

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION

ITEM # 2
NOVEMBER 18, 2004
PAGE 1

P03-094 – Morey Estates

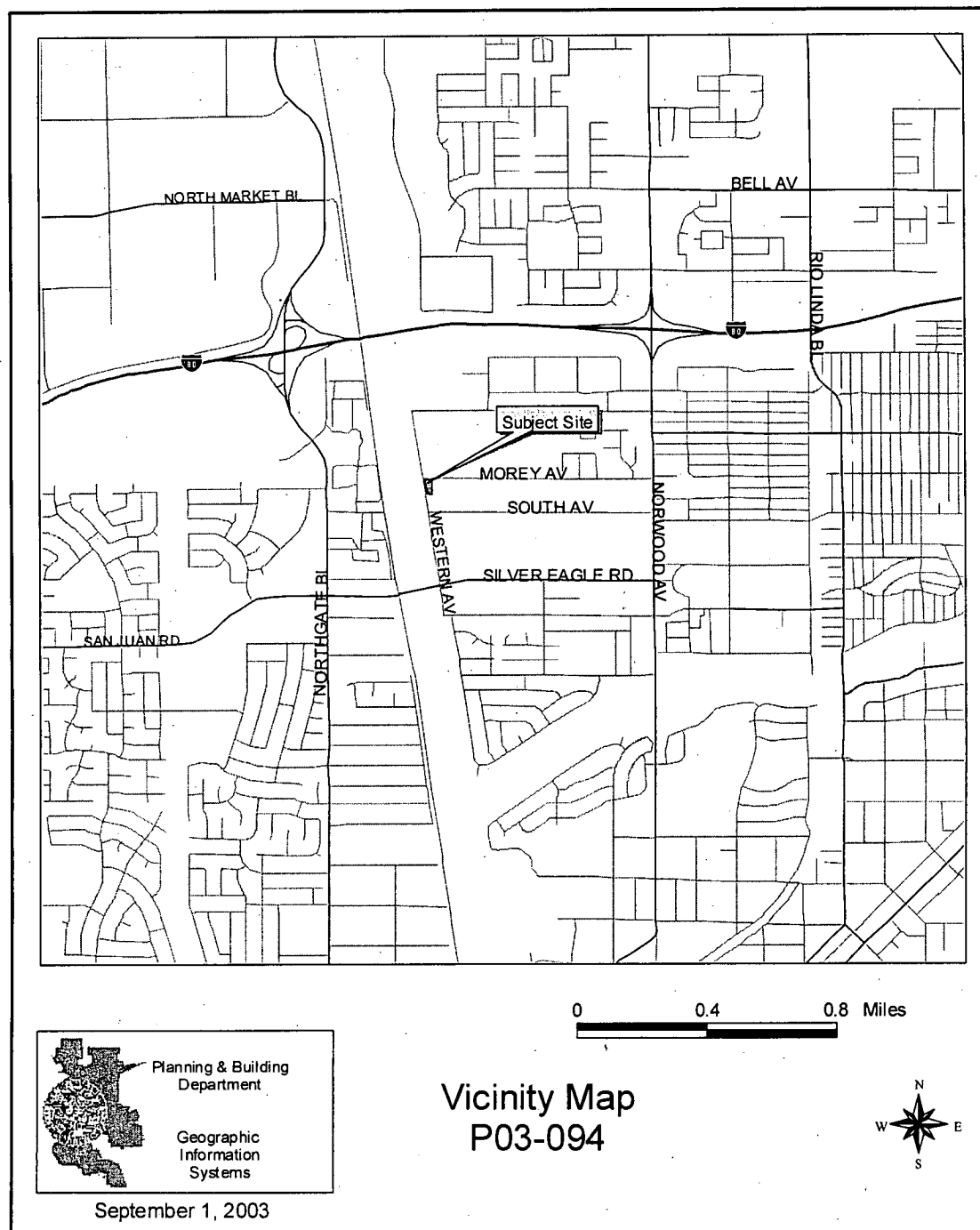
- REQUEST:
- A. Environmental Determination: Negative Declaration.
 - B. Mitigation Monitoring Plan.
 - C. Tentative Map to subdivide one lot totaling 0.64± acres into five lots (four single-family & one half-plex) in the Standard Single Family (R-1) zone.
 - D. Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet lot area.

LOCATION: Southeast corner Morey Avenue & Western Avenue
APN: 250-0030-001
Del Paso Heights Elementary District
Grant Union High School District
Council District 2

APPLICANT:	Jeffrey Voss, (916) 681-3532 Voss Civil Engineers 8630 Lupone Ct Elk Grove, CA 95624
OWNER:	Petr Peychev, (916) 919-1808 1336 May Street West Sacramento, CA 95605
APPLICATION FILED:	August 20, 2003
STAFF CONTACT:	Michael York, (916) 808-8239

SUMMARY:

The proposal is to subdivide a 0.64± vacant parcel into four single-family lots and one half-plex lot for the development of four single-family units and two half-plex units. The project will be designed as a single family detached development with the size of the single-family homes between 1,300± & 1,700± square feet and the half-plex units approximately 1,100± square feet. The applicant is also requesting a subdivision modification to allow the lots to vary slightly from the standard single-family (R-1) requirements. Land use is not an issue since the zone and use are consistent. Staff has no outstanding issues with the proposed project, nor has staff received any public comments at the time of this report.



RECOMMENDATION:

Staff recommends the approval of the project, subject to conditions included in the attached Notice of Decision and Findings of Fact. This recommendation is based on the conclusion that the proposed development is consistent with the land use designation and zoning of the site. The proposed project supports: Smart growth policies for development in the City's infill areas; efficient growth patterns where urban services are readily available; infill development as a means to meet future housing needs; and ownership opportunities. The homes developed on the site will require Design Review Staff approval.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
North Sacramento	
Community Plan Designation:	Residential (7-15 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North:	Vacant; Single Family Alternative (R-1A)
South:	Single Family, Vacant; Standard Single Family (R-1)
East:	Single Family, Vacant; Standard Single Family (R-1)
West:	Railroad levee, Standard Single Family (R-1)

Setbacks:	Required	Provided
Front:	25'	25' (includes 6' planter area*)
Side(St):	12'6"	12'6"
Side(Int):	5'	5'
Rear:	15'	15'

* Front setback per adopted 53' cross section

Property Dimensions:	irregular (200'x125')
Property Area:	0.64± acres
Density of Development:	7 dwelling units per acre
Square Footage of Units:	1,100± - 1,700± square feet (proposed)
Height of Building:	26 feet, one or two story
Exterior Building Materials:	Stucco, wood, and/or brick
Roofing Materials:	Composition (30 yr)
Topography:	Flat
Street Improvements:	To be developed
Utilities:	To be developed

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

Permit

Final Map

Off-Site Improvements

Building Permit

Agency

Development Engineering, Development Services

Development Engineering, Plan Check Section

Building Division

BACKGROUND INFORMATION:

The project site is a vacant lot at the southeast corner of Morey Avenue and Western Avenue just south of I-80 in North Sacramento. The area west of Western Avenue is part of the railroad levee, with no future development anticipated, except as an off-street bikepath/open space parkway. Properties to the north, east, and south are designated in the North Sacramento Community Plan for residential uses. The project site is located in an area of the city that is mostly vacant and has been difficult to develop due to the substandard infrastructure in the area. This proposal is to subdivide a vacant lot into five lots, with three single-family lots fronting Western Avenue, one single-family lot fronting Morey Avenue, and one half-plex lot at the corner of Morey & Western Avenues. The project is designed to be a starter home type of development. There has been no previous development proposed for the project site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

1. General Plan

The General Plan designates the site as Low Density Residential (4-15 du/na). The project is consistent with the following General Plan policies:

"Promote infill development as a means to meet future housing needs" (Policy 4, Sec. 2-16).

"Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources" (Goal C, Sec. 2-15).

"Provide adequate housing sites and opportunities for all households" (Goal 1, Sec. 3.10-2).

2. North Sacramento Community Plan

The Community Plan designates the site as Residential (7-15 du/na). The project is consistent with the following Community Plan policies:

"Provide adequate housing opportunities to attract new residents and employment centers" (NSCP, pg 48).

"Increase the supply of decent and safe housing, affordable particularly to lower and moderate income owners and renters" (NSCP, pg 48).

B. Tentative Map/Subdivision Modification

1. Tentative Map (Exhibit 1B)

The project site currently consists of one, 0.64± acre lot with public frontage on two streets. The applicant proposes to subdivide the site into five lots with three single family lots fronting Western Avenue, one single family lot fronting Morey Avenue, and one half-plex lot at the corner of Western & Morey Avenues. The five lots created by the map provide a density of seven dwelling units per acre, which is consistent with both the North Sacramento Community Plan of 7-15du/na and General Plan of 4-15du/na. The new 53 foot residential street standards will be constructed on both Morey and Western Avenues. Staff has no issues with the proposed design.

2. Subdivision Modification

Lots require a subdivision modification if Standard Single Family lot dimensions of 52' x 100' and 5,200 square feet for interior lots and 62' x 100' (6200sf) for corner lots cannot be met, even if a portion of the dimensions are met. Four of the five lots in this proposal do not meet the dimension requirements, therefore will require a subdivision modification.

Lot 1 which fronts onto Morey Avenue will be the smallest of the lots created at 48' x 86' and 4,200± square feet. After allowing for typical Single Family (R-1) setbacks, there will be adequate building area (approximately 1748sf) to allow for construction of an average size three bedroom home.

Lot 2 which is the half-plex lot at the corner of Western and Morey Avenues will be 89' x 86' and 7,000± square feet combined. Slightly more square than the standard 62' x 100' and 6,200 square foot corner lot. The half-plex lot doesn't have the 100 foot dimension on one side, but the 7,000± square foot lot still provides an adequate size lot which permits the development of half-plex units after allowing for setbacks.

Lots 3, 4, & 5 will have widths of 43', 46', and 49' each, but will all have depths over 100 feet and square footages over 5,200 square feet. These size lots will easily accommodate typical single-family homes while allowing for adequate setbacks. Staff would encourage the developer to develop Lot 3 (43' width) with a detached garage or a single car garage to provide more living area fronting the street and has conditioned the project as such.

Though the lots differ slightly from standard single family (R-1) lots they are still of an adequate size to develop 1,100± - 1,700± square foot starter homes while still meeting required setbacks. The number of lots proposed maintains the density designated in the community & general plans and additional right-of-way has been dedicated to allow for separated sidewalks to be developed. Therefore, staff supports the subdivision modification.

C. Site Plan Design/Zoning Requirements

1. Site Design & Setbacks

The standard single family (R-1) setbacks are 25 feet for the front yard, five feet for the interior side yards, 12.5 feet for the street side yard, and 15 feet for the rear yard. If separated sidewalks (six foot landscape planter area between the sidewalk and curb) are constructed, front setbacks may be 19 feet as measured from the right-of-way line, since the planter area is permitted to be counted as front setback, thus complying with the 25 foot setback requirement. Driveways, however must be 20 feet in depth from the right-of-way line. Separated sidewalks are proposed for this project.

Though there are no house plans submitted with this proposal, the setbacks can be determined based on the buildable area of each lot. Based on the buildable area for each of the lots, setbacks of 19 feet for the front, five feet for the interior side yards, and 15 feet for the rear yard can be provided. Therefore, based on the buildable area for each lot the setback requirements can be met. If setback requirements are not met at the time house plans are submitted, either a zoning administrator or planning commission variance will be necessary.

2. Parking/Landscaping

The applicant has indicated, that at a minimum an enclosed attached one-car garage will be provided for each unit. Garages are required to be setback 20 feet from the public right-of-way line, the landscaped planter area cannot be included in driveway requirements. The Zoning Ordinance requires one space per residential unit. The project as proposed, therefore, meets the required parking.

Each lot will contain lawn area in the 19 foot frontyard setback area. Staff has conditioned the project to require front landscaping with irrigation system be constructed at the time of the house construction. The project will also be conditioned that deciduous trees be planted in the front yards of each unit.

D. Building Design

There were no house plans submitted with this application. However, the applicant has indicated they intend to construct homes from 1,300± - 1,700± square feet either one or two story on the four single-family lots. On the half-plex lot the units will be approximately 1,100± square feet.

