



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

13

PUBLIC HEARING
October 24, 2006

Honorable Mayor and
Members of the City Council

Title: Evergreen Phase I (P06-028)

Location/Council District: South of El Camino Ave. between Erickson St. and
Boxwood St.; APN: 277-0012-001, 002, 008 & 011 (District 2)

Recommendation: 1) Adopt a **Resolution** approving a Mitigated Negative Declaration
and Mitigation Monitoring Program; 2) Adopt an **Ordinance** amending the
Comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code)

Contact: Steve Kowalski, Associate Planner, (916) 808-4752; Greg Bitter, Senior
Planner, (916) 808-7816

Presenter: Not Applicable

Department: Development Services

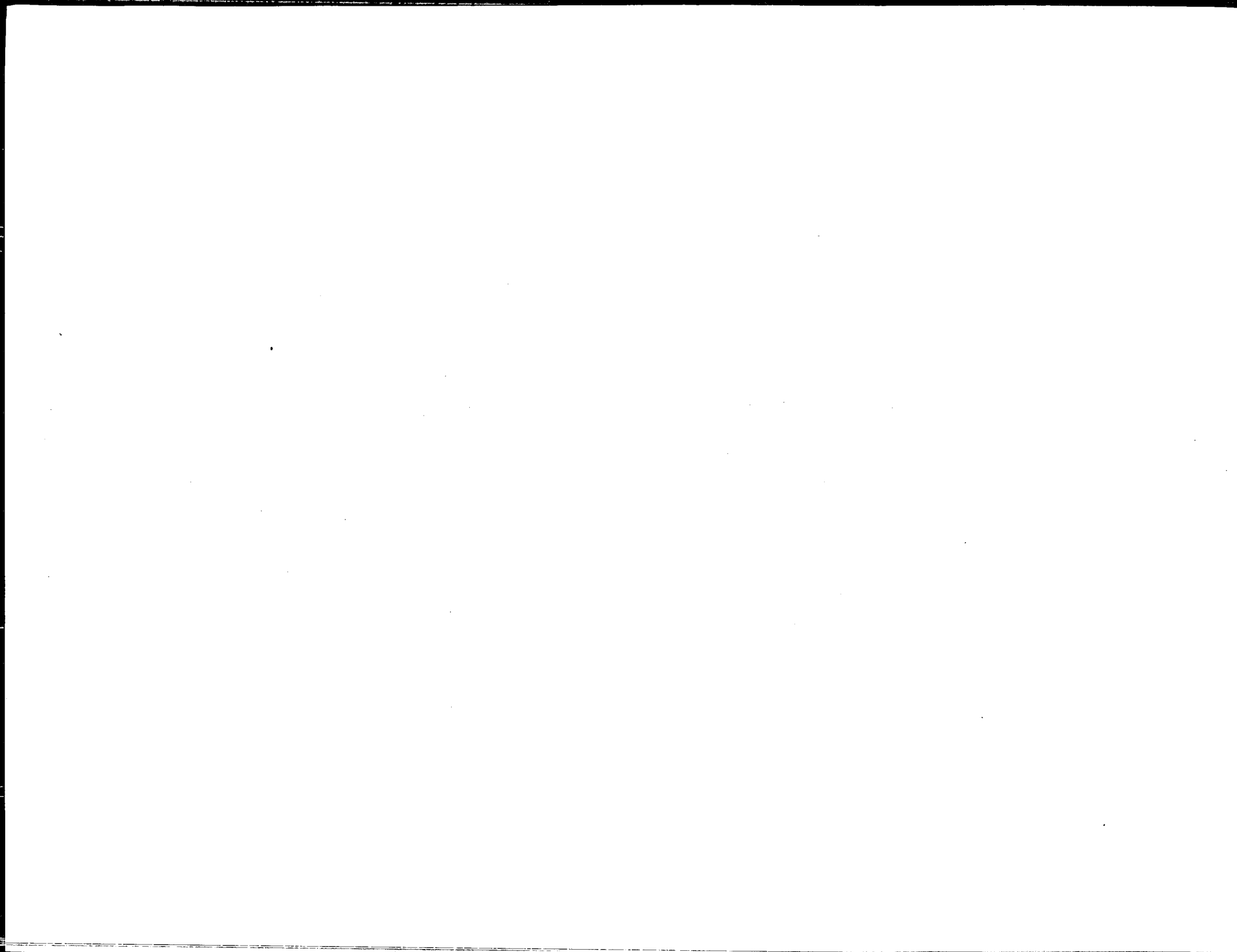
Division: Current Planning

Organization No.: 4881

Description/Analysis

Issue: The applicant is requesting to rezone the subject property from General
Commercial (C-2) to Multi-Family (R-2B) to allow the development of a 60-lot
single-family residential subdivision. The project is not controversial and has the
support of staff.

Policy Considerations: The proposed project is located within an area that the
North Sacramento Community Plan identifies for a special planning district
(immediately adjacent to El Camino Avenue between Del Paso Boulevard to the
west and the Southern-Pacific Railroad line to the east). A Special Planning
District for this area was never established, but the North Sacramento
Community Plan recognizes it as being underutilized and having excellent
potential for growth and revitalization given its location along a major
thoroughfare and its proximity to two light rail stations. Because the Special
Planning District was never established, the project must be analyzed in light of



its consistency with the issues and objectives the North Sacramento Community Plan contains in its discussion of the project area. In this case, the project has the potential to be a catalyst for further redevelopment of the area and would be highly visible as it abuts directly against El Camino Avenue. In addition, it makes better use of the land than many of the existing uses along El Camino currently make by featuring medium-density residential development within close proximity to the Royal Oaks Light Rail station. The North Sacramento Community Plan views these characteristics as being positive attributes; therefore the proposed project is consistent with the Plan's objectives for revitalizing the area.

Smart Growth Principles: The City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth and sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal is consistent with these principles in that it helps provide a range of housing opportunities and choices, concentrates new development within the urban core of the city, and encourages use of public transportation by locating homes within one quarter mile of a light rail station.

Strategic Plan Implementation: The project conforms with the City of Sacramento Strategic Plan specifically by advancing the goals to achieve sustainability and enhance livability through the redevelopment of a vacant infill lot and the revitalization of an older neighborhood with new homes in close proximity to transit. Furthermore, it also provides increased opportunities for residents to live in new safe and affordable housing.

Committee/Commission Action: On September 14, 2006, by a unanimous vote of eight ayes with one absent, the Planning Commission approved the related Tentative Map, Subdivision Modifications, Special Permit and Variance to allow the development of 60 single-family residences.

Environmental Considerations: A Mitigated Negative Declaration has been prepared for the project. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where it is clear that no significant impacts will occur. These mitigation measures address potential impacts to Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit A of the attached Resolution).

The Mitigated Negative Declaration was made available for a 20-day public review period, from June 9, 2006 through June 28, 2006. Comments were received from two neighbors, one of whom would have preferred to have a grocery store built on the site, and another who was concerned about the possibility of the houses becoming rental units. Sacramento Regional County Sanitation District commented that the property is located outside of County Sanitation District 1's district boundaries and that Utilities approval will be needed for sewage service. It also stated that sewage impacts from the project would be

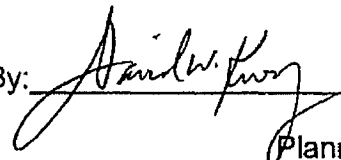
less than significant.

