

Z02-192

9-9-02

TM: Time Extension

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # _____
SEPTEMBER 14, 2000
PAGE 1

P00-054—Lu Parcel Map

REQUEST: Entitlements to subdivide a 10.0± acre (gross acres) vacant parcel in the Multi-Family Review (R-2B{R}) and the Office Building (OB) zones, located at the southeast corner of Bruceville Road and Shasta Avenue within the Jacinto Creek Planning Area.

- A. Environmental Determination:** Certify an Addendum to a prior EIR (SCH 94032070);
- B. Mitigation Monitoring Plan;**
- C. Tentative Map** to subdivide 10.0± vacant acres into two parcels; and
- D. Subdivision Modification** to waive frontage improvements (curbs, gutters, and sidewalks) for property at the southeast corner of Bruceville Road and Shasta Avenue.

LOCATION: SE corner of Bruceville Road and Shasta Avenue
APN: 117-0202-038-0000
Elk Grove Unified School District
Council District 8

APPLICANT:	Brian Holloway Holloway Land Company, 916-731-4435 442 Pico Way Sacramento, CA 95819
OWNER:	Y.C. Lu, 916-568-1234 877 Lake Front Drive Sacramento, CA 95831
APPLICATION FILED:	April 13, 2000
APPLICATION COMPLETED:	April 13, 2000
STAFF CONTACT:	Julie Sontag, 916-264-5691

SUMMARY: The applicant proposes to subdivide an existing vacant parcel into two. The proposed map will be consistent with the Rezoning of the parcel that was approved by the Planning

Commission on September 25, 1997 (P93-144). The approved Tentative Map expired on September 25, 1999. The applicant has resubmitted the same map, with no alterations, for reapproval.

RECOMMENDATION: Staff recommends approval of the project subject to compliance with the conditions of approval included in Attachment 1 (Notice of Decision and Findings of Fact). The project is consistent with the Sacramento General Plan and the South Sacramento Community Plan. The proposed Tentative Map will bring the site into conformance with the existing zoning and with the General Plan and South Sacramento Community Plan land use designations. In addition, it will eliminate a dual-zoned parcel.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (5.9± acres, maximum allowable density - 20 dwelling units per net acre {du/na}); and Community Neighborhood Commercial/Office (3.1± acres)

Community Plan Land Use Designation: Multiple Family (5.9± acres, maximum allowable density - 20 du/na); and Office (3.1± acres)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Multiple Family Review (R-2B-R), 5.9± acres (maximum allowable density - 20 du/na; and Office Building (OB, 3.1± acres)

Surrounding Land Use and Zoning:

- North: Single Family and vacant; C-1-R and RE½
- South: Vacant and Single Family; C-1R and RE½
- East: Vacant and Single Family; R-2A-R, R-1A-PUD, and RE½
- West: Cosumnes River College, Multiple Family and vacant; A, R-3-R and R-2B-R

Property Dimensions: 660' x 660'
 Property Area: 10.0± acres
 Topography: Flat
 School District: Elk Grove Unified
 Street Improvements/Utilities: To be provided

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

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works

*Special Permit/Plan Review

Planning

*Prior to development of the site

BACKGROUND INFORMATION:

On June 20, 1995, the City Council approved the Jacinto Creek Planning Area (JCPA) Land Use Plan and adopted the necessary resolutions amending the General Plan and the South Sacramento Community Plan (Resolution 95-349, 95-350, and 95-351). This effort did not include site-specific rezones, therefore new developments within the JCPA will require individual rezones. The JCPA project area was not rezoned during the land use planning process because many area residents requested that their existing zoning remain in place in order to maintain their existing land uses.

On January 7, 1997, the City Council approved the necessary Resolutions and Ordinances adopting the JCPA Finance Plan and Nexus Study, which established fees for development and financing of infrastructure within the JCPA and the implementation of Development Impact Fees within the JCPA.

On September 25, 1997, the Planning Commission approved the necessary entitlements to create the Lu Parcel Tentative Map (P93-144). At that time, the Planning Commission approved a Mitigation Monitoring Plan, a Tentative Map, and Subdivision Modifications, and forwarded a Rezoning to the City Council. On November 6, 1997, the City Council adopted a Mitigation Monitoring Plan and approved a Rezone from Multiple Family Review (R-2A-R) to 3.1± acres of Office Building (OB) and 5.9± acres of Multiple Family Review (R-2B-R).