The project site is located in the Strawberry Manor Design Review District, therefore will be subject to review and approval of Design Review Staff prior to issuance of building permits. The plans will be reviewed for compliance with the Single Family Design Guidelines.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. 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 clearly no significant impacts will occur. These mitigation measures address Noise and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

The draft Initial Study/Mitigated Negative Declaration was available for public review and comment during the period of October 1, 2004 through October 20, 2004. No comments on the draft Initial Study/Mitigated Negative Declaration have been received. Therefore, Staff recommends the City Planning Commission approve the Mitigated Negative Declaration and adopt the Mitigation Monitoring Plan.

B. Public/Neighborhood/Business Association Comments

The project was routed to the Association of Community Organizations for Reform Now (ACORN), and the Strawberry Manor Neighborhood Association. There were no responses received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments received have been incorporated as conditions of approval for the project. Below is a summary of comments received:

1. Public Works

All applicable comments are addressed in the project conditions.

2. Utilities

All applicable comments are addressed in the project conditions.

3. Parks

Comply with City Code 16.64 (Parkland Dedication). Initiate formation of a parks maintenance district or annex into existing district.

4. Police & Fire

No comments

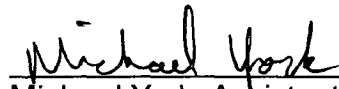
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A-D. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:


Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact approving the Negative Declaration;
- 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 approving the Tentative Map to subdivide one lot totaling 0.64± acres into five lots (four single-family & one half-plex) in the Standard Single Family (R-1) zone;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet lot area in the Standard Single Family (R-1) zone.

Report Prepared By,


Michael York, Assistant Planner

Report Reviewed By,


Jeanne Corcoran, Senior Planner

Attachments

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

ATTACHMENT 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
MOREY ESTATES, LOCATED AT THE SOUTHEAST CORNER OF MOREY AVENUE AND
WESTERN AVENUE, SACRAMENTO, CALIFORNIA IN THE STANDARD SINGLE FAMILY
(R-1) AND ZONE. (APN: 250-0030-001) (P03-094)

At the regular meeting of November 18, 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. Approved the Negative Declaration;**
- B. Approved the Mitigation Monitoring Plan;**
- C. Approved the Tentative Map to subdivide one lot totaling 0.64± acres into five lots (four single-family & one half-plex) in the Standard Single Family (R-1) zone;**
- D. Approved the Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet lot area in the Standard Single Family (R-1) zone.**

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

FINDINGS OF FACT

- A. Negative Declaration:** The City Planning Commission **approves** the Negative Declaration, based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect 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.

C. The Tentative Map to subdivide one lot totaling 0.64± acres into five lots (four single-family & one half-plex) in the Standard Single Family (R-1) zone: The Tentative Map to subdivide into five lots is **approved** based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Title 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the site as Heavy Commercial or Warehouse;
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

D. Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet lot area in the Standard Single Family (R-1) zone: The Subdivision Modification to allow lots less than the standard is **approved** based on the following findings of fact:

1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations.
 - a. The project will provide detached ownership housing in an area of North Sacramento which currently has a large amount of rental housing;
 - b. The project provides infill development that may not otherwise occur.
2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

3. That the subdivision modification will not be detrimental to the public health, safety or welfare or injurious to other properties in the vicinity in that adequate lot sizes will be developed to allow moderate size dwelling units (1,100-1,700 square feet).
4. That granting the subdivision modification is in accord with the intent and purposes of these regulations and is consistent with the general plan and with all other applicable specific plans of the city.
 - a. The density of this development is consistent with the North Sacramento Community Plan designation of 7-15du/na since the project provides a density 7du/na;
 - b. The project is consistent with the General Plan, which designates the project site for Low Density Residential (4-15du/na); and
 - c. Ownership housing is being provided.

CONDITIONS OF APPROVAL

- C. Tentative Map to subdivide one lot totaling 0.64± acres into five lots (four single-family & one half-plex) in the Standard Single Family (R-1) zone is hereby approved subject to the following conditions of approval:

These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions approved for this project (P03-094). The design of any improvement not covered by these conditions shall be to City standard. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions Any condition requiring an improvement that has already been designed and secured under a City Approved agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

Development Engineering

- C1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- C2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering and Finance Division after consultation with the U.S. Postal Service.
- C3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in the Planning Division Office (P03-094).
- C4. Show all continuing and proposed/required easements on the Final Map.

- C5. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- C6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. 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 or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement of any existing deteriorated curb, gutter, and sidewalk.
- C7. Dedicate an adequate additional (approximately 6.5 foot) right-of-way adjacent to the project site along Morey Avenue including the round corners at the intersection of Morey Avenue and Western Avenue and construct Morey Avenue to a 53-foot section as per the following details:

a) Improvements adjacent to the project site: full frontage improvements corresponding to a standard 53-foot half-street section; and

b) The minimum improvements north of the center line, if not already built by others: a 12-foot travel way, and a 3-foot shoulder.

All work in this regard shall be to the satisfaction of the Development Engineering and Finance Division.

- C8. Dedicate an additional (approximately 1.5-foot) right-of-way adjacent to the project site along Western Avenue including the round corners at the intersection of Western and Morey Avenue and construct Western Avenue to a **modified** 53-foot street section as per the following details:

a) Improvements adjacent to the project site: full frontage improvements corresponding to a standard 53-foot half-street section; and

b) Improvements on the west of centerline: a 12-foot travel lane from the centerline, and a 3-foot shoulder.

All the work in this regard including the realignment and transitioning of the street centerline shall be to City standards and to the satisfaction of the Development Engineering and Finance Division.

- C9. The design and placement of walls, fences, signs and landscaping 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 to 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division.

- C10. Construct A.D.A. compliant ramps at the intersection of Morey Avenue and Western Avenue. This may require to construct or repair/reconstruct A.D.A. compliant ramps on the opposite (northeast) corner of the subject intersection. The cost of A.D.A. compliant ramps on the opposite corner of the subject intersection may be subject to reimbursement by the City, per Curb Ramp Replacement Policy for Development Projects. All work in this regard shall be to City standards and to the satisfaction of the Development Engineering and Finance Division.

Utilities

- C11. Dedicate a 12.5 foot public utility easement for overhead and underground facilities and appurtenances adjacent to Western Avenue.
- C12. Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to Morey Avenue.
- C13. Prior to the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
- (a) At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
 - (b) At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

Prior to submittal of improvement plans, the applicant shall submit a water study with pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities prior to improvement plan submittal. Two points of connection to the public water distribution system will be required for this subdivision. Note: The water main located in Western Avenue ends 400 feet south of this project.

- C14. Provide separate metered domestic water services to each parcel.

- C15. Place a 2-inch (minimum) sleeve(s) under the sidewalks for each single family lot along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.
- C16. Prior to submittal of improvement plans, a sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual shall be reviewed and approved by the Department of Utilities. The study will determine whether there is sufficient depth within the existing system in Morey Avenue connecting to Sump 85. A sewer lift station may be required, and shall be designed and constructed to accommodate sewer flows from all affected on-site and off-site parcels, to the satisfaction of the Department of Utilities.
- C17. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
- C18. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the Department of Utilities. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose private drainage facilities and private easements to convey these flows. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation. Storm Drain pipes in the streets shall be sized based on the latest infill criteria. Contact the Department of Utilities for this information. If the study shows detention basins or increased pipe sizes are required, the developer shall construct the required improvements.
- C19. 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. One-foot off-site contours within a minimum 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C20. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

- C21. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.
- C22. If this project disturbs greater than 1 acre of property, including off-site improvements, 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.

Parks

- C23. The applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's Park Planning, Design & Development (PPDD); and/or, as determined by PPDD, submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees.
- C24. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon hearing report which specifies the tax rate and method of apportionment.
- D. Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet lot area in the Standard Single Family (R-1) zone are hereby approved subject to the following conditions of approval:

Planning

- D1. The applicant shall obtain all necessary building permits prior to construction.

- D2. Prior to issuance of building permits, elevations shall be reviewed and approved by Design Review and Planning Staff.
- D3. Front landscaping and irrigation system shall be provided for each unit.
- D4. One (1) 15-gallon deciduous tree shall be installed per lot frontage.
- D5. Lot 4 shall be developed with a detached garage or if an attached garage is provided, the garage can be no larger than single car (10' x 20').

Advisory Notes – Tentative Map

- A. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school district(s).
- B. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
- C. This project does not require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system.
- D. Note: Subdivider shall notify future property owners within this subdivision that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

11/18/04
DATE (P03-094)

Exhibit 1A Mitigation Monitoring Plan
Exhibit 1B Tentative Map

Exhibit 1A – Mitigation Monitoring Plan

MITIGATION MONITORING PLAN

FOR

MOREY AVENUE ESTATES PROJECT (P03-094)

**TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION**

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
SEPTEMBER 2004

ADOPTED BY:
CITY OF SACRAMENTO
CITY PLANNING COMMISSION

DATE:

11/18/04

ATTEST:

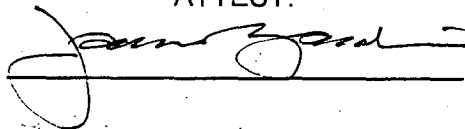


Exhibit 1A – Mitigation Monitoring Plan

**MOREY AVENUE ESTATES PROJECT (P03-094)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Planning and Building 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: Morey Avenue Estates (P03-094)
Owner/Developer- Name: Petr Peychev
Address: 1336 May Street
West Sacramento, CA 95605

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

The proposed project is located at the southeast corner of Morey Avenue and Western Avenue in the North Sacramento Community Plan area of the City of Sacramento, Sacramento County (APNs: 250-0030-001).

Project Description:

The proposed project consists of various entitlements to subdivide one vacant lot into four single-family lots and one halfplex lot to develop four single-family units and two halfplex units on 0.64± net acres in the Single Family (R-1) zone. The project would construct four small single-family detached homes and one halfplex. The single-family homes will be single or two story and between 1,300 and 1,700 square feet. Each unit of the halfplex will have 920 to 1,700 square feet. The halfplex units could be two-story. Specific entitlements include:

- A. **Tentative Subdivision Map** to subdivide one vacant lot totaling 0.64± net acres into four single-family lots and one halfplex lot in the Single Family (R-1) zone;
- B. **Subdivision Modification** to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for 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 mitigation measures have been taken 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 with the MMP. The City of Sacramento will be responsible for ensuring compliance.

**MOREY AVENUE ESTATES (P03-094)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Noise					
1.1 Air conditioning or mechanical ventilation systems shall be installed so that windows and doors may remain closed.	Applicant / Developer	City Development Services Department	Construction plans shall incorporate all of the applicable noise attenuation measures and be approved by the Building Division. Site inspections shall be included on the Special Permit conditions Attachment. The Building Division shall require full compliance and completion of the specified noise attenuation measures.	Prior to issuance of a building permit. Prior to issuance of any Final Building Permits, Certificate of Occupancy,	
1.2 Windows and sliding glass doors shall be mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).					
1.3 Exterior doors shall be solid core with perimeter weatherstripping and threshold seals.					
1.4 Exterior walls shall consist of stucco or brick veneer. Wood siding with a 1/2" minimum thickness fiberboard ("soundboard") underlayer may also be used.					
1.5 Glass in both windows and doors should not exceed 20% of the floor area in a room.					
1.6 Windows shall have a Sound Transmission Classification (STC) rating of at least 30.					
1.7 Roof attic vents facing the noise source of concern shall be boxed.					
1.8 A minimum of six (6) foot high solid wood fence, with no gaps, shall be constructed between each of the residential units that front on to Western and Morey avenues joining the residential units forming a noise barrier to the rear yard.					

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Exhibit 1A - Mitigation Monitoring Plan

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**MOREY AVENUE ESTATES (P03-094)
MITIGATION MONITORING PLAN**

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
11. Cultural Resources:					
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.	Applicant / Developer	City Planning & Building Department, Department of Public Works	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.	
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.					

