13c

There are no designated scenic vistas in the vicinity of the project site. All construction that would occur on the site must go through a Plan Review process which maintains an aesthetic standard through review and comment with Design Review staff. Additionally, the project will comply with all height, area, and setback requirements of the City's Zoning Ordinance for the proposed Standard Single Family Review (R-1R) zone and Limited Commercial Review (C-1R) zone. Obstruction of a scenic view and creation of an aesthetically offensive site is not anticipated to occur. Therefore, a less-than-significant impact is anticipated.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact
14. CULTURAL RESOURCES.			
<i>Would the proposal:</i>			
a. Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Affect historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

An evaluation of a site's Cultural Resource information potential involves two important elements. The first element is a consideration of the redundancy of the data contained within the site so that its type and content may be evaluated against the type and content of other sites within the region in order to determine its degree of relative uniqueness. The second element is an evaluation of the integrity of the site which is based upon the degree of disturbance or amount of deterioration to the surface and buried archaeological deposits. According to the SGPU EIR (EIR, V-5), the subject site is not located in a Primary Impact Area. A Cultural Resource Study was prepared for the JCPA Land Use Plan EIR. According to the North Central California Information Center of California Archaeological Inventory at California State University, Sacramento (NCIC, CSUS) records search, no known archaeological sites had been recorded for the JCPA properties. No cultural resource surveys had been previously performed for this area.

Based upon the study prepared for the JCPA Land Use Plan EIR, four archaeological sites within the JCPA were identified as potentially significant. The JCPA EIR also identified several sites with existing structures as potentially significant for prehistoric and historic resources. The proposed project site was not one of these sites. Therefore, less-than-significant impacts are anticipated.

The JCPA EIR included mitigation for impacts to these unknown prehistoric and historic resources, created by development of the JCPA area. The JCPA EIR also identified cumulative significant impacts to prehistoric sites and artifacts that may be unearthed and damaged or destroyed as urban development increases in the area. This impact was considered significant and unavoidable and was overridden with the adoption of Findings of Fact for the JCPA Land Use Plan.

The proposed project is not located on any of the four potentially significant archaeological sites and was not identified as a known archaeological site (JCPA EIR, pg. 6.7-3).

Standards of Significance

Cultural resource impacts would be considered significant if the proposed project would result in one or more of the following:

Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 “any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant...may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record” or

Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Impacts and Mitigation Measures

Answers to Questions 14a to 14e

Based upon the study prepared for the JCPA Land Use Plan EIR, four archaeological sites within the JCPA were identified as potentially significant. The JCPA EIR also identified several sites with existing structures as potentially significant for prehistoric and historic resources. The proposed project is not located on any of the four potentially significant archaeological sites and was not identified as a known archaeological site (JCPA EIR, pg. 6.7-3). Therefore, less-than-significant impacts are anticipated.

The JCPA EIR included mitigation for impacts to these unknown prehistoric and historic resources, created by development of the JCPA area. The JCPA EIR also identified cumulative significant impacts to prehistoric sites and artifacts that may be unearthed and damaged or destroyed as urban development increases in the area. This impact was considered significant and unavoidable and was overridden with the adoption of Findings of Fact for the JCPA Land Use Plan.

The JCPA EIR also identified cumulative significant impacts to prehistoric sites and artifacts that may be unearthed and damaged or destroyed as urban development increases in the area. This impact was considered significant and unavoidable and was overridden with the adoption of Findings of Fact for the JCPA Land Use Plan. JCPA EIR Mitigation Measure 6.7-1(a) and 6.7-3 have been included as applicable to the proposed project to reduce any potential unknown prehistoric and historical resource project-specific impacts to a less-than-significant level and to help reduce cumulative impacts (but not to a less-than-significant level, which were previously overridden w/the JCPA EIR):

Mitigation Measures

6.7-1 Unknown Prehistoric and Historic Resources

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