

P99-123 - JONES RANCH TENTATIVE MAP

REQUEST:

- A. Previous **Negative Declaration**
- B. **Mitigation Monitoring Plan**
- C. **Tentative Map** to subdivide 4.5+ vacant acres into 23 single family lots in the Standard Single Family Residential (R-1) Zone.
- D. **Subdivision Modifications** to create a lot less than 100 feet in depth and to create a lot less than 5,200 square feet in total area

LOCATION: West side of Marysville Blvd., 100 ft. North of Santa Ana Ave.
APN: 226-0172-012
North Sacramento Community Plan Area
Grant Joint Union School District
Robla Elementary School District
Council District 2

APPLICANT:	Kent Baker (916) 967-7053 7932 Sunset Avenue Suite B Fair Oaks, CA 95628
OWNER:	Kustom Kraft, Inc. Rex Elliot, President (916) 967-3010 5150 Sunset Avenue, Suite H3 Fair Oaks, CA 95628
APPLICATION FILED:	October 28, 1999
STAFF CONTACT:	Doug Holmen, 264-8267

SUMMARY: The applicant is requesting the necessary entitlements to construct a 23 single family lot subdivision in the Standard Single Family (R-1) zone. The site is approximately 4.5 vacant acres and is located within the North Sacramento Community Plan area. The applicant proposes no changes to the project which was originally

approved by the Planning Commission in 1994 (P93-141) and extended in 1996 (P96-024). The density of development approved (5.3 dwelling units per net acre {DU/NA}) required a Community Plan Amendment from Residential (7-15 du/na) to Residential (4-8 du/na) which was approved by Council in 1994.

RECOMMENDATION: Staff recommends approval of the subdivision. This recommendation is based on the fact that the proposed use is compatible with the existing residential land uses that are in the project vicinity.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 DU/NA)
Community Plan Designation:	Residential (4-8 dwelling units per net acre)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1
South:	Single Family Residential; R-1
East:	Single Family Residential; R-1
West:	Single Family Residential; R-1

Property Dimensions:	Irregular
Property Area:	4.5± gross acres; 4.3± net acres
Density of Development:	5.3 dwelling units per net acre
Topography:	Flat
Street Improvements:	To Be Provided
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>
Final Map	Public Works, Development Services
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

The subject site has had various approvals for subdivision maps, all of which have since expired. The City Council initially approved a Tentative Map to subdivide the property into 19 single family lots (P90-118). On March 24, 1994, the City Planning Commission

approved a Tentative Map for a 23 lot subdivision and two Subdivision Modifications to allow an irregularly shaped lot (Lot #11) less than 100 feet deep and to allow a lot less than 5,200 square feet in area (Lot #1). On May 3, 1994, the City Council approved a Community Plan Amendment from 7-15 du/na to 4-8 du/na. The Tentative Map was subsequently extended to March 24, 1998. The subdivision map was never finalized -- accordingly the map entitlements have expired.

The applicant has requested a Tentative Map for 23 single family lots in order to begin the process of building single family residential structures. The proposed subdivision request was submitted on September 30, 1999.

STAFF EVALUATION: For a more detailed discussion regarding staff's evaluation of the subject proposal please refer to previous Planning staff report P93-141 - Attachment 4.

A. Policy Considerations

The proposed 23 lots result in a density of 5.3 dwelling units per net acre. The General Plan designates the subject site as Single Family Residential (4-15 dwelling units per net acre). The proposed Jones Ranch Subdivision is consistent with the General Plan designation and the goal set forth to provide "quality housing that is safe and attractive" (Goal E, pg. 3-50).

On May 3, 1994, Resolution No. CC94-262, the City Council approved a Community Plan Amendment from a medium density category of 7-15 DU/NA to a low density category of 4-8 DU/NA. The project is therefore, consistent with the North Sacramento Community Plan. The North Sacramento Community Plan sets forth policy relating to providing adequate housing opportunities and increasing in the supply of decent and safe housing (page 48).