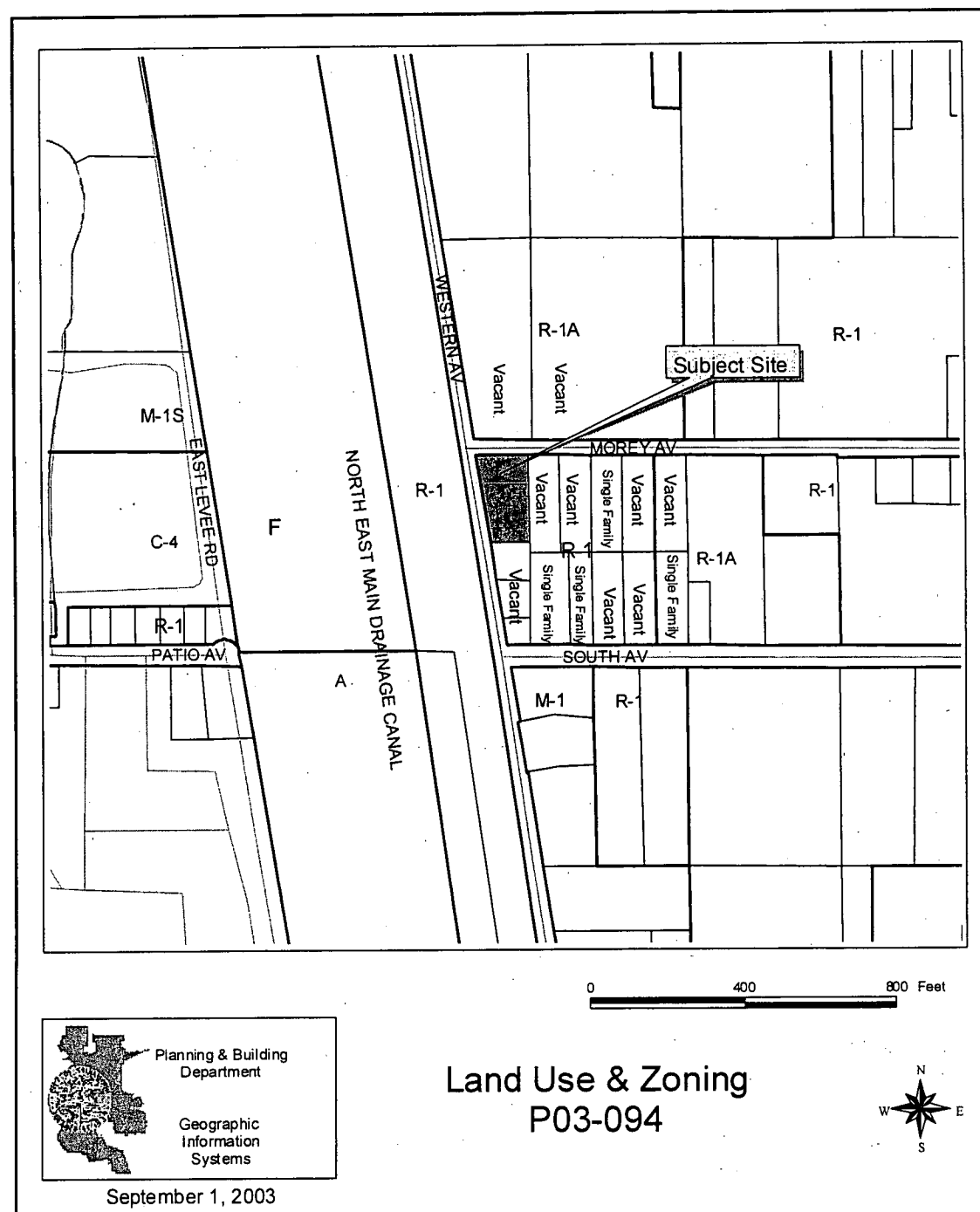
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Exhibit 1A - Mitigation Monitoring Plan

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Attachment 2 – Land Use & Zoning Map



Attachment 3 – Negative Declaration

DEVELOPMENT SERVICES
DEPARTMENTCITY OF SACRAMENTO
CALIFORNIA1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

ENVIRONMENTAL PLANNING
SERVICES
916-808-1909
FAX 916-264-5328**MITIGATED NEGATIVE DECLARATION**

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

P03-094 Morey Estates project consists of entitlements to subdivide one vacant lot into four single family lots and one halfplex lot to develop four single family units and two halfplex units on 0.64± net acres in the Single Family (R-1) zone. Specific entitlements include:

Tentative Subdivision Map to subdivide one vacant lot totaling 0.64± net acres into four single family lots and one halfplex lot in the Single Family (R-1) zone;

Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet.

The City of Sacramento, Planning and Building 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, with mitigation measures as identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated 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 Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento; and the Sacramento City Code.

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: James Regan 9/28/04

MOREY ESTATES (P03-094)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

MOREY ESTATES (P03-094)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This Initial Study has been prepared by the Development Services Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento, and the Sacramento City Code.

This Initial Study is organized into the following sections:

SECTION I. - BACKGROUND: Page 3 - Provides summary background information about the project name, location, sponsor, when the Initial Study was completed, and a project introduction.

SECTION II. - PROJECT DESCRIPTION: Page 5 - Includes a detailed description of the Proposed Project.

SECTION III. - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Page 7 - Contains the Environmental Checklist form together with a discussion of the checklist questions. The Checklist Form is used to determine the following for the proposed project: 1) "Potentially Significant Impacts" that may not be mitigated with the inclusion of mitigation measures, 2) "Potentially Significant Impacts Unless Mitigated" which could be mitigated with incorporation of mitigation measures, and 3) "Less-than-significant Impacts" which would be less-than-significant and do not require the implementation of mitigation measures.

SECTION IV. - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Page 41- Identifies which environmental factors were determined to have either a "Potentially Significant Impact" or "Potentially Significant Impacts Unless Mitigated," as indicated in the Environmental Checklist.

SECTION V. - DETERMINATION: Page 42 - Identifies the determination of whether impacts associated with development of the Proposed Project are significant, and what, if any, additional environmental documentation may be required.

ATTACHMENTS: A – Vicinity Map/Location Map
 B -- Project Plans

MOREY ESTATES (P03-094)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SECTION I. BACKGROUND

File Number, Project Name:

P03-094, Morey Estates

Project Location:

The proposed project is located at the southeast corner of Morey Avenue and Western Avenue in the North Sacramento Community Plan area of the City of Sacramento, Sacramento County (APNs: 250-0030-001).

Project Applicant, Project Planner, and Environmental Planner Contact Information:

Project Applicant

Jeffery Voss
Voss Civil Engineers
8630 Lupone Ct.
Elk Grove, CA 95624
(916) 681-3532

Project Planner

Michael York, Assistant Planner
City of Sacramento, Development Services Department
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-8239

Environmental Planner

Scott Johnson, Assistant Planner
City of Sacramento, Development Services Department
1231 I Street, Room 300
Sacramento, CA 95814
(916) 264-5842

Introduction

The proposed project consists of entitlements to subdivide one vacant lot into four single family lots and one halfplex lot to develop four single family units and two halfplex units on 0.64± net acres in the Single Family (R-1) zone.

The City of Sacramento, as lead agency, has determined that the appropriate environmental document for the proposed project is a Mitigated Negative Declaration. This environmental document examines project effects which are identified as potentially significant effects on the environment or which may be substantially reduced or avoided by the adoption of revisions or conditions to the

MOREY ESTATES (P03-094)

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

design of project specific features. It is believed at this time that the project will not result in potentially significant impacts. Therefore, a Mitigated Negative Declaration is the proposed environmental document for this project.

The City is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than the 20-day review period ending Wednesday, October 20, 2004.

Please send written responses to:

Scott Johnson, Environmental Project Manager
Development Services Department
Environmental Planning Services
1231 I Street, Ste. 300
Sacramento, CA 95814
Fax (916) 264-7185

MOREY ESTATES (P03-094)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SECTION II. PROJECT DESCRIPTION

Project Location

The project site is located at the southeast corner of Morey Avenue and Western Avenue in the North Sacramento Community Plan area of the City of Sacramento, Sacramento County (APN: 250-0030-001).

Project Background

The project site is within the Del Paso Heights Redevelopment Area, which was selected for redevelopment activity in 1970, because blight was evident throughout the general area and because disinvestments was occurring. The intent of including the subject property in the Redevelopment Area was to stimulate and support private development in the Redevelopment Area.

In 1996, North Sacramento Community Plan Amendments were approved to amend the Residential Land Use Element to add the Oak Knoll and Johnson Heights subarea. The Oak Knoll / Johnson Heights subarea is bounded by: Morrison Avenue on the north; Norwood Avenue on the east; Silver Eagle Road / Mabel Street / Ford Road on the south; and Western Avenue on the west. The area was studied in the Oak Knoll / Johnson Heights Preliminary Infrastructure Study and Land Use Plan, dated July 31, 1996. This study discusses the development situation of the study area with respect to drainage, water, roadways, wastewater, schools, parks, and other issues. The study offered various recommendations, along with design suggestions for parkways along Norwood Avenue and Silver Eagle Road, as illustrated in the Land Use Plan chapter and various detail sketches. The concepts in the study area incorporated into the Land Use map for the North Sacramento Community Plan.

Project Purpose

The purpose of the proposed project is to allow for the development of single family homes consistent with the current zoning and on a uniquely shaped and sized parcel.

Project Components

The proposed project consists of various entitlements to subdivide one vacant lot into four single-family lots and one halfplex lot to develop four single-family units and two halfplex units on 0.64± net acres in the Single Family (R-1) zone. The project would construct four small single-family detached homes and one halfplex. The single-family homes will be single or two story and between 1,300 and 1,700 square feet. Each unit of the halfplex will have 920 to 1,700 square feet. The halfplex units could be two-story. Specific entitlements include:

Tentative Subdivision Map to subdivide one vacant lot totaling 0.64± net acres into four single-family lots and one halfplex lot in the Single Family (R-1) zone;

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Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet.

REFERENCES (available at 1231 I Street, Room 300, Sacramento, CA 95814):

City of Sacramento, 1988. *General Plan Update*.

City of Sacramento, 1988. *Sacramento General Plan Update Draft Environmental Impact Report (SGPU DEIR)*.

City of Sacramento, 1984 *North Sacramento Community Plan*

City of Sacramento, 1984. *North Sacramento Community Plan DEIR*

City of Sacramento, 1996. *North Sacramento Community Plan Amendment (NSCPA) Oak Knoll / Johnson Heights Planning Area (M95-086)*.

SMAQMD, 1994 *Air Quality Thresholds of Significance Handbook*

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SECTION III. ENVIRONMENTAL CHECKLIST AND DISCUSSION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
1. LAND USE <i>Would the proposal:</i>			
A) Result in a substantial alteration of the present or planned use of an area?			✓
B) Affect agricultural resources or operation (e.g., impacts to soils or farmlands, or impact from incompatible land uses?)			✓

Environmental Setting

The City of Sacramento General Plan identifies the site as Low Density Residential (4-15 du/na). The North Sacramento Community Plan identifies the site as Residential (7-15 du/na) The site is within the Single Family (R-1) zone.

The project site is presently vacant. The area to the north consists of vacant land zoned Single Family Alternative (R-1A) and is designated as residential. The area to the west across Western Avenue consists of the Union Pacific Railroad Tracks. Beyond the railroad tracks is the Natomas East Main Drainage Canal / Steelhead Creek. The site to the east consists of a storage yard in a residentially designated and zoned area. South of the site is vacant undeveloped land that is designated and zoned for single family residential uses.

Standards of Significance

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

- Substantially change land use of the site;
- Be incompatible with long-term uses on adjacent properties; or
- Conflict with applicable land use plans.

Answers to Checklist Questions

Questions A and B

The proposed project consists of a Tentative Map to subdivide on vacant lot into four single family lots and one halfplex lot in the Single Family (R-1) zone and a Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet. The project is

MOREY ESTATES (P03-094)
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consistent with the designated land uses for the site and would therefore have a less-than-significant impact.

The project site is not currently in agricultural use. Therefore, a less-than-significant impact on land use would occur.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would not result in impacts to land uses.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
2. POPULATION AND HOUSING			
<i>Would the proposal:</i>			
A) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			✓
B) Displace existing housing, especially affordable housing?			✓

Environmental Setting

The City of Sacramento General Plan identifies the site as Low Density Residential (4-15 du/na). The North Sacramento Community Plan identifies the site as Residential (7-15 du/na) The site is within the Single Family (R-1) zone.

The project site is presently vacant. The area to the north consists of vacant land zoned Single Family Alternative (R-1A) and is designated as residential. The area to the west across Western Avenue consists of the Union Pacific Railroad Tracks. Beyond the railroad tracks is the Natomas East Main Drainage Canal / Steelhead Creek. The site to the east consists of a storage yard in a residentially designated and zoned area. South of the site is vacant undeveloped land that is designated and zoned for single family residential uses.