The approved Lu Parcel Tentative Map expired on November 6, 1999. The applicant has resubmitted the same map, with no alterations, for reapproval.

STAFF EVALUATION: Staff has the following comments:

C. Tentative Map Design

The proposed Tentative Map (Exhibit 1A) subdivides one parcel totaling 10.0± gross vacant acres into two parcels. The proposed subdivision is being requested to allow for the separate marketing of the two parcels. As proposed, the subdivision will result in a 3.1± acre parcel zoned Office Building (OB), and a 5.9± acre parcel zoned Multiple Family Review (R-2B-R). Both parcels meet the minimum size and area requirements. No development of the parcels is proposed at this time. Development of either parcel will be subject to Special Permit and/or

Plan Review by the Planning Commission.

D. Subdivision Modification

The subject site is located at the southeast corner of Bruceville Road and Shasta Avenue, both of which are two-lane roads without curbs, gutters, or sidewalks adjacent to the site. The Subdivision Ordinance requires that all frontage improvements be constructed and/or bonded for before a Tentative Map can be finalized and recorded. The applicant has requested that the improvements for this site be delayed until there is a development proposal for one of the parcels or until improvements on Bruceville Road and Shasta Avenue are constructed adjacent to the subject site. Bruceville Road will be improved as described in the JCPA Financing Plan and Infrastructure and Utilities Plan.

Shasta Avenue will be improved by private landowners as development occurs. The applicant has agreed to execute an agreement with the City, assuring that no permits for any developments will be issued by the City until the frontage improvements for both parcels to be created have been completed (See Attachment 1, Condition D1). Planning staff has no objection to the applicant's request to waive the improvements, provided that the applicant complies with Condition D1 in the attached Notice of Decision, which requires the applicant to enter into an agreement with the City to insure that the improvements being waived will be constructed before development of either site (Attachment 1).

PROJECT REVIEW PROCESS:

A. Environmental Determination

On June 20, 1996, the Sacramento City Council adopted Resolution 95-349, Certifying the Environmental Impact Report (EIR) for the Jacinto Creek Planning Area Land Use Plan (P93-144). Potentially significant environmental issues regarding hydrology, drainage, biological resources, noise, air quality, transportation, and cultural resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. However, the mitigation measure for Swainson's hawk foraging habitat, identified in the prior EIR, has been revised to reflect the California Department of Fish and Game's (CDFG) currently preferred mitigation for the protection of this species (CDFG, 1999). Additionally, since the prior EIR was written in 1997, it has become known that the subject site may be suitable habitat for burrowing owls, which are a California species of special concern. Mitigation to protect the species

is also included. The project site may also contain wetlands, therefore, prior to the recordation of a parcel or final map, a wetlands assessment shall be conducted. See the Addendum to an Adopted EIR.

The Environmental Services Manager has determined that the project as proposed will not have a significant effect on the environment and therefore an Addendum to a previously certified Environmental Impact Report (EIR) (P93-144) has been prepared.

The project is the same Tentative Map that was approved by the Planning Commission on September 25, 1997. No changes have been proposed. An Addendum to a previously certified EIR has been prepared to update the mitigation measure for Swainson's hawk foraging habitat, to include burrowing owl mitigation and to require a wetlands assessment before recordation of a parcel or final map. The Addendum demonstrates that the mitigation measures identified in the previously certified EIR and adopted Mitigation Monitoring Plan (MMP) (P93-144) are reaffirmed. The project as proposed does not result in any new impacts or increase the magnitude of previously identified impacts. Per CEQA Guidelines (Section 15164), an Addendum does not need to be circulated for public review and comment but can be included in or attached to the previously certified EIR. Under CEQA Section 15164(d), the City shall consider the Addendum with the previously approved EIR prior to making a decision on the project.