Rationale for Recommendation: The project is consistent with the objectives of the General Plan and North Sacramento Community Plan in that it will help revitalize the subject area and provide housing opportunities on an infill site within close proximity to the central city and light rail system. The house plans have been reviewed and approved by the City's Design Review staff and respect the character of the existing homes in the neighborhood. Mitigation measures have also been incorporated to address potentially significant impacts to cultural resources, including archeological, historical, and/or human remains on the site. For these reasons, staff recommends the City Council approve the Ordinance to rezone the property as proposed.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted By:



David Kwong
Planning Manager

Approved:



William Thomas
Director of Development Services

Recommendation Approved:



RAY KERRIDGE
City Manager

Table of Contents:

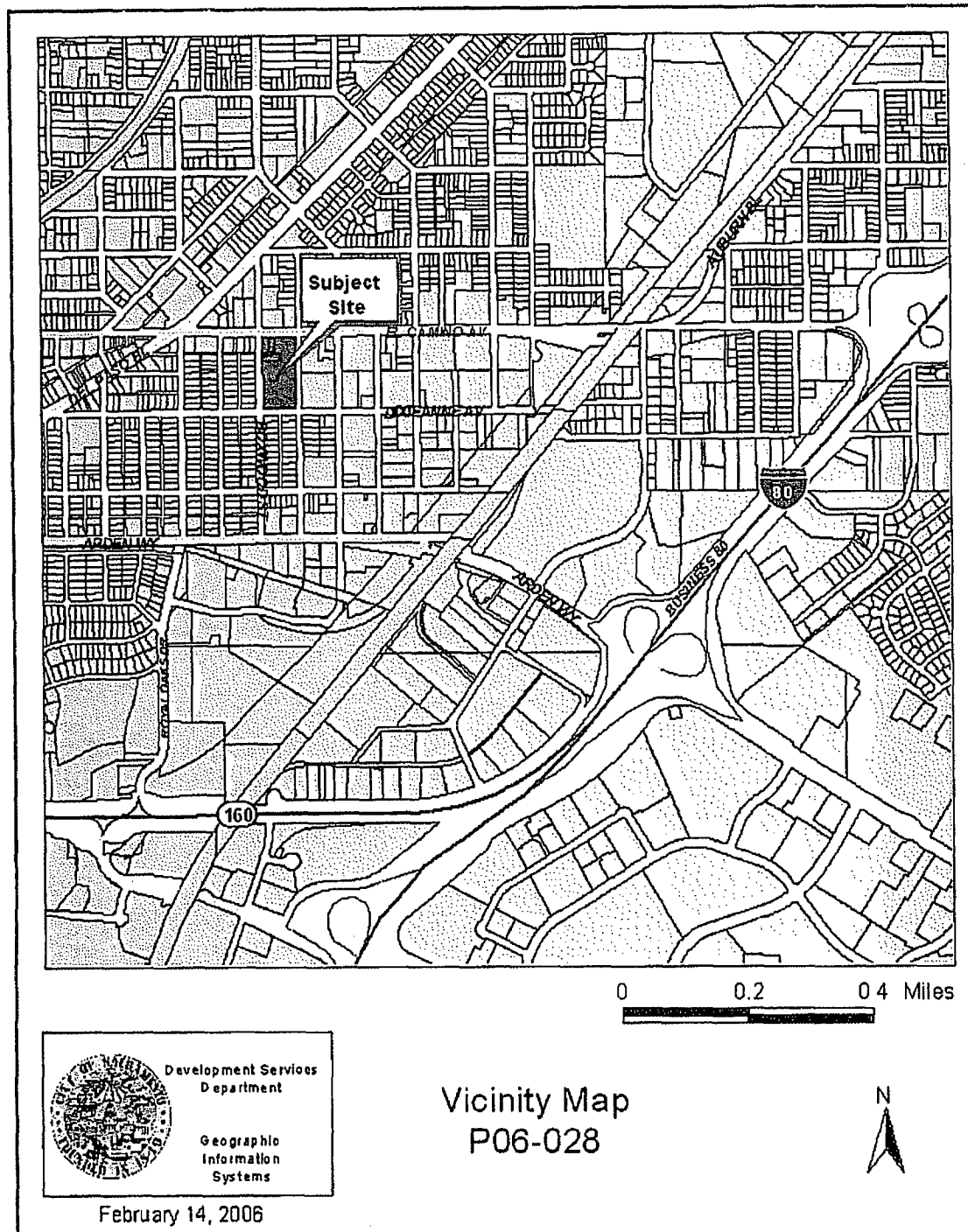
Staff Report	Pg 1
Attachments	
1. Background Information	Pg 5
2. Vicinity Map	Pg 6
3. Land Use & Zoning Map	Pg 7
4. Tentative Map	Pg 8
5. Landscape/Site Plan	Pg 9
6. Conceptual Front Yard Planting Plan	Pg 10
7. Fencing and Sound Wall Details	Pg 11
8. Streetscene	Pg 12
9. Plan 1 Front Elevations	Pg 13
10. Plan 1 1 st Floor Plan	Pg 14
11. Plan 1 2 nd Floor Plan	Pg 15
12. Plan 1 Colonial Model Elevations	Pg 16
13. Plan 1 Monterey Carpenter Model Elevations	Pg 17
14. Plan 1 Farmhouse Model Elevations	Pg 18
15. Plan 2 Front Elevations	Pg 19
16. Plan 2 1 st Floor Plan	Pg 20
17. Plan 2 2 nd Floor Plan	Pg 21
18. Plan 2 Colonial Model Elevations	Pg 22
19. Plan 2 Monterey Carpenter Model Elevations	Pg 23
20. Plan 2 Farmhouse Model Elevations	Pg 24
21. Plan 3 Front Elevations	Pg 25
22. Plan 3 1 st Floor Plan	Pg 26
23. Plan 3 2 nd Floor Plan	Pg 27
24. Plan 3 Colonial Model Elevations	Pg 28
25. Plan 3 Monterey Carpenter Model Elevations	Pg 29
26. Plan 3 Farmhouse Model Elevations	Pg 30
27. Resolution – Mitigated Negative Declaration & Mitigation Monitoring Plan	Pg 31
Exhibit A – Mitigation Monitoring Plan	Pg 33
28. Ordinance – Rezone	Pg 36
Exhibit A – Rezone	Pg 37

Attachment 1 – Background Information

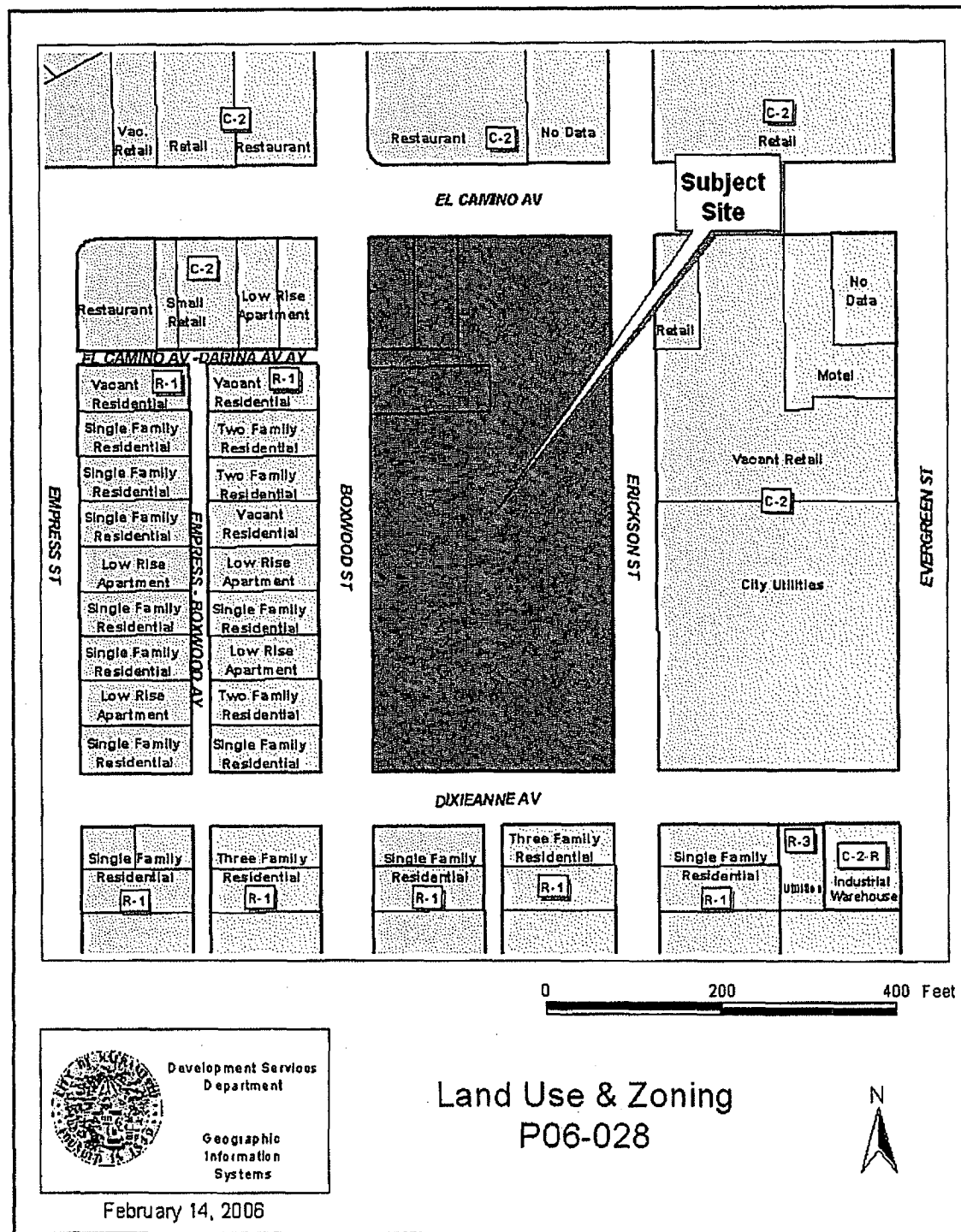
There is no record of any prior planning applications affecting these four parcels.