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Standards of Significance

Section 15131 of the California Environmental Quality Act (CEQA) Guidelines states that the economic or social effects of a project shall not be treated as a significant effect on the environment. However, CEQA indicates that social and economic effects be considered in an EIR only to the extent that they would result in secondary or indirect adverse impacts on the physical environment.

This environmental document does not treat population/housing as an environmental impact, but rather as a social-economic impact. If there are clear secondary impacts created by a population/housing increase generated by the project, those secondary impacts will be addressed in each affected area (e.g., transportation, air quality, etc).

For the purposes 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.

Answers to Checklist Questions

Questions A & B

The proposed project consists of a Tentative Map to subdivide one vacant lot into four single family lots and one halfplex lot in the Single Family (R-1) zone and a Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet. The project is consistent with the designated land uses for the site and would provide housing. Therefore, the proposed project is anticipated to have a less-than-significant impact on population and housing.

Mitigation Measures

No mitigation is required.

Finding

The proposed project would result in less-than-significant impacts to population and housing.

MOREY ESTATES (P03-094)
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Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
3. SEISMICITY, SOILS, AND GEOLOGY			
<i>Would the proposal result in or expose people to potential impacts involving:</i>			
A) Seismic hazards?			✓
B) Erosion, changes in topography or unstable soil conditions?			✓
C) Subsidence of land (groundwater pumping or dewatering)?			✓
D) Unique geologic or physical features?			✓

Environmental Setting

Seismicity. The Sacramento General Plan Update (SGPU) Draft Environmental Impact Report (DEIR) identifies all of the City of Sacramento as being subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli scale (SGPU DEIR, 1987, T-16). No active or potentially active faults are known to cross within close proximity to the project site.

Topography. Terrain in the City of Sacramento features very little relief (SGPU, DEIR, 1987, T-3). The potential for slope instability within the City of Sacramento is minor due to the relatively flat topography of the area.

Regional Geology. The surface geology of the project site consists of Pleistocene Alluvium (Victor Formation). The Victor Formation forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains (SGPU DEIR, T-1). It is a complex mixture of consolidated, ancient river-borne sediments of all textures (SGPU DEIR, T-1). Weathering subsequent to formation during the Ice Ages has typically caused a hardpan layer to develop near the surface, generally allowing only a moderate-to-low rate of rainwater infiltration (SGPU DEIR, T-1).

The general soils of the area consist of San Joaquin, which are moderately deep, well-drained soils that are underlain by a cemented hardpan.

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 or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

MOREY ESTATES (P03-094)
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Answers to Checklist Questions

Question A

Cities in California are required to consider seismic safety as part of the General Plan safety elements. The City of Sacramento also recognizes that it is prudent for the City to prepare for seismic related hazards and has, therefore, adopted policies as a part of the General Plan, Health and Safety Element. These policies require that the City protect lives and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible, that the City prohibit the construction of structures for permanent occupancy across faults, that soils reports and geologic investigations be required for multiple story buildings, and that the Uniform Building Code requirements that recognize State and Federal earthquake protection standards in construction be used. The policies listed above are implemented through the building permit for new construction projects and reduce the potential significant health and safety impacts. Thus, for the purposes of this environmental analysis, the potential for a significant geologic, soils, or seismic impact created by construction of the project has been substantially lessened by the use of regulatory requirements. Because the project must comply with these regulatory requirements, seismic hazards are considered to be less-than-significant.

Question B

Title 15, Chapter 15.88 of the City's Municipal Code requires a grading permit be obtained prior to construction activities. In accordance with the grading permit requirements, the applicant must submit an Erosion and Sediment Control (ESC) plan to reduce the amount of erosion and retain sediment on the project site. In addition, the Sacramento General Plan Update Draft Environmental Impact Report indicates that there are no highly erodible soils within the City (T-13). For these reasons, the proposed project would not result in substantial soil erosion or loss of topsoil, and geotechnical impacts related to erosion and soil loss would be less than significant.

Question C

According to the SGPU DEIR, no significant subsidence of land had occurred within the City of Sacramento (T-13). State regulations and standards related to geotechnical considerations are reflected in the Sacramento City Code. Construction and design would be required to comply with the latest City-adopted code at the time of construction, including the Uniform Building Code. The code would require construction and design of buildings to meet standards that would reduce risks associated with subsidence or liquefaction. Since the topography of the area is relatively flat, landslides do not present a hazard in the project site. Therefore, this impact is considered less-than-significant and no mitigation is required.

Question D

No unique geologic features exist in close proximity to the project. Therefore, the project would not result in any impacts from or to unique geologic or natural features.

Mitigation Measures

No mitigation is required.

MOREY ESTATES (P03-094)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Findings

The proposed project would not have a significant impact on seismicity, soils, and geology.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
4. WATER <i>Would the proposal result in or expose people to potential impacts involving:</i>			
A) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?			✓
B) Exposure of people or property to water related hazards such as flooding?			✓
C) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?			✓
D) Changes in currents, or the course or direction of water movements?			✓
E) Change in the quantity of ground waters, either through direct additions or withdrawal, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?			✓
F) Altered direction or rate of flow of groundwater?			✓
G) Impacts to groundwater quality?			✓

Environmental Setting

Drainage/Surface Water. The subject property is situated at an elevation about 30 feet above sea level. Topography of the general site vicinity is relatively flat. Currently, there is off-site drainage flowing across the site from the east and the south.

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Water Quality. The City's municipal water is received from the American River and Sacramento River. The water quality of the American River is considered very good. The Sacramento River water is considered to be of good quality, although higher sediment loads and extensive irrigated agriculture upstream of Sacramento tends to degrade the water quality. During the spring and fall, irrigation tailwaters are discharged into drainage canals that flow to the river. In the winter, runoff flows over these same areas. In both instances, flows are highly turbid and introduce large amounts of herbicides and pesticides into the drainage canals, particularly rice field herbicides in May and June. The aesthetic quality of the river is changed from relatively clear to turbid from irrigation discharges.

The Central Valley Regional Water Quality Control Board (RWQCB) has primary responsibility for protecting the quality of surface and groundwaters within the City. The RWQCB's efforts are generally focused on preventing either the introduction of new pollutants or an increase in the discharge of existing pollutants into bodies of water that fall under its jurisdiction.

The RWQCB is concerned with all potential sources of contamination that may reach both these subsurface water supplies and the rivers through direct surface runoff or infiltration. Storm water runoff is collected in City drainage facilities and is sent directly to the Sacramento River. RWQCB implements water quality standards and objectives that are in keeping with the State of California Standards.

The City of Sacramento has obtained a National Pollution Discharge Elimination System (NPDES) permit from the State Water Resources Control Board under the requirements of the Environmental Protection Agency and Section 402 of the Clean Water Act. The goal of the permit is to reduce pollutants found in storm runoff. The general permit requires the permittee to employ BMPs before, during, and after construction. The primary objective of the BMPs is to reduce non-point source pollution into waterways. These practices include structural and source control measures for residential and commercial areas, and BMPs for construction sites. BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the storm water drains. BMPs are approved by Department of Utilities before beginning construction (the BMP document is available from the Department of Utilities, Engineering Services Division, 1395 35th Avenue, Sacramento, CA). Components of BMPs include:

- Maintenance of structures and roads;
- Flood control management;
- Comprehensive development plans;
- Grading, erosion and sediment control ordinances;
- Inspection and enforcement procedures;
- Educational programs for toxic material management;
- Reduction of pesticide use; and
- Site-specific structural and non-structural control measures.

Flooding. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map revised as of July 6, 1998 indicates that the project site is within the Flood Zone X. Flood Zone X is defined as: Areas of 500-year flood - areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

MOREY ESTATES (P03-094)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Standards of Significance

Surface/Ground Water. For purposes of this environmental document, an impact is considered significant if the proposed project would substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increased sediments and other contaminants generated by consumption and/or operation activities.

Flooding. Substantially increase exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

Answers to Checklist Questions

Questions A, C and D

The proposed project consists of entitlements to subdivide one vacant lot into four single family lots and one halfplex lot to develop four single family units and two halfplex units on 0.64± net acres in the Single Family (R-1) zone. The project would construct four small single family detached homes and one halfplex. The single family homes will be single or two story and between 1,300 and 1,700 square feet. Each unit of the halfplex will have 920 to 1,700 square feet. The halfplex units could be two story. Development of the proposed project would alter absorption rates and surface runoff through the addition of paved surfaces and buildings (impervious surfaces). The proposed project would be required to connect to the City's storm drain system, to the satisfaction of the Department of Utilities. Additionally, the applicant/developer would be required to comply with the City's Grading, Erosion and Sediment Control Ordinance (Title 15). This ordinance requires the applicant to prepare erosion and sediment control plans for both during and post construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction. This ordinance also requires that a Post Construction Erosion and Sediment Control Plan be prepared to minimize the increase of urban runoff pollution caused by development of the area. Storm drain maintenance is required at all drain inlets. On-site treatment control measures are also required.

During construction, sediment may contribute to runoff. However, the proposed project is required to comply with the City's Grading, Erosion and Sediment Control Ordinance (Title 15) as described above. Because the project is required to comply with the City's ordinances, the project impacts to water quality is anticipated to be less-than-significant.

General Stormwater Construction Permit

Additionally, development of the site would be required to comply with regulations involving the control of pollution in stormwater discharges under the National Pollutant Discharge Elimination System (NPDES) program (Section 402(p), Clean Water Act). The City has obtained a NPDES permit from the State Water Resources Control Board (SWRCB) under the requirements of the U.S. Environmental Protection Agency (USEPA) and Section 402 of the Clean Water Act. The regulations, which apply to a new construction projects affecting more than one acre that would not involve dredging and filling of wetlands, are administered by the SWRCB on behalf of the USEPA. Under the program, the developer would file a Notice of Intent with the SWRCB to obtain a General Construction Activity Storm Water Permit prior to construction of the proposed project.

The parcel the proposed project is located on is less than one acre; however, off-site construction

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requirements of installing necessary utilities may cause the project work area to be greater than one acre in size. If the construction work area is greater than one acre in size, the developer would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which would include information on runoff, erosion control measures to be employed, and any toxic substances to be used during construction activities. Surface runoff and drainage would be handled on site. Potential for erosion due to surface water flow would be primarily limited to embankment slopes and areas disturbed by grading during construction. Short-term, construction-related, erosion control would be readily available by means of Best Management Practices (BMPs) (e.g., use of erosion control barriers, synthetic slope covers, hydroseeding, etc.). Long-term erosion control, particularly for embankment slopes, would be available by means of establishing vegetation and controlling surface water flow (e.g., use of crown ditches, paved downdrains, vegetated swales, detention basins, etc.).

The SWRCB requires that the best available technology that is economically achievable, and best conventional pollutant control technology be used to reduce pollutants. These features would be discussed in the SWPPP. A monitoring program would be implemented to evaluate the effectiveness of the measures included in the SWPPP. The RWQCB may review the final drainage plans for the project components.

Compliance with all applicable regulatory requirements, designed to maintain and improve water quality from development activities, the proposed project is anticipated to have a less-than-significant impact on drainage and water quality.

Question B

The project site is located within Flood Zone X. The Flood Zone X is defined as: Areas of 500-year flood - areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Therefore, impacts from flooding are anticipated to be less-than-significant.

Questions E-G

Dewatering or groundwater pumping is not proposed as a part of the project. However, during construction of future development, groundwater may be encountered and may need to be withdrawn. Any groundwater pumping would need to comply with the California Regional Water Quality Control Board (CRWQCB) Standards. Therefore, impacts to groundwater are anticipated to be less-than-significant.

Mitigation Measures

No mitigation required

Findings

This project would result in less-than-significant impacts to water resources.

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Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	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?			✓
B) Exposure of sensitive receptors to pollutants?			✓
C) Alter air movement, moisture, or temperature, or cause any change in climate?			✓
D) Create objectionable odors?			✓

Environmental Setting

The project area lies within the Sacramento Valley Air Basin (SVAB). The climate of the SVAB is Mediterranean in character, with mild, rainy winter weather from November through March, and warm to hot, dry weather from May through September. The SVAB is subject to eight unique wind patterns. The predominant annual and summer wind pattern is the full sea breeze, commonly referred to as Delta breezes. Wind direction in the SVAB is influenced by the predominant wind flow pattern associated with the season.