B. Public/Neighborhood/Business Association Comments

The project application was routed to the North Laguna Creek Neighborhood Association and an interested property owner within the JCPA for review. No comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments. It has been conditioned to comply with the JCPA Finance Plan, which was adopted by City Council in November of 1996. The Plan includes the Infrastructure, Utilities, and Drainage Plans for the JCPA. This project has also been conditioned to insure that development of the subject site will not occur before the necessary infrastructure is in place (Attachment 1).

1. Departments of Public Works and Utilities: Comments received related to compliance with the City's standards for infrastructure, water, sewer, grading, and water quality.

2. Fire Department: Comments received related to development of water systems.
3. Responsible Public Agencies: County Sanitation District-1 advised that the Agency's standards must be met in any on-site sewer construction.

D. Subdivision Review Committee Recommendation

On July 5, 2000, by a vote of three ayes, the Subdivision Review Committee voted to recommend approval of the proposed Tentative Map and Subdivision Modification, subject to the conditions in the attached Notice of Decision and Findings of Fact (Attachment 1).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the requested entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

Staff recommends that the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact approving the Addendum to the Environmental Impact Report;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide a ten± gross acre vacant parcel into two parcels; and
- D. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) for property located at the southeast corner of Bruceville Road and Shasta Avenue.

Report Prepared By,

Report Reviewed By,

Julie Sontag, Assistant Planner

Barbara Wendt, Senior Planner

Attachments

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

**ATTACHMENT 1
NOD/FOF****NOTICE OF DECISION AND FINDINGS OF FACT FOR THE LU PARCEL MAP,
LOCATED AT THE SOUTHEAST CORNER OF BRUCEVILLE ROAD AND SHASTA
AVENUE, SACRAMENTO, CALIFORNIA, IN THE MULTIPLE FAMILY REVIEW (R-
2B{R}) AND OFFICE BUILDING (OB) ZONES (APN: 117-0202-038-0000). (P00-054)**

At the regular meeting of September 14, 2000, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination:** Approved an Addendum to a prior Environmental Impact Report (SCH 94032070);
- B. Approved a Mitigation Monitoring Plan;**
- C. Approved a Tentative Map** to subdivide 10.0± vacant acres into two parcels;
and
- D. Approved the Subdivision Modification** to waive frontage improvement (curbs, gutters, and sidewalks) for property at the southeast corner of Bruceville Road and Shasta Avenue.

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

FINDINGS OF FACT

- A. Prior Environmental Document Prepared:** The City Planning Commission finds that a prior EIR (SCH 94032070), Mitigation Monitoring Plan, and Findings of Fact and Statement of Overriding Considerations were prepared and ratified by the City of Sacramento on November 6, 1997, for the Lu Parcel Map (P93-144), and that pursuant to the CEQA Guidelines (Section 15162), for the reasons set forth below, no additional environmental review is required and an Addendum to this prior EIR has been prepared:
 - 1. No substantial changes are proposed to the project which will require major revisions of the previous EIR;

2. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous EIR; and
 3. No new information of substantial importance has been found that shows any of the following:
 - a. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - b. The project will have one or more significant effects not discussed in the previous EIR;
 - c. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
 - d. Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan was approved for the JCPA EIR, 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. Tentative Map: The Tentative Map to subdivide the subject site into 2 parcels is approved based upon the following findings:
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 General Plan, South Sacramento

Community Plan, and Chapter 40 of the City Code. The City General Plan designates the site as Low Density Residential and Community Neighborhood Commercial/Office, and the South Sacramento Community Plan designates the site as Multiple Family and Office.

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 Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- D. Subdivision Modification: The Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) for property located at the southeast corner of Bruceville Road and Shasta Avenue is approved based upon the following findings:
1. The City Planning Commission has determined that it is impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the proposed Tentative Map has been conditioned to restrict the development of either parcel to be created until all frontage improvements have been constructed.
 2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 3. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the project has been conditioned to require an agreement between the City and the Developer to assure that the frontage improvements will be constructed prior to the development of either parcel.
 4. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan, the South Sacramento Community Plan and with all other applicable Specific Plans of the City.