The applicant is proposing to rezone 3.79± acres of vacant land from General Commercial (C-2) to Multi-Family (R-2B) and build a 60-lot single-family subdivision on the block bordered by El Camino Avenue to the north, Dixieanne Avenue to the south, Boxwood Street to the west and Erickson Street to the east. The subdivision features lots ranging in size from 2,000± to 4,100± square feet and a proposed density of 19 dwelling units per net acre. Two new 41-foot wide public rights-of-way will be built through the subdivision connecting Boxwood Street to Erickson Street. Home sizes will range from 1,200± to 1,600± square feet each and feature 3 or 4 bedrooms, 2 ½ bathrooms, and tandem 2-car garages.

Attachment 2 - Vicinity Map



Attachment 3 – Land Use & Zoning Map

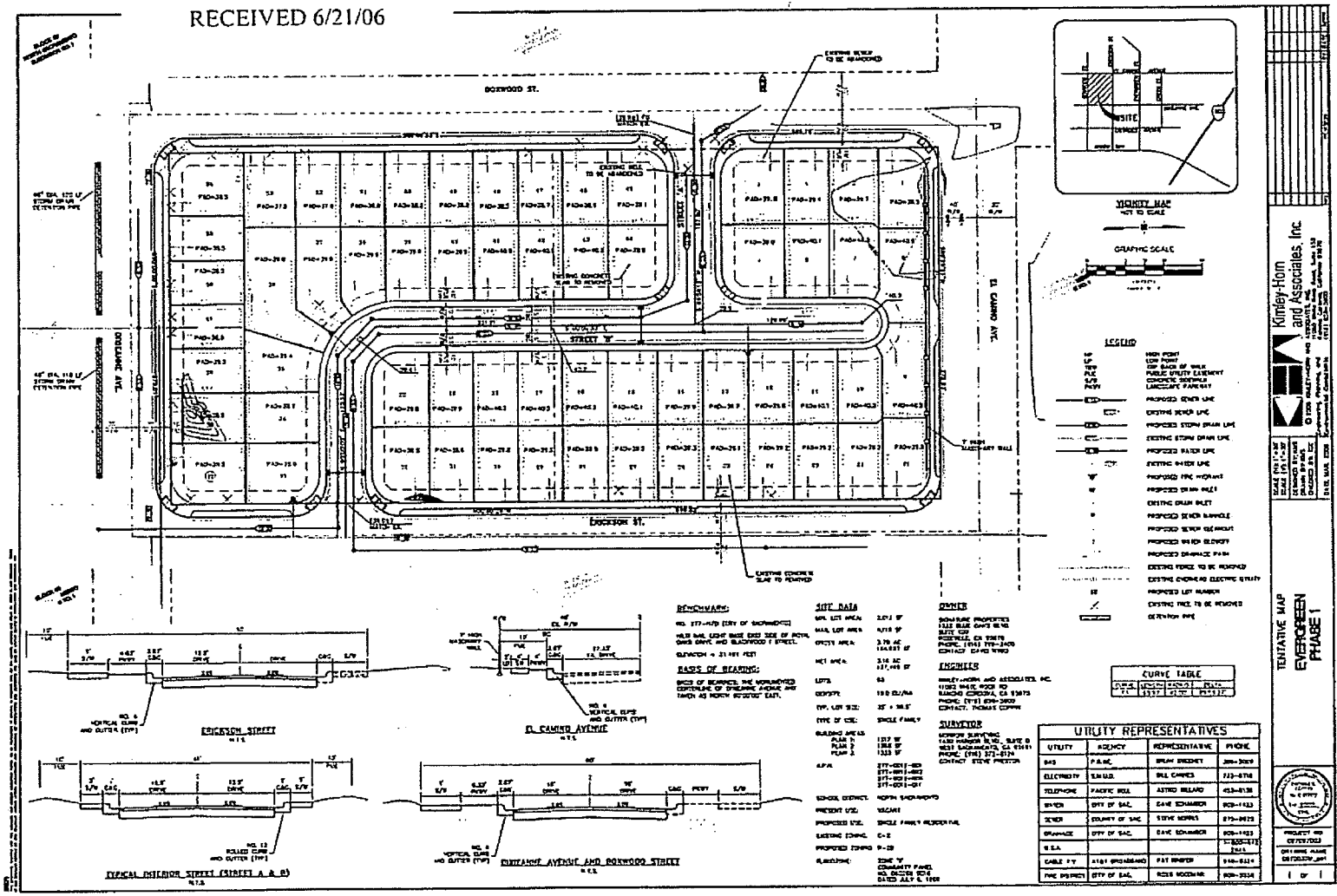


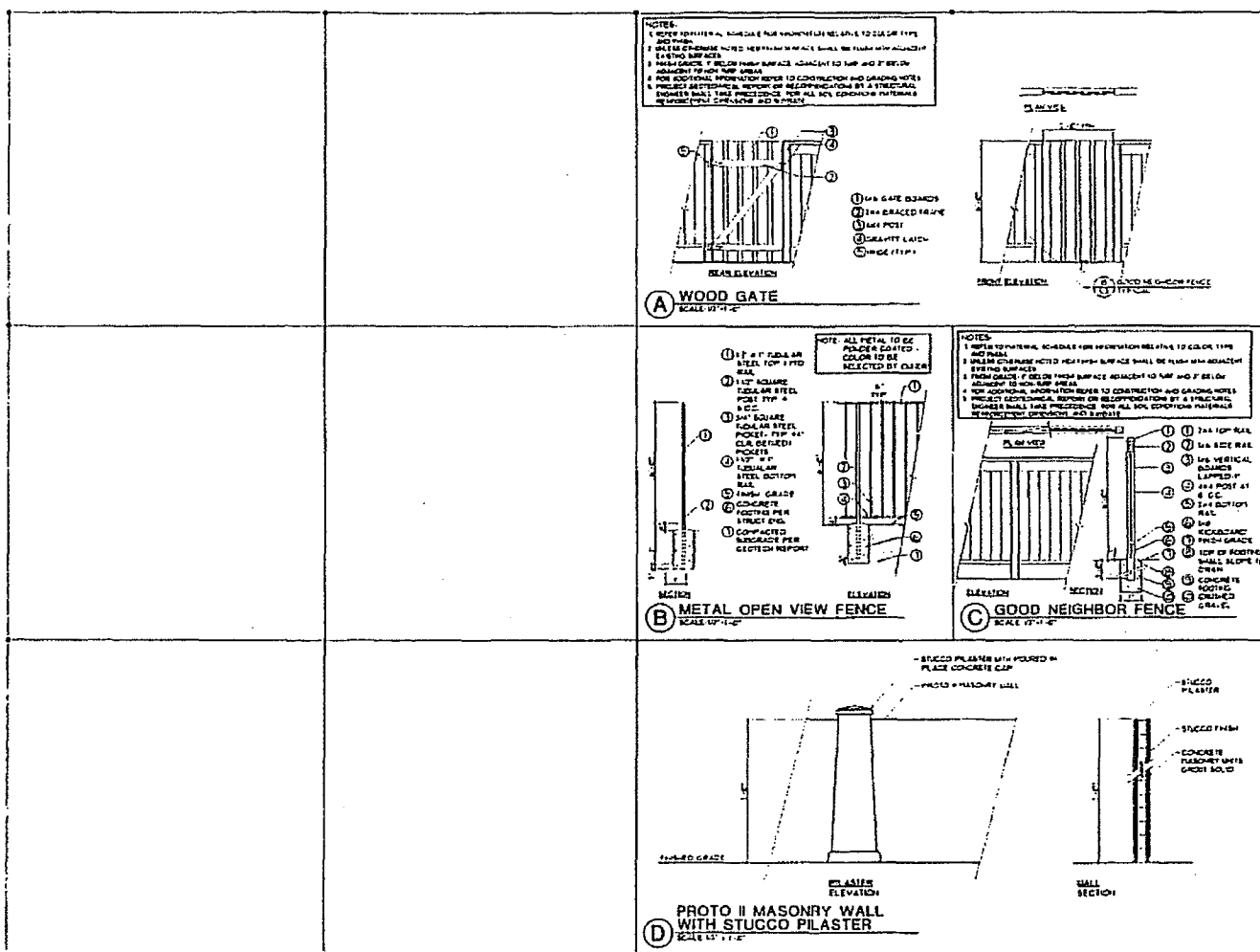
Evergreen Phase I (P06-028)