The SVAB is subject to federal, state, and local regulations. Both the federal Environmental Protection Agency and the California Air Resources Board 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, 1998). The project site is in Sacramento County, under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD is responsible for implementing emissions standards and other requirements of federal and state laws.

Standards of Significance

Ozone and Particulate Matter. An increase of nitrogen oxides (NOx) during the construction of the project (short-term effects) above 85 pounds per day would result in a significant impact. An increase of reactive organic gases (ROG) and/or NOx during the operation of the project (long-term effects) above 65 pounds per day would result in a significant impact. An increase of PM₁₀ above 275 pounds per day during the construction or operation of the project would result in a significant impact and require mitigation.

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Carbon Monoxide. 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). For purposes of environmental analysis, sensitive receptor locations generally include parks, sidewalks, transit stops, hospitals, rest homes, schools, playgrounds and residences. Commercial buildings are generally not considered sensitive receptors.

Carbon monoxide concentrations are considered significant if they exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (state ambient air quality standards are more stringent than their federal counterparts).

Answers to Checklist Questions

Questions A and B

Operational Impacts: In order to assess whether mobile source emissions for ozone precursor pollutants (NO_x and ROG), PM₁₀ and CO are likely to exceed the standards of significance due to operation of the project once completed, an initial project screening was performed using Table 4.2 in the SMAQMD Guide to Air Quality Assessment (July 2004). This table provides project sizes for land use types which, based on default assumptions for modeling inputs using the URBEMIS2002 model, are likely to result in mobile source emissions exceeding the SMAQMD thresholds of significance for these pollutants. For projects approaching or exceeding the thresholds indicated in the table, a more detailed analysis is required. Those projects which do not approach or exceed the threshold levels in the table can be conservatively assumed not to be associated with significant emissions of NO_x, ROG, PM₁₀ and CO.

Projects categorized as "Single Family Residential" land use development types are considered potentially significant at the NO_x Screening Level for operational impacts at 646 units or higher. The size of the proposed project is 6 dwelling units, which is well below the Table 4.2 criteria for single family residential. Therefore, no potentially significant operational impacts are expected to air quality due to mobile source emissions for these criteria pollutants.

Project-Related Construction Impacts: The project was also screened for potential impacts to air quality due to construction of the proposed project, also using Table 4.2 in the SMAQMD Guide to Air Quality Assessment (July 2004) as described above. For projects categorized as "Single Family Residential" land use development types, 28 units or larger are considered potentially significant at the NO_x Screening Level for construction impacts. The size of the proposed project is 6 dwelling units, which is substantially lower than the Table 4.2 criteria for single family residential. Development of the proposed project may also require the installation of needed utilities. These utilities may include approximately 1,800± feet of water main in Western Avenue. However, if this work is completed it is anticipated that it will not exceed the short-term air quality thresholds. Therefore, no significant construction impacts are expected to air quality due to mobile source emissions for these criteria pollutants.

Question C and D

The project would not result in the alteration of air movement, moisture, temperature, or in any change in climate, either locally or regionally. Objectionable odors emanating from the proposed

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project are not anticipated. Development of the site and eventual operation (residences living at the site) will be required to comply with all applicable codes regarding the management of waste products. Therefore, impacts associated with alterations of air movements, moisture, temperature, or change in climate; and objectionable odors are anticipated to be less-than-significant.

Findings

This project would result in a less-than-significant impact to air quality.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
6. TRANSPORTATION/CIRCULATION <i>Would the proposal result in:</i>			
A) Increased vehicle trips or traffic congestion?			✓
B) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
C) Inadequate emergency access or access to nearby uses?			✓
D) Insufficient parking capacity on-site or off-site?			✓
E) Hazards or barriers for pedestrians or bicyclists?			✓
F) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓
G) Rail, waterborne or air traffic impacts?			✓

Environmental Setting

Roads. The proposed project is located at the corner of Morey Avenue and Western Avenue. The major street near the project site that provides connectivity to the freeway via access to Interstate 80 is Norwood Avenue. Norwood Avenue is a four-lane, north-south arterial. Interstate 80 and Norwood Avenue provide regional access to the site. Silver Eagle Road is an east-west two-lane street that

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provides connectivity to Norwood Avenue from Northgate Boulevard. Both Morey Avenue and Western Avenue are small two lane streets.

Public Transportation. Regional Transit is the major public transportation service provider within Sacramento County providing 20.6 miles of light rail service and fixed-route bus service on 77 routes covering a 418 square-mile area, 7 days a week, 365 days a year. Light rail service and many of the bus routes are currently oriented to the downtown area. Currently bus routes 14 and 16 travel near the project site along Norwood Avenue. Also bus route 87 has travels on Silver Eagle Road.

Bikeways. There is an existing on-street bike lane east of the subject site along Norwood Avenue. On-street bike lanes are also proposed along Western Avenue, Silver Eagle Road and Morrison Avenue according to the City of Sacramento Bicycle Master Plan. Additionally, there is a proposed off-street bike trail along the eastern levee of the Natomas East Main Drainage Canal.

Parking. Currently, no parking is available at the project site as it is vacant and undeveloped.

Standards of Significance

Off-site Roadways. An impact is considered significant for roadways or intersections when the project causes the facility to change the Level of Service (LOS) C or better to LOS D or worse. For facilities that are, or will be worse than LOS C without the project, an impact is also considered significant if the project: 1) increases the average delay by 5 seconds or more at an intersection, or 2) increases the volume to capacity ratio by 0.02 or more on a roadway.

Transit. An impact is considered significant if the project will cause transit boardings to increase beyond the crush load of a transit vehicle or if the project will cause a 10% or greater increase in travel time along any route.

Bicycles. An impact is considered significant if implementation of the project will disrupt or interfere with existing or planned (BMP) bicycle or pedestrian facilities.

Answers to Checklist Questions

Question A

The proposed project would generate approximately 60 daily vehicle trips. However, the proposed land uses are consistent with the existing land use designations and the number of trips generated by the proposed project would not create a significant increase in daily or peak hour trips. Traffic impacts resulting from development of the proposed project area were analyzed in the SGPU DEIR. Mitigation measures were adopted to reduce traffic impacts resulting from buildout of the SGPU

As mentioned above, the land uses of the proposed Morey Estates project are consistent with the existing land use designations and the analysis completed for the SGPU DEIR. The proposed project would not create any additional impacts over and above the previously identified impacts. A less-than-significant impact is expected from the proposed project.

Questions B & E

Public improvements required for the proposed project are or will be designed to appropriate, applicable standards and to the satisfaction of the City of Sacramento, Development Services Department, Development Engineering and Finance Division (DEF). Therefore, creation of

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hazards is not expected and no mitigation is required.

The proposed project may increase potential bicycle/pedestrian or bicycle/motor vehicle conflicts. However, the frontage improvements along the project site will include sidewalks to appropriate standards to the satisfaction of the DEF. In addition, the proposed project driveways along with sidewalks, curbs, and gutters shall be designed at appropriate stage(s) in accordance with City standards to the satisfaction of the City of Sacramento, DEF. Potential impacts arising from bicycle/pedestrian or bicycle/motor vehicle conflicts are therefore considered less-than-significant and no mitigation is required.

Question C

Existing road infrastructure provides adequate emergency access to the proposed project site. The project site shall be designed to appropriate standards, to the satisfaction of the City of Sacramento's DEF and Fire Department. Potential emergency access impacts are considered to be less-than-significant and do not require mitigation.

Question D

Inadequate parking is not anticipated to result from the proposed project as the proposed parking is within the requirements of the City's Zoning Code. Additionally, there is space for grading equipment and employees to park on site. As a result, a less-than-significant parking impact is anticipated.

Question F

No policies concerning alternative forms of transportation would be impacted because the site is not being proposed for any alternative forms of transportation. Additionally, the proposed project is not anticipated to impact the existing bike lanes along the Norwood Avenue and/or the proposed bike lanes on Western Avenue, Silver Eagle Road, and Morrison Avenue. Therefore, a less-than-significant impact is anticipated.

Question G

The project would not result in waterborne or air traffic impacts because the project improvements would be contained within the project site and would be at ground-level. There are no railroad tracks within the project site, so impacts to rail would also be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

The project would not result in significant impacts to transportation or circulation.

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Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	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)?			✓
B) Locally designated species (e.g., heritage or City street trees)?			✓
C) Wetland habitat (e.g., marsh, riparian and vernal pool)?			✓

Environmental Setting

The proposed project site is vacant and undeveloped bordered by the Natomas East Main Drainage Canal (NEMDC), Union Pacific Railroad tracks, and Western Avenue to the west; existing residential to the south and east; and vacant land and Morey Avenue to the north. The site would be classified as Old Field habitat (SGPU DEIR, U-12). The site contains common weedy species with some debris piles. There are no trees located on the project site. A search of the California Department of Fish & Game, Natural Diversity Database did not identify any special status species on or adjacent to the site. The closest listing of special species according to the database is the documentation of an occurrence (Occurrence No. 145) of vernal pool fairy shrimp (*Branchinecta lynchi*) located southwest of the site on the opposite side of the railroad tracks between the NEMDC. Additionally, the California Department of Fish & Game Natural Diversity Database, provided information on a historically documented Swainson's hawk nest site (Occurrence No. 931) located along the NEMDC near the Garden Highway, approximately 3 miles southwest of the site. Another nest site was documented approximately 2 miles to the north of the project site according to the Nesting Swainson's Hawks (*Buteo swainsoni*) in the Natomas Basin Habitat Conservation Area 2001 Annual Survey Results for the Natomas Basin Conservancy.

Special Status Species

Special Status species are those plants and animals that are legally protected under both the California and Federal Endangered Species Acts (ESA), The Federal Migratory Bird Treaty Act, or the Fish and Game Code of California. In addition, special status species include those species that are not currently protected by statute but which are considered rare or endangered. Special status species are considered to be those species identified by the scientific community to be sufficiently rare to qualify for such listing.

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Wetlands/Waters of the United States

The U.S. Army Corps of Engineers (Corps) and the United States Environmental Protection Agency (EPA) regulate the discharge of dredge and fill material into "waters of the United States" under Section 404 of the Clean Water Act. Wetlands are defined for regulatory purposes as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include swamps, marshes, bogs, vernal pools, and similar areas (33 CFR 328.3, 40 CFR 230.3).

Standards of Significance

For purposes of this environmental document, an impact would be significant if any of the following conditions or potential thereof, 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, reduction of the habitat, reduction of 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 and wetlands); or
- Violate the Heritage Tree Ordinance (City Code 12:64.040).

For the purposes of this report, "special-status" has been defined to include those species, which are:

- Listed as endangered or threatened under the federal Endangered Species act (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Designated as endangered or rare, pursuant to California Fish and Game Code (Section 1901);
- Designated as fully protected, pursuant to California Fish and Game Code (Section 3511, 4700, or 5050);
- Designated as species of concern by U.S. Fish and Wildlife Service (USFWS), or as species of special concern to California Department of Fish and Game (CDFG);
- Plants or animals that meet the definitions of rare or endangered under the California Environmental Quality Act (CEQA);

Answers to Checklist Questions

Question A - C

The proposed project site consists of approximately 0.64± acres of vacant land that contains weedy species and scattered debris piles. During a site visit in September of 2003, no trees or species were observed at the project site. Additionally, no evidence of species inhabiting the site was observed. There was no evidence of wetlands or vernal pools located on the proposed project

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site that could provide habitat for the vernal pool fairy shrimp. Based upon the size of the site and the existing development between the project and nest sites, foraging habitat for Swainson's hawk would be marginal. The NEMDC/Steelhead Creek is located to the west and there are large open/vacant areas north of the site that Swainson's hawks could use as foraging habitat. However, based on the size of the site, the disturbed nature, and the separation by the existing roadway of the site, it is not anticipated that the proposed project will result in an impact to Swainson's hawk foraging habitat. Therefore, impacts on biological resources are anticipated to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would not result in significant impacts to biological resources

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
8. <u>ENERGY</u> <i>Would the proposal result in impacts to:</i>			
A) Power or natural gas?			✓
B) Use non-renewable resources in a wasteful and inefficient manner?			✓
C) Substantial increase in demand of existing sources of energy or require the development of new sources of energy?			✓

Environmental Setting

Pacific Gas and Electric (PG&E) is the natural gas utility for the City of Sacramento. Not all areas are currently provided with gas service. PG&E gas transmission pipelines are concentrated north of 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 electricity to the City of Sacramento. SMUD operates a variety of hydroelectric, photovoltaic, geothermal and co-generation powerplants. SMUD also purchases power from PG&E and the Western Area Power Administration. Major

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electrical transmission lines are located in the northeastern portion of the City of Sacramento.