CONDITIONS OF APPROVAL

- C. The Tentative Map to subdivide 10± vacant acres into two parcels is hereby approved subject to the following conditions which shall be complied with prior

to filing the Final Map, unless a different time for compliance is specifically stated in the condition. These conditions shall supersede any conflicting information shown on the Tentative Map:

- C1. Comply with all requirements listed in the Cosumnes Annexation Agreement to the satisfaction of the Infrastructure Financing Section of the Sacramento County Public Works Department;
- C2. Applicant shall participate or agree to participate in the JCPA Financing Plan;
- C3. Execute an agreement with the City of Sacramento assuring that no permit for grading, site work, or any structures(s) shall be issued by the City for either of the parcels until the frontage improvements for both of the parcels are completed in accordance with City standards and as amended by the advisory notes following these conditions. In lieu of the actual completion of the frontage improvements, the permit applicant may at the time of permit issuance post a bond, or other security acceptable to the City, ensuring the completion of the frontage improvements prior to the issuance of an occupancy permit for the completed structure. The City may also require the construction of improvements if it deems it is necessary for the public health and safety or if the construction is a necessary prerequisite to the orderly development of the surrounding area.

The agreement shall be recorded concurrently with the filing of the Parcel Map and shall be enforceable by the City until such time as the frontage improvements are installed and accepted as complete by the City of Sacramento Department of Public Works.

Place a note on the final map stating "Frontage Improvements shall be constructed in accordance with the City of Sacramento standards within a reasonable time following approval of the parcel map and prior to the issuance of any permit on either parcel";

- C4. Dedicate Bruceville Road to a standard 64-foot half street;
- C5. Dedicate Shasta Avenue to a 54-foot Enhanced Local Street;
- C6. Dedicate a 54-foot Enhanced Local Street and the adjacent 12.5-foot public utility easement (P.U.E.) along the southerly portion of the east boundary of Parcel B. Coordinate design and construction of the street with the Tentative or Final Map for Shasta Estates (P93-145), to the satisfaction of the City's Public Works Department;

- C7. Dedicate the necessary easements on Parcel A for placement and maintenance of a traffic signal and related appurtenances;
- C8. Place a note on the Parcel Map indicating that access on Bruceville Road to Parcel A shall be located and aligned with Calvine Road. The driveway to Parcel A shall have round corners with no drainage allowed across the driveway;
- C9. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- C10. Dedicate a standard 12.5-foot public utility easement for overhead and underground public facilities and appurtenances adjacent to all public ways;
- C11. Show all existing easements;
- C12. The subdivider shall enter into a recordable agreement for disclosure with the City to provide disclosure to future buyers/owners that development of Parcel B shall be limited to 20 units per net acre.

TENTATIVE MAP ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map, but will be required prior to or as conditions of any future permits or entitlements:

- C13. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. Improvement plans shall be consistent with the Infrastructure and Utilities Plan and the Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA);
- C14. Construct Bruceville Road to a standard 64-foot half-street. Median islands shall be constructed to allow left turns onto westbound Calvine Road, and onto eastbound Shasta Avenue, and prevent left turns onto southbound Bruceville Road from Shasta Avenue. Medians may be required to extend north of Shasta Avenue and include a possible "Emergency Vehicle Only" break in the median for a possible future Fire station site. All median islands shall be to the satisfaction of the Department of Public Works;
- C15. Construct Shasta Avenue as a 54-foot Enhanced Local half-street;

- C16. Along the southerly portion of the east boundary of Parcel B, construct half-street improvements for a 54-foot Enhanced Local street and a northbound traveled lane (12 feet wide) or pay an amount equal to the cost of construction of the on-site portion to assure construction at the time of building permit or development of the parcel to the east (APN 117-0202-037). Coordinate design and construction of the street with the Tentative Map for Shasta Estates (P93-145), to the satisfaction of the Public Works Department;
- C17. Place 2" (minimum) sleeve(s) under the sidewalks to each planter along the 54-foot Enhanced Local Streets to allow for landscaping and irrigation of the required 7-foot landscape planters. Sleeves shall be place at the time sidewalks are constructed;
- C18. Submit a soils test prepared by a registered engineer to be used in street design;
- C19. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the granting of any permits or entitlements;
- C20. Negotiate with the Elk Grove Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees;
- C21. Subdivider shall notify future property owners that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks;
- C22. A water distribution system designed and constructed to City Standards and installed in public streets is required by the Engineering Service Division for this proposed development. Adequate fire flows shall be verified to the satisfaction of the Department of Utilities prior to construction of the public water distribution system.
- C23. Prior to or concurrent with 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.