Attachment 4 - Tentative Map

October 24, 2006

REVISED
P06-028
RECEIVED 6/21/06





PHASE I
 STREET AND LOT
EVERGREEN
 SACRAMENTO, CALIFORNIA

SIGNATURE PROPERTIES
 1015 BLUE OAK BLVD. #100
 ROSELIE, CA 94678
 PHONE (925) 781-2500

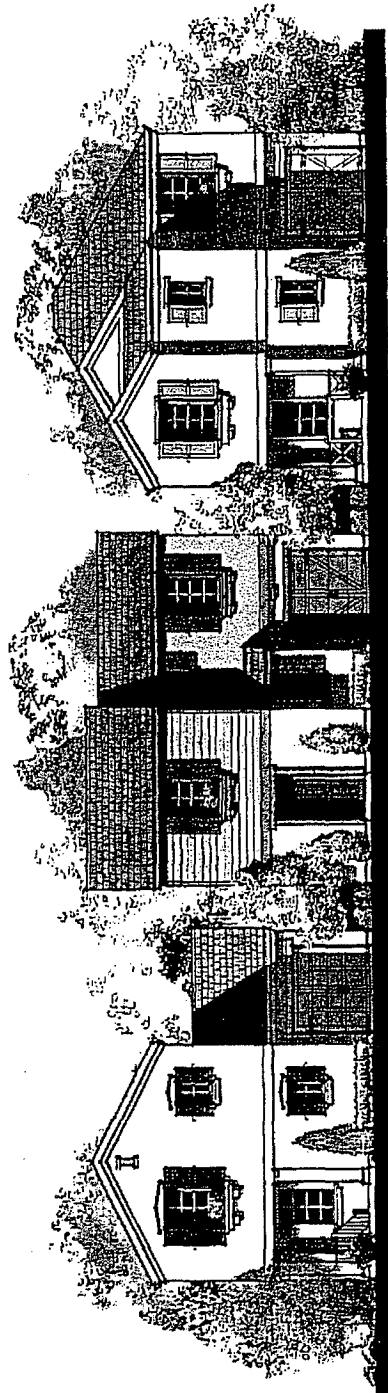
FENCING AND SOUNDWALL DETAILS

NUVIS
 LANDSCAPE ARCHITECTS
 AND PLANNERS

1000 RAVENHURST BLVD. #100
 SAN RAMON, CALIFORNIA
 U.S.A. 94583-1021
 TEL: (925) 734-2771
 FAX: (925) 734-2473

DATE: 10/24/06
 PROJECT NO: 06-80001

Attachment 8 – Streetscene



1A - COLONIAL

2B - MONTEREY CARPENTER

3C - FARMHOUSE



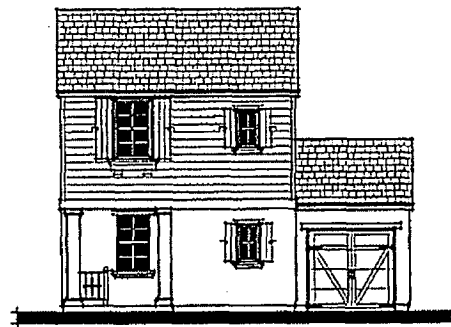
EVERGREEN
DESIGN DEVELOPMENT, STREETSCENE
ARCHITECTS



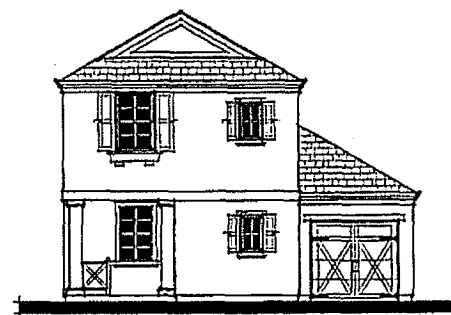
Attachment 9 – Plan 1 Front Elevations



1A - COLONIAL (FRONT)



1B - MONTEREY CARPENTER (FRONT)



1C - FARMHOUSE (FRONT)

PLAN 1

1,232 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

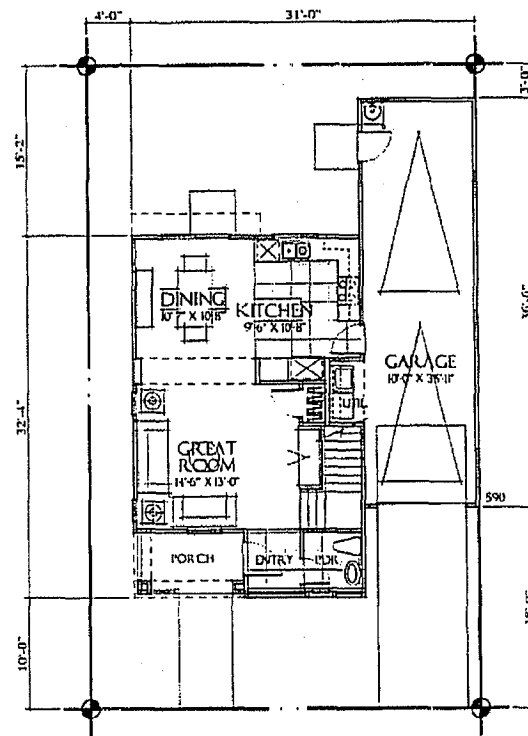
SIGNATURE
PROPERTIES

EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
10-110

08 30 06

IDC
INVESTMENT DEVELOPMENT COMPANY

Attachment 10 – Plan 1 1st Floor Plan



PLAN 1

1,232 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

OK 30 06

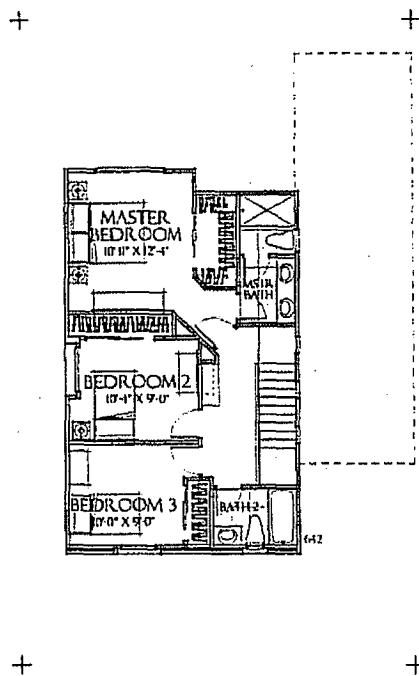
SIGNATURE
PROPERTIES

EVERGREEN
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
10' x 12'

TDC
MS/06

Attachment 11 - Plan 1 2nd Floor Plan



PLAN 1

1,232 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

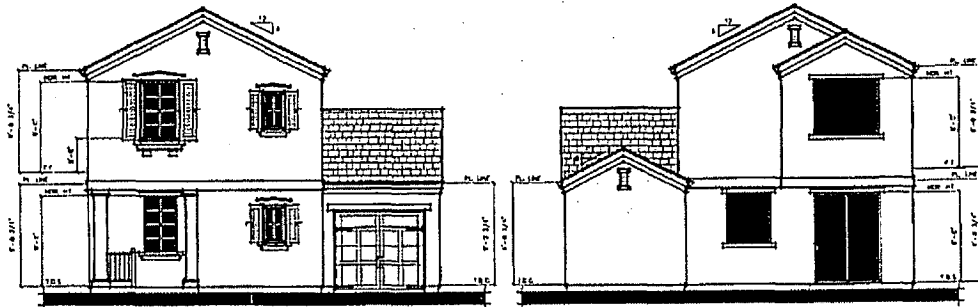
08 30 06

SIGNATURE
PROPERTIES

EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - UPPER FLOOR PLAN
10'-1"