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

Answers to Checklist Questions

Questions A - C

Development of the proposed project would require the use of energy when completed and also during construction. However, this energy use would not require the development of new sources of energy nor would it result in substantial increases in demand for energy. The proposed project is consistent with the uses that have been anticipated at this location by the Sacramento General Plan Update and the associated EIR and North Sacramento Community Plan. Therefore a less-than-significant impact is expected.

Mitigation Measures

No mitigation measures are required.

Findings

The project would not result in impacts to energy resources.

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Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
9. HAZARDS			
<i>Would the proposal involve:</i>			
A) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?			✓
B) Possible interference with an emergency evacuation plan?			✓
C) The creation of any health hazard or potential health hazard?			✓
D) Exposure of people to existing sources of potential health hazards?			✓
E) Increased fire hazard in areas with flammable brush, grass, or trees?			✓

Environmental Setting

The proposed project site is located within an area that has a mix of existing residential uses and vacant land. As observed on a site visit in September of 2003, the site is vacant and contains weedy species with some debris piles. These piles consisted of broken up concrete and bent sheet metal. Additionally, there was some scattered litter debris and bricks located throughout the site.

Standards of Significance

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

- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities;
- expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials; or
- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during de-watering activities; or

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- expose people (e.g., residents, pedestrians, construction workers) to increase fire hazards.

Answers to Checklist Questions

Questions A, C & D

The project site does not appear to contain any hazardous materials. During the site visit, no obvious hazardous materials were observed. There were some debris piles however, these were small and appeared to be common materials that were scrapped at the site. There was no evidence of stained soil at the site. Additionally, the project will be required to comply with all applicable standards for construction of residential uses and must comply with all regulations governing discoveries of suspicious materials; therefore, impacts from hazards are anticipated to be less-than-significant.

Questions B & E

During the site visit in September 2003, the area appeared to have been recently disked or driven on enough to remove most of the weeds, lowering the potential for brush fires to occur at the site. The proposed project is required to meet the Uniform Fire Code standards. Development of the site would reduce the risk of grass fires starting at the site as development would clear out the weedy grasses. Therefore, impacts to fire hazards are considered to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts regarding hazards.

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Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
10. <u>NOISE</u> <i>Would the proposal result in:</i>			
A) Increases in existing noise levels? Short-term Long Term			✓ ✓
B) Exposure of people to severe noise levels? Short-term Long Term		✓ ✓	

Environmental Setting

The SGPU DEIR indicated that the three major noise sources in the City of Sacramento are surface traffic, aircraft, and the railroad (AA-1). The major noise source in the project area is noise from the Union Pacific Railroad (UPRR) Main Line. According to the SGPU DEIR, noise from the UPRR Main Line is estimated to be approximately 72 dB 100 feet from the tracks. The SGPU DEIR also identified that these tracks have approximately 15 trains per day with 5 occurring at night (SGPU DEIR, AA-41).

Standards of Significance

Thresholds of significance are those established by the 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 (SGPU DEIR AA-27) caused by noise level increases due to the project. The maximum normally acceptable exterior community noise exposure for commercial uses is 65 dB Ldn, for residential backyards it is 60 dB Ldn, and for residential interior it is 45 dB Ldn;
- Residential interior noise levels of 45 Ldn or greater caused by noise level increases due to the project;
- Construction noise levels not in compliance with the City of Sacramento Noise Ordinance;

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- Occupied existing and project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to project construction;
- Project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations; and
- Historic buildings and archaeological sites are exposed to vibration peak particle velocities greater than 0.25 inches per second due to project construction, highway traffic, and rail operations.

Construction-generated sound is exempt from limits if construction activities take place between the hours of 7:00 a.m. and 6:00 p.m. Monday-Saturday and between 9:00 a.m. and 6:00 p.m. on Sundays as specified in Section 8.68.080 of the City of Sacramento Noise Ordinance.

Answers to Checklist Questions

Questions A and B

The major noise source in the project area is traffic noise from the UPRR Main Line. The proposed project may temporarily increase noise in the area due to grading and construction activities. However, the noise would be temporary and instantaneous. In addition, the City of Sacramento Noise Ordinance exempts construction-related noise if the construction takes place between the hours of 7:00 a.m. and 6:00 p.m., on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday. Short-term noise impacts would be less-than-significant with adherence to the Noise Ordinance.

Noise from the UPRR Main Line is estimated to be approximately 72 dB at 100 feet from the tracks (SGPU DEIR, AA-41). The proposed project site is approximately 140 feet east of the UPRR Main Line tracks. Noise generated from the passing of trains along the UPRR Main Line would be limited to the number of trains that pass by on a daily basis which is estimated at about 15 trains per day (SGPU DEIR, AA-41). However, the noise levels would exceed the threshold for single-family residences at the proposed project. As a result the following mitigation measures will be implemented to ensure that both interior and exterior rear yard noise levels will be reduced to a less-than-significant level. Normal construction practices per the latest edition of the Uniform Building Code are sufficient provide that the following mitigation measures are implemented.

Mitigation Measures

- N-1. Air conditioning or mechanical ventilation systems shall be installed so that windows and doors may remain closed.
- N-2. Windows and sliding glass doors shall be mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
- N-3. Exterior doors shall be solid core with perimeter weather-stripping and threshold seals.
- N-4. Exterior walls shall consist of stucco or brick veneer. Wood siding with a 1/2" minimum

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thickness fiberboard ("soundboard") underlayer may also be used.

- N-5. Glass in both windows and doors should not exceed 20% of the floor area in a room.
- N-6. Windows shall have a Sound Transmission Classification (STC) rating of at least 30.
- N-7. Roof attic vents facing the noise source of concern shall be boxed.
- N-8. A minimum of six (6) foot high solid wood fence, with no gaps, shall be constructed between each of the residential units that front on to Western and Morey avenues joining the residential units forming a noise barrier to the rear yard.

Findings

With the implementation of the mitigation measures identified in this section, the proposed project would result in less-than-significant noise impacts.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	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?			✓
B) Police protection?			✓
C) Schools?			✓
D) Maintenance of public facilities, including roads?			✓
E) Other governmental services?			✓

Environmental Setting

The nearest fire stations to the proposed project site are, in no particular order, Station No. 15 located at 1591 Newborough, Station No. 17 located at 1311 Bell Avenue, Station No. 18 located at 746 North Market Boulevard, and Station No. 20 located at 300 Arden Way.

The area is served by the Sacramento City Police Department. The William J. Kinney Police Facility is located approximately 2 miles to the east at 3550 Marysville Boulevard.

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The proposed project site is within the Del Paso Heights and Grant Union High School Districts.

Standards of Significance

For the purposes of this report, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services.

Answers to Checklist Questions

Questions A - E

Although government services would be needed to serve the project site, this would not result in the need for an alteration to existing services nor would it result in the need to construct any new facilities to provide the additional services. The proposed project is consistent with and was anticipated by the SGPU, the North Sacramento Community Plan, and their associated environmental analysis documents. Therefore, a less-than-significant impact on public services is anticipated.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to public services.

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Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
12. UTILITIES <i>Would the proposal result in the need for new systems or supplies, or substantial alterations to the following utilities:</i>			
A) Communication systems?			✓
B) Local or regional water supplies?			✓
C) Local or regional water treatment or distribution facilities?			✓
D) Sewer or septic tanks?			✓
E) Storm water drainage?			✓
F) Solid waste disposal?			✓

Environmental Setting

Telephone. SBC provides telephone service to the project site and throughout the surrounding area. Telephone service to the project area is provided primarily with above ground transmission lines.

Water. The City provides water service from a combination of surface and groundwater sources. The area south of the American River is served by surface water from the American and Sacramento Rivers. The City also pumps groundwater to areas north of the American River. Eventually, the City intends to balance its use of surface and groundwater, requiring surface water in the north area. Water Mains in the vicinity of the project site are currently dead end mains that stop short of the project site in Western Avenue and Morey Avenue.

Stormwater Drainage. Storm drainage is discharged to a piped and ditch system to Sump 157. Drainage is then pumped into the Natomas East Main Drainage Canal (Steelhead Slough) which drains to the Sacramento River.

Sewage. Sanitary sewer service is available to North Sacramento. The Sacramento Regional County Sanitation District (SRCSD) provides sewage treatment for the cities of Folsom and Sacramento and County Sanitation District (CSD)-1, which serve the unincorporated urban portions of the County and portions of Sacramento. The sewer system in the area is maintained by the City of Sacramento, Department of Utilities. The existing sewer in the area may currently have inadequate capacity to provide the proper functioning of the service. The existing system is too shallow to serve the site without a local lift station.

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The SRCSD is responsible for the operation of all regional interceptors and wastewater treatment plants, while local collection districts operate the systems that transport less than 10 million gallons of waste flow daily.

Solid Waste. The project is required to meet the City's Recycling and Solid Waste Disposal Regulations (Chapter 17.72 of the Zoning Ordinance). The purpose of the ordinance is to regulate the location, size, and design of features of recycling and trash enclosures in order to provide adequate, convenient space for the collection, storage, and loading of recyclable and solid waste material for existing and new development; increase recycling of used materials; and reduce litter.

Standards of Significance

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

- Result in a detriment to microwave, radar, or radio transmissions;
- Create an increase in water demand of more than 10 million gallons per day;
- Substantially degrade water quality;
- Generate more than 500 tons of solid waste per year; or
- Generate storm water that would exceed the capacity of the storm water system.

Answers to Checklist Questions

Question A

The North Sacramento Community Plan and General Plan Update designates this site as Residential. The proposed project is consistent with the intended development for the site. No impact to communications systems is expected.

Questions B, C, and E

The proposed project will be required to connect to the City's water distribution and drainage systems. The water mains to be constructed to serve this site shall have two points of connection to the existing water system. The water mains in Morey and Western Avenue are currently longer than the allowable length for a dead end main. Approximately 1700 feet of water main extension (in Morey Avenue and Western Avenue) is required to loop the system. All connections to the City's utility system will be done to the satisfaction of the City's Department of Utilities. The City's Department of Utilities has reviewed the proposed project, which is consistent with the North Sacramento Community Plan and SGPU, to ensure that adequate water is available.

Additionally, post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required (refer to "Guidance Manual for On-site Stormwater Quality Control Measures" January 2000 for appropriate source control measures). The stormwater drainage system flowing through the region to Sump 157 may be capacity constrained. As a result a drainage study will be required to determine what improvements to the existing storm drain system will be required prior to any development occurring. The City of Sacramento, Department of Utilities will require a drainage study to determine what improvements to the existing stormwater drainage

MOREY ESTATES (P03-094)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

system will be required of the project. Once the study is completed and approved, the project developers will be responsible for constructing necessary improvements to ensure that there is adequate functioning of the drainage system to serve the proposed project site and pay a fair share contribution of the ultimate improvements identified in the study. All public storm drainage systems shall be coordinated with and approved by the Department of Utilities. With the development requirements established by the Department of Utilities, the proposed project is anticipated to have a less-than-significant impact on sewer services.

Because the project is required to comply with the City's ordinances, the project impacts on the City's water supply, water distribution infrastructure, and drainage facilities are anticipated to be less-than-significant.

Question D

The sewer system in the region may have inadequate capacity to provide the proper functioning of the system. The system flowing through the region to Sump 85 may be capacity constrained. As a result a study will be required to determine what improvements to the existing system will be required prior to any development occurring. Additionally, the system in the vicinity of the project site is too shallow and will require either pumping or lowering of the off-site system to allow for the proper functioning of the sewer system. Prior to any development occurring on site, the City of Sacramento, Department of Utilities will require a sewer study to determine what improvements to the existing sewer system will be required of the project. Once the study is completed and approved, the project developers will be required to construct all necessary improvements to ensure that there is adequate functioning of the sewer system to serve the proposed project site, while at the same time not inhibiting other potential development in the area. These improvements will be required prior to any final building permit. All public sewers shall be coordinated with and approved by the Department of Utilities. With the development requirements established by the Department of Utilities, the proposed project is anticipated to have a less-than-significant impact on sewer services.