The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.

- C24. Meet all County Sanitation District requirements.
- C25. Properly abandon under permit from the City and County Environment Health Division, any well or septic system located on the property.
- C26. Prepare a drainage study consistent with the JCPA Drainage Master Plan for the review and approval of the Department of Utilities. Offsite, oversized drainage facilities will be required.
- C27. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C28. 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. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-site Stormwater Quality Control Measures," dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.
- C29. This project is greater than 5 acres (10.0 ± acres), therefore, the project is required to comply with the State "NPDES General Permit for Stormwater

Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400.

- C30. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after 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.
- D. The Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) for property at the southeast corner of Bruceville Road and Shasta Avenue is approved subject to the following conditions:
- D1. Execute an agreement with the City of Sacramento assuring that no permit for grading, site work, or any structures(s) shall be issued by the City for either of the parcels until the frontage improvements for both of the parcels are completed in accordance with City standards and as amended by the advisory notes following these conditions. In lieu of the actual completion of the frontage improvements, the permit applicant may at the time of permit issuance post a bond, or other security acceptable to the City, ensuring the completion of the frontage improvements prior to the issuance of an occupancy permit for the completed structure. The City may also require the construction of improvements if it deems it is necessary for the public health and safety or if the construction is a necessary prerequisite to the orderly development of the surrounding area.
- The agreement shall be recorded concurrently with the filing of the Parcel Map and shall be enforceable by the City until such time as the frontage improvements are installed and accepted as complete by the City of Sacramento Department of Public Works.
- Place a note on the final map stating "Frontage Improvements shall be constructed in accordance with the City of Sacramento standards within a reasonable time following approval of the parcel map and prior to the issuance of any permit on either parcel";
- D2. Dedicate Bruceville Road to a standard 64 foot half street;

- D3. Dedicate Shasta Avenue to a 54 foot Enhanced Local Street;
- D4. Dedicate a 54 foot Enhanced Local Street and the adjacent 12.5 foot public utility easement (P.U.E.) along the southerly portion of the east boundary of Parcel B. Coordinate design and construction of the street with the Tentative or Final Map for Shasta Estates (P93-145), to the satisfaction of the City's Public Works Department;
- D5. Dedicate the necessary easements on Parcel A for placement and maintenance of a traffic signal and related appurtenances;
- D6. Place a note on the Parcel Map indicating that access on Bruceville Road to Parcel A shall be located and aligned with Calvine Road. The driveway to Parcel A shall have round corners with no drainage allowed across the driveway.

SUBDIVISION MODIFICATION ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map, but will be required prior to or as conditions of any future permits or entitlements:

- D7. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. Improvement plans shall be consistent with the Infrastructure and Utilities Plan and the Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA);
- D8. Construct Bruceville Road to a standard 64-foot half-street. Median islands shall be constructed to allow left turns onto westbound Calvine Road, and onto eastbound Shasta Avenue, and prevent left turns onto southbound Bruceville Road from Shasta Avenue. Medians may be required to extend north of Shasta Avenue and include a possible "Emergency Vehicle Only" break in the median for a possible future Fire station site. All median islands shall be to the satisfaction of the Department of Public Works;
- D9. Construct Shasta Avenue as a 54-foot Enhanced Local half-street;
- D10. Along the southerly portion of the east boundary of Parcel B, construct half-street improvements for a 54-foot Enhanced Local street and a northbound traveled lane (12 feet wide) or pay an amount equal to the cost of construction of the on-site portion to assure construction at the time of building permit or development of the parcel to the east (APN 117-0202-037). Coordinate design and construction of the street with the

Tentative Map for Shasta Estates (P93-145), to the satisfaction of the Public Works Department;

- D11. Subdivider shall notify future property owners that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks;

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P00-054)