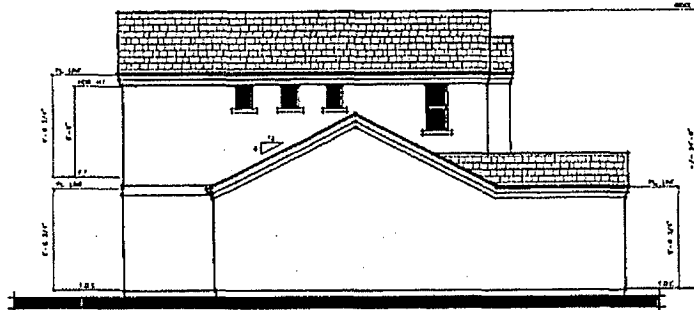
IDC
WEST

Attachment 12 – Plan 1 Colonial Model Elevations

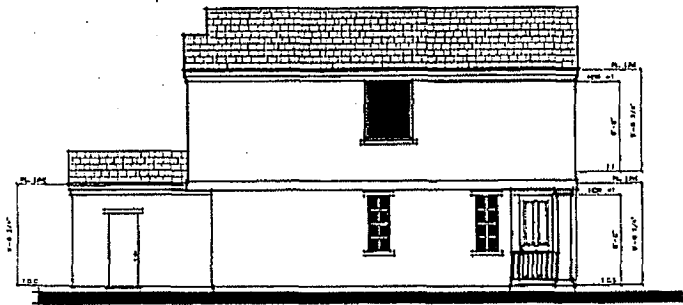


1A - FRONT (COLONIAL)

1A - REAR (COLONIAL)



1A - RIGHT (COLONIAL)



1A - LEFT (COLONIAL)

PLAN 1

1,232 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

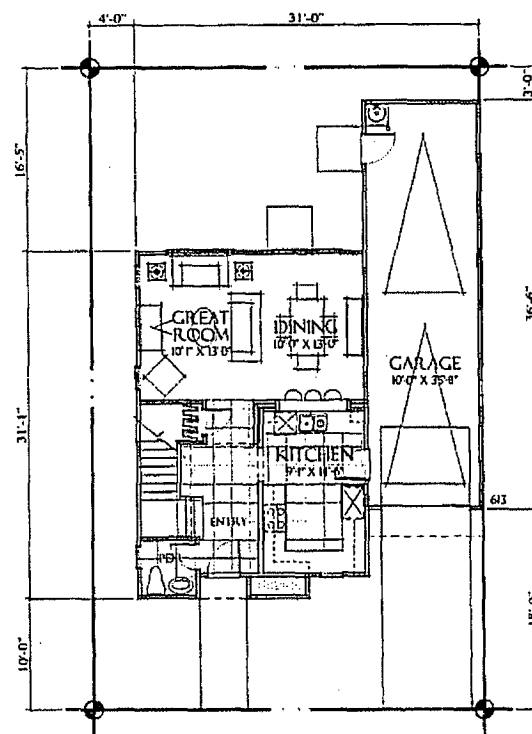
04 30 06



EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS



Attachment 16 – Plan 2 1st Floor Plan



PLAN 2

1,374 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

08 30 06

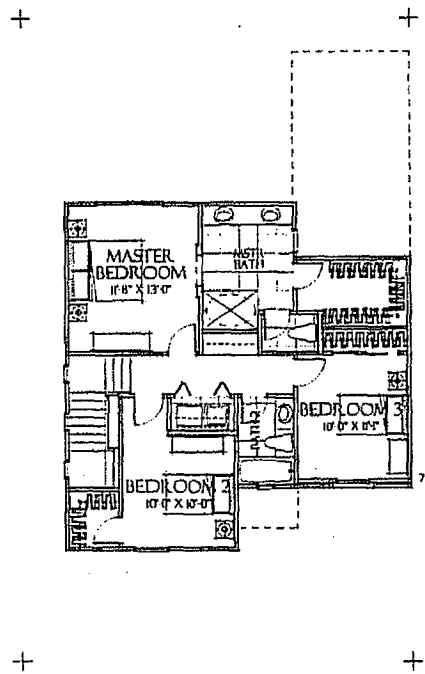
SIGNATURE
PROPERTIES

EVERGREEN
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
10-17-06

TDC
ARCHITECT

Attachment 17 – Plan 2 2nd Floor Plan



PLAN 2

1,374 sq. ft.

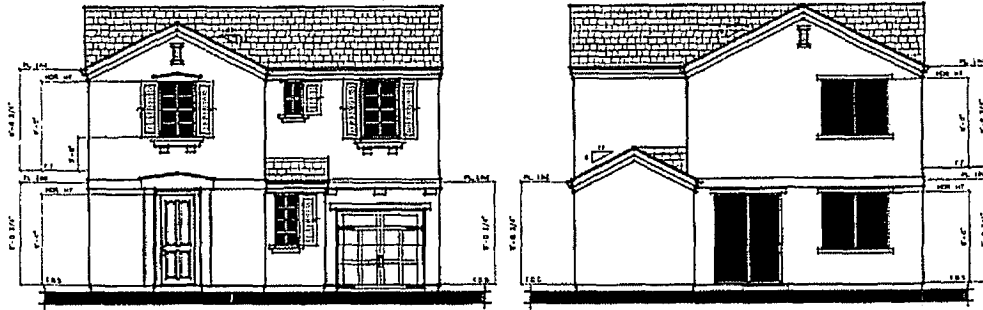
3 BED
2.5 BATH
2 CAR TANDEM GARAGE

SIGNATURE
PROPERTIES

EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - UPPER FLOOR PLAN
10'-1/4"

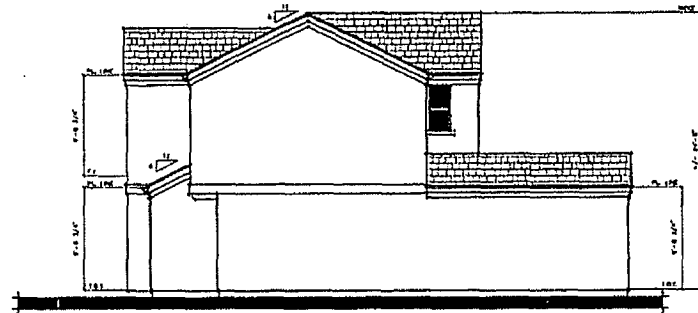
IDC
10/24/06

Attachment 18 – Plan 2 Colonial Model Elevations

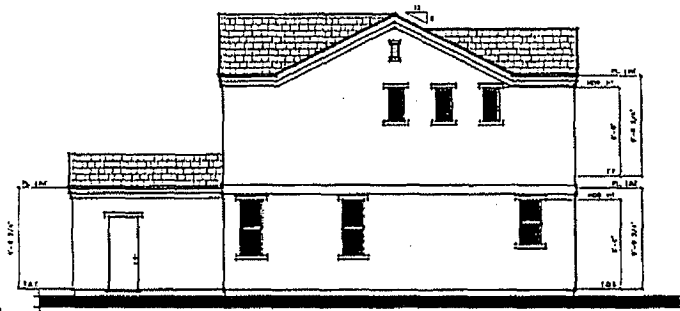


2A - FRONT (COLONIAL)

2A - REAR (COLONIAL)



2A - RIGHT (COLONIAL)



2A - LEFT (COLONIAL)

PLAN 2

1,374 sq. ft.