Question F

Prior to issuance of a building permit by the Building Division the applicant would be required to comply with the City's Zoning Ordinance (Title 17.72 of the City Code). This section addresses recycling and solid waste disposal requirements for new and existing developments, which are designed to reduce impacts from the disposal of solid waste. Because the proposed project will be required to comply with this ordinance, it is anticipated to result in less-than-significant impacts from solid waste.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to utility systems.

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Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
13. AESTHETICS, LIGHT AND GLARE			
<i>Would the proposal:</i>			
A) Affect a scenic vista or adopted view corridor?			✓
B) Have a demonstrable negative aesthetic effect?			✓
C) Create light or glare?			✓
D) Create shadows on adjacent property?			✓

Environmental Setting

The project site is not in an adopted view corridor or a scenic vista. The project area is presently comprised of vacant land and residential uses (east and south of the site). The UPRR Main Line is located west of the site at a higher grade than the proposed project site. Beyond the railroad tracks is the Natomas East Main Drainage Canal and Steelhead Creek. The project site is located within the Del Paso Heights Design Review Area.

Standards of Significance

Visual impacts would include obstruction of a significant view or viewshed or the introduction of a façade which lacks visual interest and compatibility which would be visible from a public gathering or viewing area.

Shadows. New shadows from developments are generally considered to be significant if they would shade a recognized public gathering place (e.g., park) or place residences/child care centers in complete shade.

Glare. Glare is considered to be significant if it would be cast in such a way as to cause public hazard or annoyance for a sustained period of time.

Light. Light is considered significant if it would be cast onto oncoming traffic or residential uses.

Answers to Checklist Questions

Questions A and B

The proposed project is not within an identified scenic corridor or viewshed so impacts to an

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identified scenic corridor or viewshed would be less-than-significant. The proposed project is located within the Strawberry Manor Design Review Area and will be required to get approval from the Design Review Staff review for the design of the buildings. Therefore, the proposed project is anticipated to have a less-than-significant impact on aesthetics.

Questions C and D

The proposed project would require improvements to the City rights-of-way. These improvements may require the installation of street lighting. The lighting would be installed to meet City standards.

With the design and orientation of lighting in compliance with the City Ordinance, impacts associated with light and glare are anticipated to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

The project is determined to have a less-than-significant impact to aesthetics, light, or glare.

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Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
14. <u>CULTURAL RESOURCES</u>			
<i>Would the proposal:</i>			
A) Disturb paleontological resources?		✓	
B) Disturb archaeological resources?		✓	
C) Affect historical resources?		✓	
D) Have the potential to cause a physical change, which would affect unique ethnic cultural values?			✓
E) Restrict existing religious or sacred uses within the potential impact area?			✓

Environmental Setting

The proposed project is not in a Primary Impact Area as defined by the Sacramento General Plan Update Draft Environmental Impact Report (SGPU) (DEIR, V-5). The SGPU defines a Primary Impact Area as an area that is most sensitive to urban development due to the potential presence of cultural resources. There are no existing structures on the site.

Standards of Significance

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

1. Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 or
2. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Answers to Checklist Questions

Questions A - D

The project site does not contain any known cultural or historical resources, nor were any evident during a site visit in September 2003. However, during construction, previously unidentified cultural or historical resources may be unearthed. The mitigation measures listed below shall be implemented to ensure a less-than-significant impact to potential cultural resources.

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Question E

There are no known existing religious or sacred uses on the project site. Therefore, it is not anticipated that religious or sacred uses will be impacted by the proposed project.

Mitigation Measures

- 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.
- 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.

Findings

The project is expected to have less-than-significant impacts on cultural resources with the incorporation of the above mitigation measures.

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Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than- significant Impact
15. RECREATION <i>Would the proposal:</i>			
A) Increase the demand for neighborhood or regional parks or other recreational facilities?			✓
B) Affect existing recreational opportunities?			✓

Environmental Setting

There are no existing recreational amenities within the project site, as the site is currently vacant private property. Surrounding uses consist of vacant land and residential. To the west of the site is the Natomas East Main Drainage Canal, which contains the Ueda Parkway and Steelhead Creek. Future bicycle/pedestrian and horse trails are proposed within the parkway.

Standards of Significance

Recreation impacts would be considered significant if the project created a new demand for additional recreational facilities or affected existing recreational opportunities.

Answers to Checklist Questions

Questions A and B

The proposed project would not affect existing recreational opportunities because there are no existing recreational amenities within the project site. The proposed project is within the vicinity of the Ueda Parkway but will not affect the parkway or its proposed amenities except for providing housing for possible future users. The proposed project is consistent with the North Sacramento Community Plan, and the Sacramento General Plan Update land use designation. Therefore, recreational impacts are anticipated to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to recreational resources.

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MANDATORY FINDINGS OF SIGNIFICANCE

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
16. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?			✓
C. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓
D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Disturb paleontological resources?		✓	

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Mandatory Findings of Significance Discussion

- A. As discussed in the Biological Resources section, the project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community because the project site does not have suitable habitat for special-status species. There are no historically significant buildings or items on the site. Mitigation measures have been included in the case that previously unidentified cultural or historical resources are uncovered during construction.
- B. As discussed in the preceding section, the project does not have the potential to achieve short-term, to the disadvantage of long-term environmental goals.
- C. When impacts are considered along with, or in combination with other impacts, the project-related impacts are less-than-significant. The proposed project will not add substantially to any cumulative effects. Project related impacts would be mitigated to a less-than-significant level; therefore cumulative effects are not considered a significant impact.
- D. The project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly with the implementation of mitigation measure for potential air quality and noise impacts. The site is not known to contain any hazards. However, construction activities could reveal previously unknown hazards. The proposed project is required to comply with all applicable laws concerning hazardous materials. There are no known paleontological resources on the site. Mitigation measures concerning how to handle paleontological resources were included in the case previously unidentified resources are uncovered during construction activities.

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SECTION IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below potentially would be affected by this project.

- | | |
|---|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Hazards |
| <input type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Water | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Aesthetics, Light & Glare |
| <input type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Energy and Mineral Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> None Identified | |

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SECTION V. DETERMINATION

On the basis of the initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- X I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the project-specific mitigation measures described in Section III have been added to the project. A NEGATIVE DECLARATION will be prepared.