Exhibit 1A Mitigation Monitoring Plan
Exhibit 1B Tentative Map

P00-054

SEPTEMBER 14, 2000

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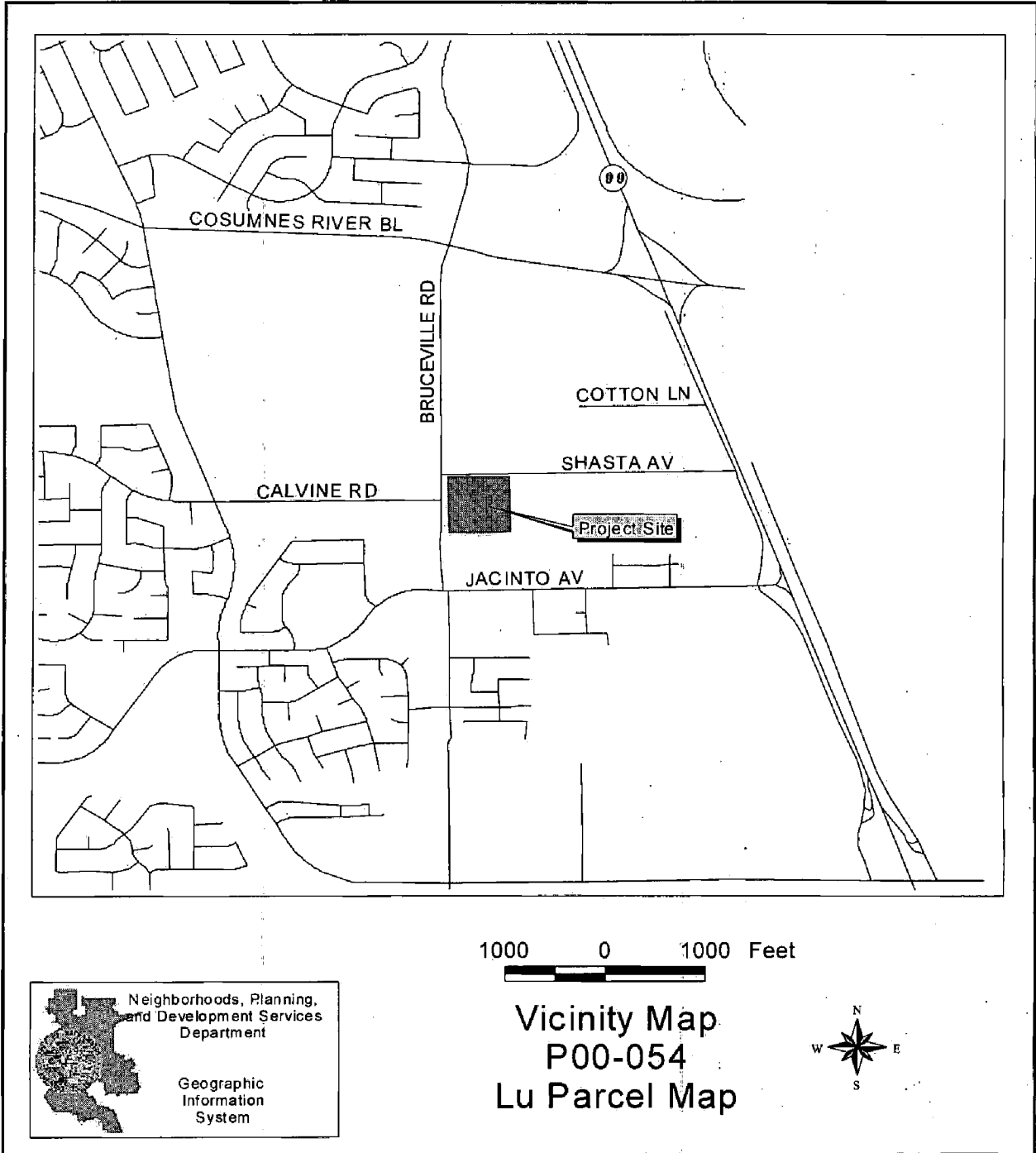
Table 6.4-14: Roadway Traffic Volumes and Mixes

Table 6.4-6: Measured Sound Levels

Figure 6.4-8: Normalized Sound Level Spectrum

Exhibit 1B - Tentative Map

Attachment 2 - Vicinity Map



Attachment 3 - Land Use and Zoning Map