3 BED
2 1/2 BATH
2 CAR TANDEM GARAGE

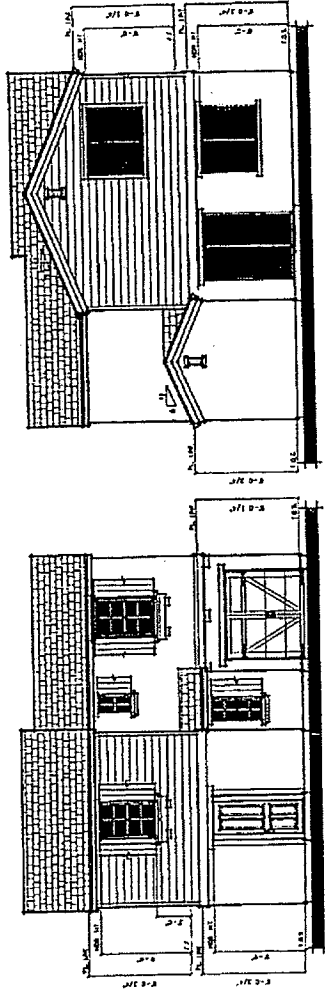
SIGNATURE
PROPERTIES

EVERGREEN
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1'-0"

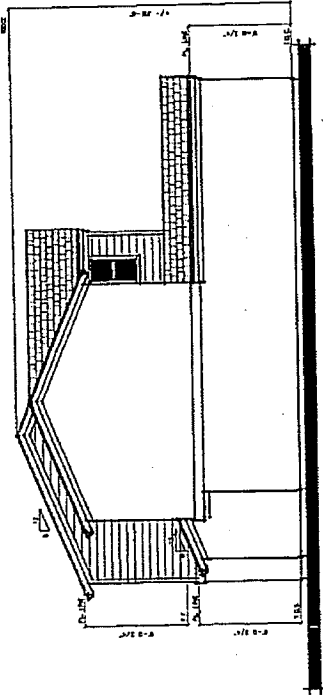
IDC
WESTCO

Attachment 19 – Plan 2 Monterey Carpenter Model Elevations

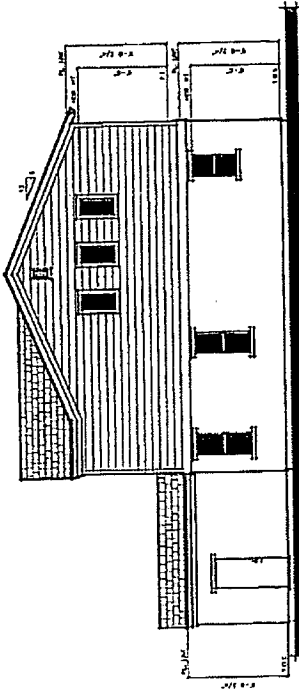


2B - FRONT (MONTEREY CARPENTER)

2B - REAR (MONTEREY CARPENTER)



2B - RIGHT (MONTEREY CARPENTER)



2B - LEFT (MONTEREY CARPENTER)

PLAN 2

1,374 sq. ft.

3 BED

2.5 BATH

2 CAR TANDEM GARAGE

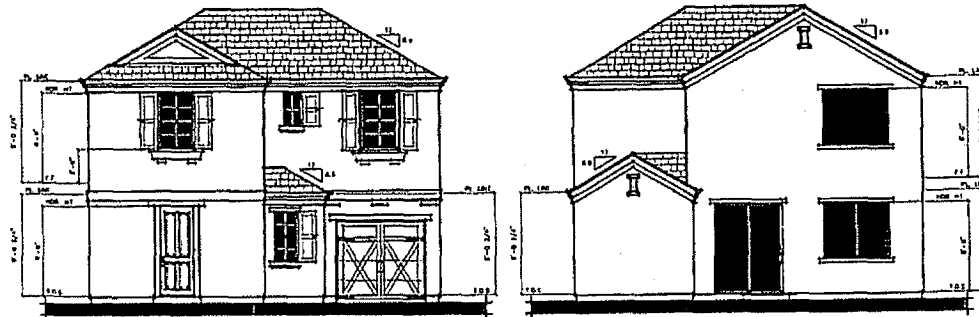
OR 3/8" IN



EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
1st - 1st

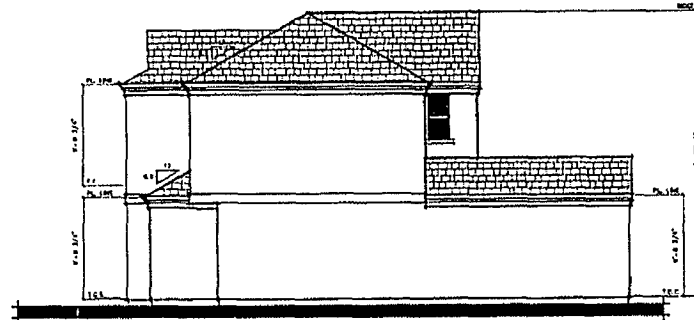


Attachment 20 – Plan 2 Farmhouse Model Elevations

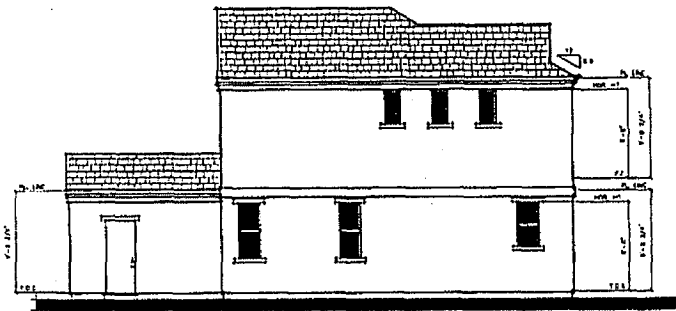


2C - FRONT (FARMHOUSE)

2C - REAR (FARMHOUSE)



2C - RIGHT (FARMHOUSE)



2C - LEFT (FARMHOUSE)

PLAN 2

1,374 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

08 20 06



EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1' 0"



Attachment 21 – Plan 3 Front Elevations



3A - COLONIAL (FRONT)



3B - MONTEREY CARPENTER (FRONT)



3C - FARMHOUSE (FRONT)

PLAN 3

1,597 sq. ft.

4 BED
2.5 BATH
2 CAR TANDEM GARAGE

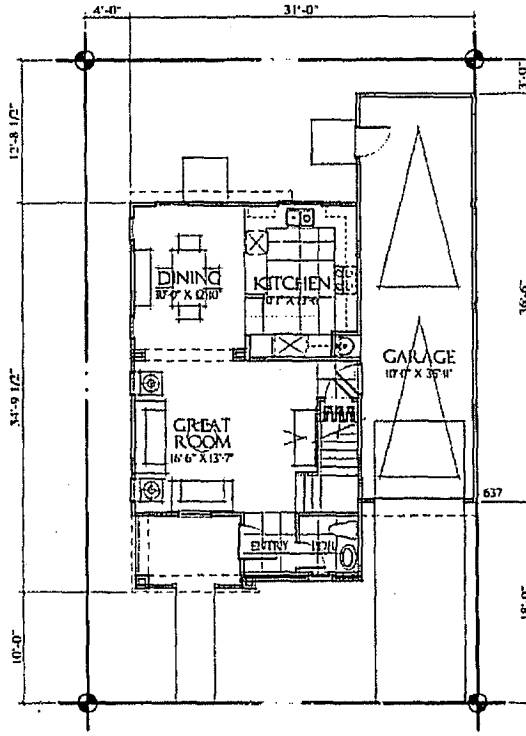
SIGNATURE
PROPERTIES

EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1'-0"

US 30 in

TDC
SUSSEX

Attachment 22 – Plan 3 1st Floor Plan



PLAN 3

1,597 sq. ft.

4 BED
2.5 BATH
2 CAR TANDEM GARAGE

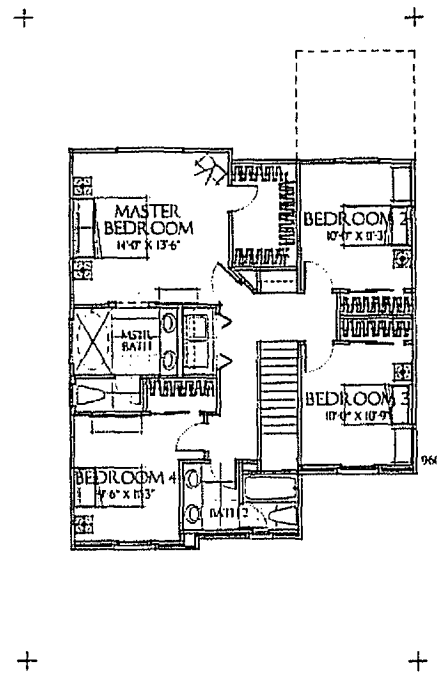


EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - LOWER FLOOR PLAN
10'-0" x 10"

10 30 06



Attachment 23 - Plan 3 2nd Floor Plan



PLAN 3

1,597 sq. ft.