I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

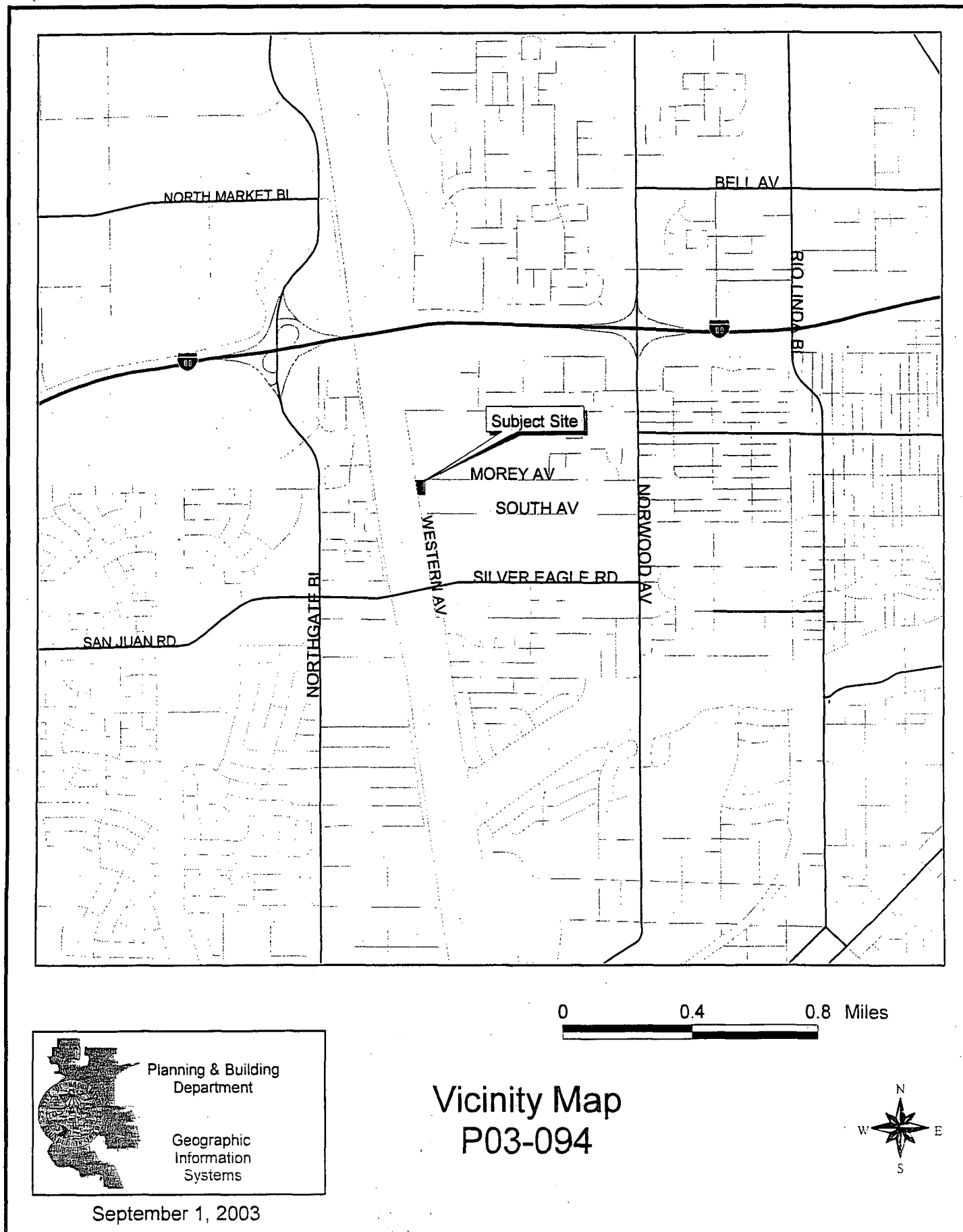
Scott Johnson
Signature

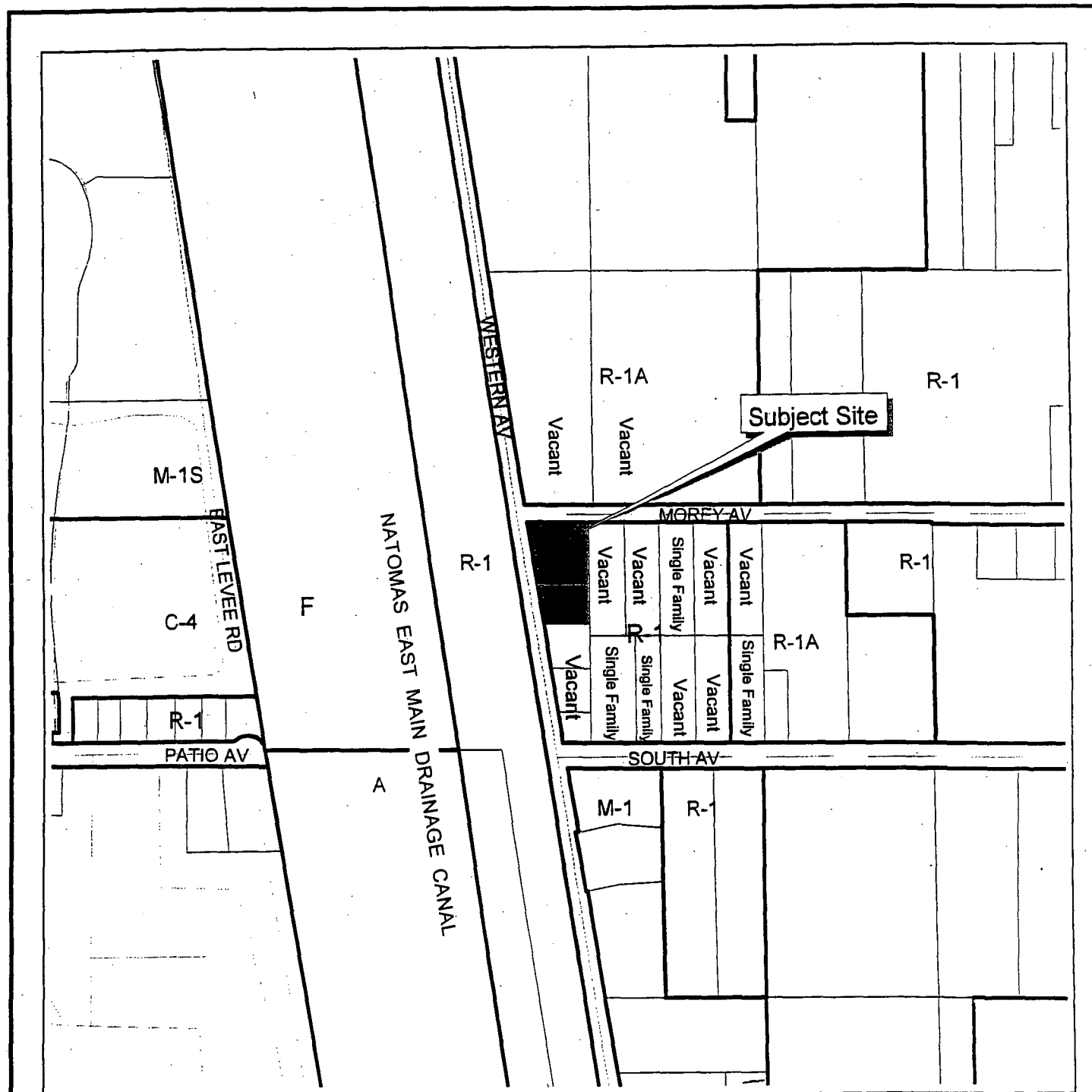
9/27/04
Date

Scott Johnson
Printed Name

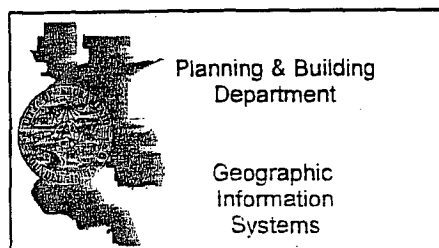
ATTACHMENT A

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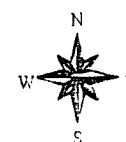


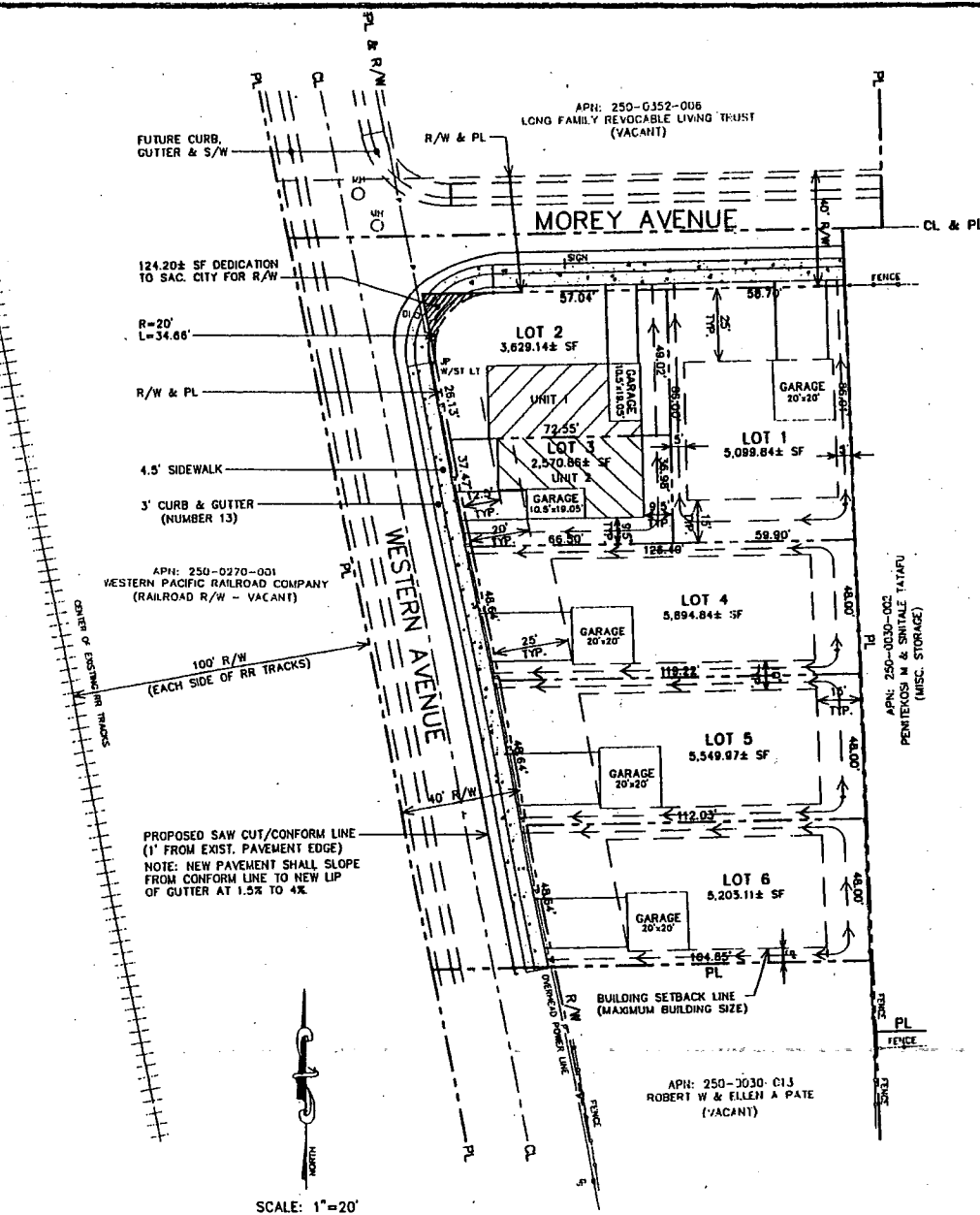
0 400 800 Feet



September 1, 2003

Location Map P03-094





BENCH MARK

CITY OF SACRAMENTO BM 277-F3A, ELEV. 28.51

SHEET INDEX

TM1 - SITE PLAN WITH DIMENSIONS
TM2 - GRADING PLAN WITH EXIST. TOPOGRAPHY & UTILITIES

GENERAL INFORMATION

APN: 250-0030-001
ADDRESS: MORE CURRENTLY
SUBDIVISION NAME: MOREY ESTATES
OWNER: PETR PEYCHEV
1334 MAY STREET
WEST SACRAMENTO, CA 95805
1916-1918-1908
SUBDIVISION: SAME AS ABOVE
ENGINEER: SEE TITLE BLOCK THIS SHEET
PRESENT ZONING: R-1
PROPOSED ZONING: R-1
PRESENT USE: VACANT
PROPOSED USE: SF RESIDENTIAL & HALF-PLX
NUMBER OF LOTS: 6
PARCEL'S GROSS AREA: 0.8422 AC
PARCEL'S GROSS AREA LESS EASEMENTS &
R/W AREAS: 0.8422 AC (N.G.A.)
SCHOOL DISTRICT: NORTH SACRAMENTO
SOURCE OF WATER SUPPLY: SEE SHEET TM2
NEAREST FIRE HYDRANT: 482' FROM SOUTH
PL ON EAST SIDE OF WESTERN (P001)

NEAREST WATER METER: ADJACENT TO & 3' NORTH OF FIRE
HYDRANT #001
STORM DRAINAGE: SEE SHEET TM2
SANITARY REVER: SEE SHEET TM2
FLOOD CONTROL: NO 100 YR FLOOD ZONE AREA
SUBDIVISION MODIFICATIONS SOUGHT:
LOT 1 - SMALLER & SHORTER
LOT 2 & 3 - SHORTER LOTS
FOR HALF-PLX
LOTS 4, 5 & 6 - HARBORER
LOTS
REASONS: OBTAIN MORE ADEQUATE SIZED LOTS FOR THESE
SMALL "STARTER" HOMES WITH SMALL "FOOTPRINTS".
MORE EFFICIENT LAND USE. IF LOTS 4, 5 & 6 WERE 52
FEET WIDE; LOTS 1, 2 & 3 WOULD BE TOO SHORT. IF
LOTS 1, 2 & 3 WERE DEEPER; LOTS 4, 5 & 6 WOULD
BE FAR TOO NARROW. (PARCEL'S UNIQUE SHAPE HAS
DICTATED EACH LOT'S GEOMETRY).
REVIEW FEES: \$9,000 + \$21 = \$9,021.00
DWELLING SIZE: SF DETACHED - 1300 TO 1700 SF
HALF-PLX - 920 SF TO 1700 SF PER SIDE
DRIVEWAY WIDTHS: 10' (HALF-PLX) & 17' (SF DETACHED)

ABBREVIATIONS

AB	AGGREGATE BASE	EXIST	EXISTING	PL	PROPERTY LINE
AC	ASPHALT CONCRETE	EXP	EXPANSION	PL'S	PLACES
AVG	AVERAGE	FC	FACE OF CONSTRUCTION	PP	POWER POLE
AW	ALARM WIRE	FCW	FACE OF CURB	PROJ	PROJECTION
BC	BEGINNING OF CURVE	FW	FACE OF WALL	PROP	PROPOSED
BD	BENCH MARK	FL	FLOOR FLOOR	PT	POINT OF POINT OF
BVC	BEGINNING OF VEHICLE CURVE	FL	FLOW LINE	PT	TANGENCY
B/W	BACK OF WALK	FS	FRESH SURFACE	PVC	POLYVINYL CHLORIDE
CAV	CABLE TV	FW	FIRE WATER	PW	POTABLE WATER
CBG	CURB AND GUTTER	G	GAS	R	RADIUS
CC	CRACK CONTROL	GA	GALVANIZED	RC	RELATIVE COMPACT
CD	CLAMP	GB	GRADE BREAK	RD	ROAD
CL	CENTERLINE OR CLASS	GEN	GENERAL	REL	RELATIVE
CMP	CORRUGATED METAL PIPE	H	HIGH POINT	R/W	RIGHT-OF-WAY
COMP	COMPACT	HPT	HIGH POINT	RWH	REDWOOD HEADER
CONC	CONCRETE	IN	INSD. DIMENSION	S	SLOPE
CONST	CONSTRUCTION	IN	PIPE INVERT	SD	STORM DRAIN
CP	CONTROL POINT	IRIG	IRRIGATION	SDH	STORM DRAIN MANHOLE
CTR	CENTER	J	JOINT P.O.E.	SF	SQUARE FEET
DBL	DOUBLE	L	LENGTH	SPEC	SPECIFICATIONS
DD	DECOMPOSED GRANITE	LF	LINEAL FEET	SS	SANITARY SEWER
DN	DRAIN PILET	LN	LINEAL	STA	ROAD STATION
DI	DIAMETER	LP	LINEAL POINT OF CURB	TOP	TOP OF CURB
DIA	DUCTILE IRON PIPE	LPO	LIQUID PROPANE GAS	TEL	TELEPHONE
DP	DRAINAGE PIPE	LN	LIQUID	TH	TOP OF HEADER BOARD
EC	EAST OF EXISTING	LO	LIQUID	TP	TOP OF PAVEMENT
E	END OF CURVE	LPVC	LIQUID PROPANE GAS	TS	TOP OF SLAB
EC	EXISTING GRADE	N	NORTH	TW	TOP OF WALK
ELEC	ELECTRICAL	N	NOT IN CONTRACT	TYP	TYPICAL
ELEV	ELEVATION	NIS	NOT TO SCALE	VC	VERTICAL CURVE
EP	EDGE OF PAVEMENT	OC	ON CENTER	VCP	VINYL CLAY PIPE
EVC	END OF VEHICLE CURVE	OP	OVERHEAD POWER LINE	VO	VALLEY GUTTER
		P	POLE LINE	W	WATER
		PERF	POINT OF CURVATURE	W/S	W/STREET LIGHT
			PERFORATED	WV	WATER VALVE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

VOSS CIVIL ENGINEERS
8630 LIPSON COURT
ELI GROVE, CALIFORNIA 95624
TEL: (916) 487-1111
FAX: (916) 487-1112

MOREY ESTATES
SOUTHEAST QUADRANT OF MOREY AVE. & WESTERN AVE. INTERSECTION
TENTATIVE MAP
SITE 1371 WITH IMPROVEMENTS

SHEET NUMBER
TM1
OF 2 SHEETS
TM-03-003

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