4 BED
2.5 BATH
2 CAR TANDEM GARAGE

08 30 06

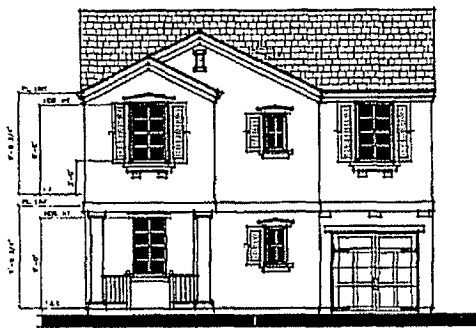
SIGNATURE
PROPERTIES

EVERGREEN
SIGNATURE PROPERTIES

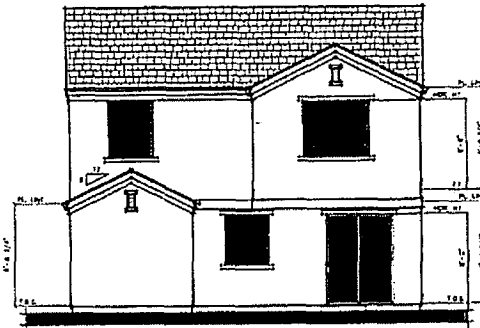
DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/8" = 1'-0"

IDC
WESTLEY

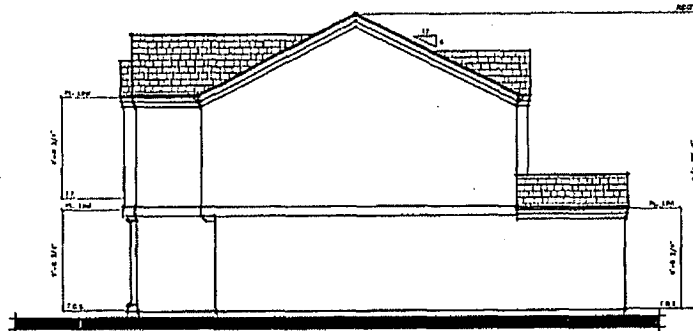
Attachment 24 – Plan 3 Colonial Model Elevations



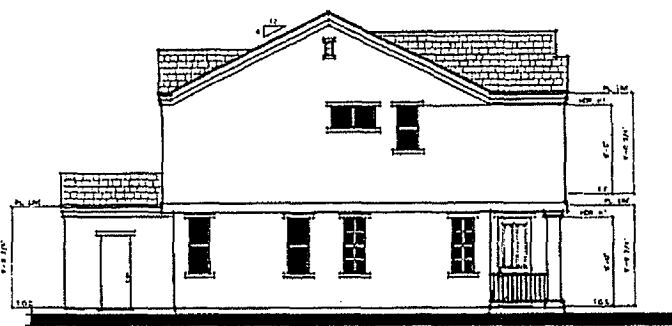
3A - FRONT (COLONIAL)



3A - REAR (COLONIAL)



3A - RIGHT (COLONIAL)



3A - LEFT (COLONIAL)

PLAN 3

1,597 sq. ft.

4 BED
2.5 BATH
2 CAR TANDEM GARAGE

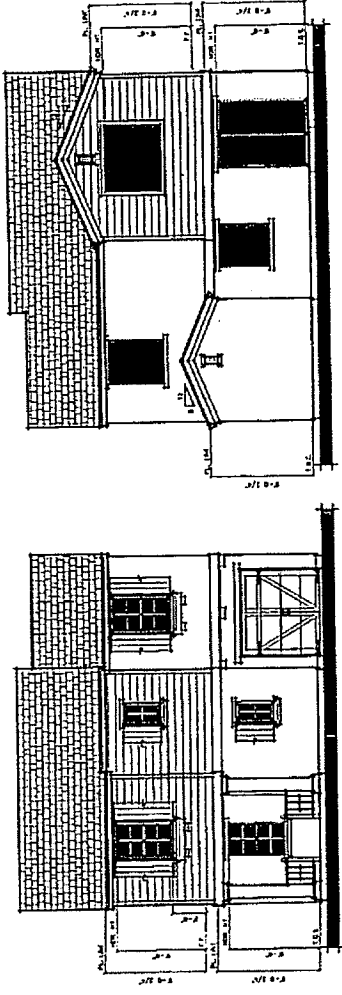
DN 311 06



EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1/8"

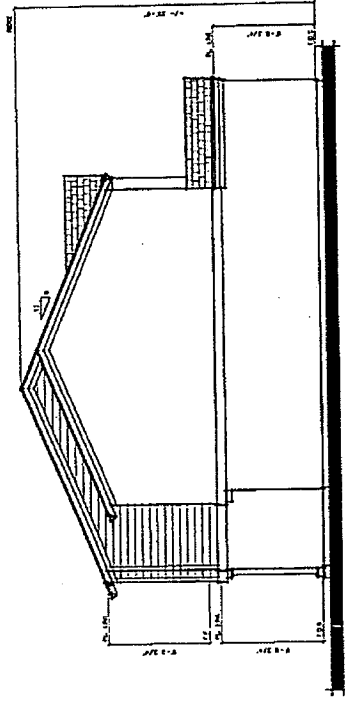


Attachment 25 – Plan 3 Monterey Carpenter Model Elevations

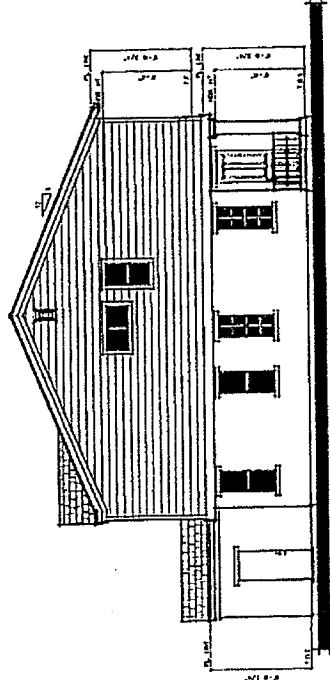


3B - FRONT (MONTEREY CARPENTER)

3B - REAR (MONTEREY CARPENTER)



3B - RIGHT (MONTEREY CARPENTER)



3B - LEFT (MONTEREY CARPENTER)

PLAN 3

1,597 sq. ft.

4 BED

2.5 BATH

2 CAR TANDEM GARAGE

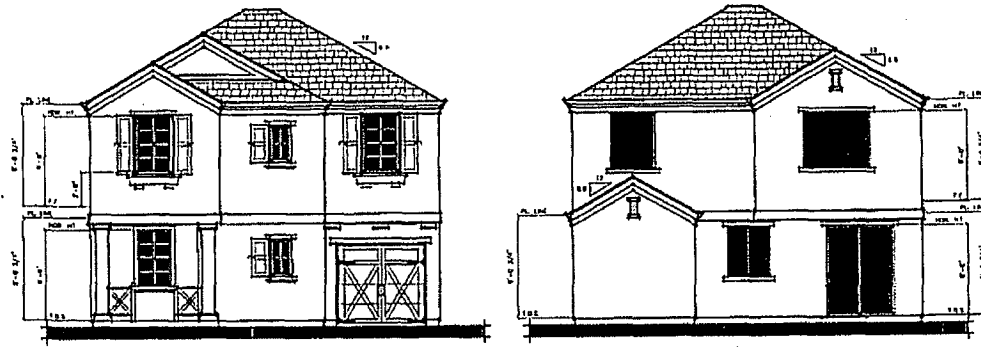
ON 30 06

SIGNATURE
CONCEPTS

EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1'

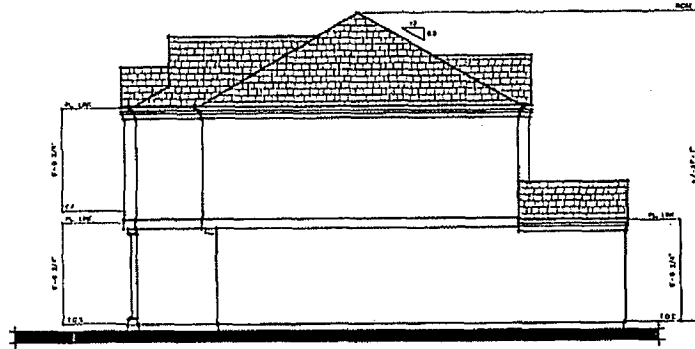
IDC
INSURANCE
CORPORATION

Attachment 26 – Plan 3 Farmhouse Model Elevations

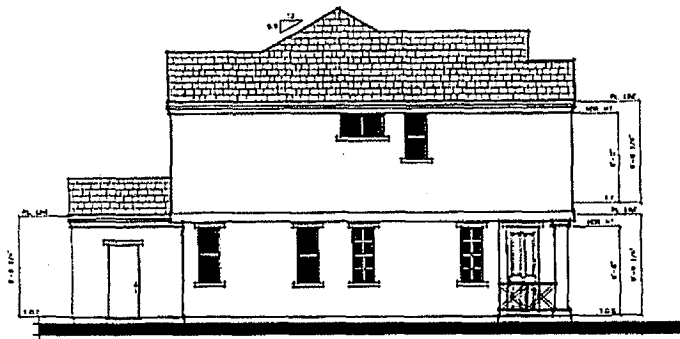


3C - FRONT (FARMHOUSE)

3C - REAR (FARMHOUSE)



3C - RIGHT (FARMHOUSE)



3C - LEFT (FARMHOUSE)

PLAN 3

1,597 sq. ft.

4 BED
2.5 BATH
2 CAR TANDEM GARAGE

OK 30 06

SIGNATURE
PROPERTIES

EVERGREEN
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - ELEVATIONS
10'-11"

TDC
ARCHITECTS

Attachment 27 – Resolution for Negative Declaration & Mitigation Monitoring Plan

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

**APPROVING THE MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE EVERGREEN PHASE I PROJECT, LOCATED SOUTH OF EL CAMINO AVENUE AND NORTH OF DIXIEANNE AVENUE BETWEEN ERICKSON STREET AND BOXWOOD STREET IN NORTH SACRAMENTO, SACRAMENTO, CALIFORNIA.
(P06-028) (APN: 277-0012-001, -002, -008 & -011,)**

BACKGROUND

A. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an initial study on Evergreen Phase I, P06-028 ("Project") to determine if the Project may have a significant effect on the environment.

B. The initial study identified potentially significant effects of the Project which were agreed to by the applicant before the proposed mitigated negative declaration and initial study were released for public review. Mitigation measures were determined by the City's Environmental Planning Services Division to avoid or reduce the potentially significant effects to a less-than-significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

i. On June 9, 2006 a Notice of Intent (NOI) to Adopt the MND dated June 9, 2006 was circulated for public comments for twenty days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought during the twenty-day review period.

ii. On June 9, 2006 the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

C. The City Council has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, as well as the hearing of the Project. Some comments were received during

the public review process; however, they did not affect the findings of the MND. The City Council has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

D. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

The City Council has final approval authority over the following Project entitlement:

A. Rezone 3.79± acres from General Commercial (C-2) to Multi-Family (R-2B).

E. Pursuant to CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. With respect to the entitlements over which the City Council has final approval authority, the City Council adopts the Mitigated Negative Declaration for the Project.

Section 2. Pursuant to CEQA Guidelines Section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Plan to require that all reasonably feasible mitigation measures be implemented.

Section 3. Upon approval of the Project, the City's Environmental Planning Services Division shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to Section 21152(a) of the Public Resources Code and the State Environmental Impact Report Guidelines adopted pursuant thereto.

Table of Contents:

Exhibit A: Mitigation Monitoring Plan -- 3 pages

MITIGATION MONITORING PLAN

FOR:
EVERGREEN PHASE 1 AND PHASE 2 (P06-028 AND P06-029)

PREPARED BY:
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:
June 8, 2006

ADOPTED BY:
CITY OF SACRAMENTO,
PLANNING COMMISSION

DATE:

ATTEST:

EVERGREEN PHASE 1 AND PHASE 2 (P06-028 AND P06-029)

C:\DOCUME~1\SKOWAL~1\LOCAL5~1\Temp\NMI.doc

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, 2101 Arena Boulevard, Second Floor, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Evergreen Phase 1 and Phase 2. (P06-028 and P06-029)

Owner/Developer: David Nybo
Signature Properties, Inc
1322 Blue Oaks Blvd., Ste 100
Roseville, CA 956378
(916) 789-2400

Project Location:

Phase 1 (P06-028) is located on the south side of El Camino Ave. Ave between Boxwood St and Erickson St. (APN 277-0012-001, 002, 008 & 011), in North Sacramento. Phase 2 (P06-029) is located on the north side of Calvados Ave between Evergreen St and Green St (APN 277-0081-002, 003), in North Sacramento

Project Description:

The project Applicant proposes to develop two separate and vacant plots of land in the North Sacramento Community Plan Area into residential uses. Each site will require a zoning change to accommodate the residential use. The project will be done in two phases. Phase 1 is the location at El Camino Ave. Ave., between Boxwood St. and Erickson St. Phase 2 is the location at Calvados Ave between Evergreen St and Green St. A total of 79 new single family homes will be built upon completion.

P06-028 (Phase 1): Entitlement to rezone the existing C-2 zone to R-2B zone and construct 60 detached single family residential units on 3.79± acres undeveloped parcels within the North Sacramento Community Plan. P06-029 (Phase 2): Entitlement to rezone the existing M-1 zone to R-2B zone and construct 19 detached single family residential units on 1.57± acres undeveloped parcels within the North Sacramento Community Plan.

SECTION 2: GENERAL INFORMATION

The MMP includes mitigation for 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 mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. 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.

EVERGREEN PHASE 1 AND PHASE 2 (P06-028 AND P06-029) Mitigation Monitoring Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>Cultural Resources:</p> <p>CR-1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>	Project Applicant/ Developer	City of Sacramento Development Services Department	<p>Incorporate the protocol and procedures into grading and construction contracts.</p> <p>If any cultural resources are discovered:</p> <p>a) Cease all work in the immediate area</p> <p>b) Retain a qualified archaeologist or cultural resources consultant to perform a site investigation and take appropriate action.</p>	<p>During grading and construction contract agreements</p> <p>During construction activities</p>	

C:\DOCUMENTS-ISKOWAL\LOCALS-01\mp\AIMP.doc

ORDINANCE NO. 2006-
ADOPTED BY THE SACRAMENTO CITY COUNCIL

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REZONING ALL OF THE PROPERTY LOCATED SOUTH OF EL CAMINO AVENUE, NORTH OF DIXIEANNE AVENUE, WEST OF ERICKSON STREET AND EAST OF BOXWOOD STREET FROM GENERAL COMMERCIAL (C-2) TO MULTI-FAMILY (R-2B).
(P06-028) (APN: 277-0012-001, -002, -008 AND -011)**

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

SECTION 1

The property generally described, known and referred to as Evergreen Phase I (APN: 277-0012-001, -002, -008 & -011) which is shown on Exhibit A, consists of 3.79± acres currently located in the General Commercial (C-2) Zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property is hereby removed from the General Commercial (C-2) Zone and placed in the Multi-Family (R-2B) Zone.

SECTION 2

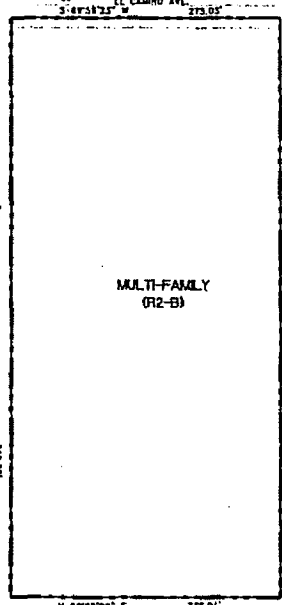
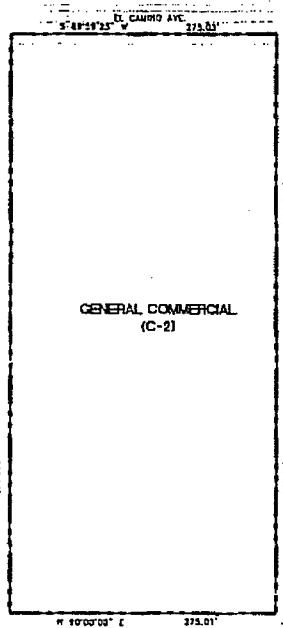
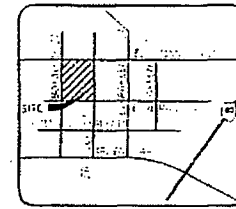
Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

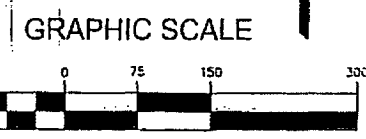
Table of Contents:
Exhibit A – Rezone Exhibit

ZONING EXHIBIT
 EVERGREEN PHASE 1
 CITY OF SACRAMENTO, CALIFORNIA
 JUNE 2006



EXISTING

PROPOSED



(IN FEET)
 1 inch = 150 ft.

Kirley-Horn
 and Associates, Inc.



Evergreen Phase I (P06-028)

October 24, 2006

Exhibit A - Rezone