B. Tentative Map Design

The project proposes an east/west and south street pattern which provides a logical flow of traffic through the residential development and to Marysville Boulevard and Marsh Creek Drive. Each of the proposed 23 lots has driveway access onto either Marsh Creek Drive or Jones Ranch Court. All but two of the lots (#1 and #11) meet or exceed the minimum standard lot size of 52' by 100' (5,200 square feet).

Because of the design of the map, the applicant is also required to obtain a Subdivision Modification to create a lot of less than the 5,200 square feet and a Subdivision Modification to create a lot with less than the required 100 foot depth. City services are readily available, and the applicant will provide subdivision improvements (i.e., curbs, gutters, sidewalks, etc.) consistent with the City Subdivision Code.

The proposed Jones Ranch Subdivision will experience a high noise level due to traffic on Marysville Boulevard. For Lots #1 and #23, the project proponent has indicated that a 7 foot wall will be constructed to mitigate the noise level that will be experienced in the rearyard of these lots from traffic on Marysville Boulevard. The distance of the rear yards from Marysville Boulevard and the intervening residential structures between Marysville Boulevard and the remainder of the lots will serve to provide mitigation of the traffic noise.

Staff believes the Tentative Map design/layout to be compatible and appropriate with the surrounding land uses and recommends approval of the map.

C. Building Design

One of the advisory notes of the Tentative Map is that the design of the proposed dwelling units shall be subject to staff level design review. This review is required to ensure adequate design of the structures on the irregularly shaped lots, and examines, but is not be limited to, the following design elements:

- Exterior building and roof materials
- Building height
- Compatibility with surrounding area
- Landscaping

It is anticipated that the proposed development will include several models to provide for a variety of designs throughout the subdivision.

PROJECT REVIEW PROCESS:

- A. Environmental Determination: On May 3, 1994, the City Council adopted a Mitigation Monitoring Plan and Negative Declaration for the proposed project. Section 15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist; therefore no new Negative Declaration is required. The mitigation measures as previously identified in the Negative Declaration are still applicable. These measures relate to noise and cultural resources (historical and archaeological) impacts and are identified within the approved Mitigation Monitoring Plan.
- B. Public/Neighborhood Association Comments: The proposed project application packet was sent to the Robla Community Association. The surrounding land

owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received either from the neighbors or from the neighborhood advisory group.


- C. Summary of Agency Comments: The project has been reviewed by several City Departments and other agencies, including but not limited to Neighborhood Services, Public Works, Utilities, Police, and SMUD. The comments received have been incorporated as conditions of the Tentative Map.
- D. Subdivision Review Committee Recommendation: On February 16, 2000, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Jones Ranch Tentative Map subject to the conditions in the attached Tentative Map Notice of Decision and Findings of Fact.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map. 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 **recognizing that a previous environmental document was prepared**;
- B. Adopt the attached Notice of Decision and Findings of Fact **adopting the Mitigation Monitoring Plan**;
- C. Adopt the attached Notice of Decision and Findings of Fact **approving a Tentative Map** to subdivide 4.5 acres into 23 single family lots.
- D. Adopt the attached Notice of Decision and Findings of Fact **approving the Subdivision Modifications** to create a lot less than 100 feet in dept and create a lot less than 5,200 square feet in total area.

Report Prepared By,


Doug Holmen
Associate Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1-A	Site Plan
Exhibit 1-B	Mitigation Monitoring Plan Resolution No. 94-261
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map
Attachment 4	Previous staff report (P93-141)

ATTACHMENT 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR (JONES RANCH TENTATIVE MAP),
LOCATED ON THE WEST SIDE OF MARYSVILLE BOULEVARD 100+ NORTH OF SANTA ANA
AVENUE, SACRAMENTO, CALIFORNIA IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE.
(P99-123)**

At the regular meeting of February 24, 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 action for the location listed above:

- A. Recognized that a previous environmental document was prepared;
- B. Adopted the Mitigation Monitoring Plan;
- C. Approved the Tentative Map to subdivide 4.5+ gross acres into 23 single family lots.
- D. Approved the Subdivision Modifications to create a lot less than 100 feet in depth and to create a lot less than 5,200 square feet in total area:

The action 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 finds that a previous Environmental Document was prepared and ratified for a nearly identical proposal on the subject site; a negative declaration was issued for the project under file number P93-141.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved for the proposed subdivision based upon the following findings:
 - 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 1B;
 - 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec.21081.6; and

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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 4.5+ acres into 23 single family lots is approved subject to the following findings of fact and conditions of approval:
1. A Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 2. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).
 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plans have a design capacity adequate to serve the proposed subdivision.
- D. SUBDIVISION MODIFICATIONS: In the matter of the hereby approved requested subdivision modifications to create a lot less than 100 feet in depth and to create a lot less than 5,200 square feet in total area:
1. The Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the lot configuration is restrictive.
 2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the property is not of a size which can be slit into 23 lots with the required dimensions and square footage.
 3. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

4. The granting of the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan of the City in that the density of the proposed subdivision conforms with the General Plan land use designation.

CONDITIONS OF APPROVAL

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map Exhibit (P99-123). 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 Parcel Map unless a different time for compliance is specifically stated in these conditions:

GENERAL: All Projects

- C1. Construct standard subdivision improvements as noted in these conditions pursuant to section 40.12.1211 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required for each phase shall be determined by the City prior to recording that phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards.
- C2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- C3. Pursuant to City Code Section 40.10.1019, 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 Department of Public Works after consultation with the U.S. Postal Service.
- C4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P93-141).
- C5. Show all existing, proposed and required easements. Clearly show which easements (if any) are to be abandoned.
- C6. Obtain and comply with abandonment clearance letters for the abandonment of the 50 foot right-of-way (Lee Avenue) on the Tentative Map. Letters shall be provided to the Public Works Department.
- C7. 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.

PUBLIC WORKS: Streets

- C8. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
- C9. Submit a soils test prepared by a registered engineer to be used in street design.
- C10. Design street sections to provide for stabilized subgrades and pavement sections under high groundwater conditions.
- C11. Construct standard subdivision improvements as noted in these conditions pursuant to section 40.12.1211 of the City Code. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement.
- C12. Dedicate an additional 17' of right-of-way for the east-west portion of Marsh Creek Drive. Construct Marsh Creek Drive to a City standard 44' street. Applicant shall sawcut street as necessary to provide an adequate transition to the existing improvements to the satisfaction of the Department of Public Works.
- C13. Dedicate and construct the north-south portion of Marsh Creek Drive to a City standard 41 foot local residential street.
- C14. Construct Marysville Boulevard to a standard 30 foot half-street to match the improvements of Northside Unit #2 (P87-108).
- C15. Dedicate and construct Jones Ranch Court to a City standard 41 foot residential street. Unless otherwise specified in these conditions.
- C16. At the intersection of Jones Ranch Court and Marysville Boulevard a City standard 49' right-of-way is required on Jones Ranch Court for a minimum of 100'. After the 100' Jones Ranch Court may transition to a City Standard 41' right-of-way. The transition shall be to the satisfaction of the Department of Public Works.
- C17. Dedicate and construct the Jones Ranch Court cul-de-sac with a 45' radius to the satisfaction of the Department of Public Works and the Fire Department. The transition from the cul-de-sac to the standard 41 foot residential street shall provide adequate drainage.

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- C18. In the event the project is phased, provide a temporary traffic turnaround at the end of Marsh Creek Drive to the satisfaction of the City Traffic Engineer.
- C19. Construct A.D.A. compliant ramps at roadway intersections to the satisfaction of the Department of Public Works.
- C20. Dedicate a private access easement to the east from Marsh Creek Drive to APN: 226-0210-009 to the satisfaction of the Department of Public Works.
- C21. The soundwall to be constructed on Lots 1 and 23 adjacent to Marysville Boulevard shall be located 15 feet behind the Marysville Road right-of-way line and shall be constructed at the time of building permit and maintained by the property owner. The soundwalls shall be located to provide adequate visibility to the satisfaction of the City Traffic Engineer.

PUBLIC/PRIVATE UTILITIES

- C22. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public right of way.

CITY UTILITIES: Water

- C23. A water distribution system designed and constructed to City standards and installed in public streets is required by the Department of Utilities, Engineering Services Division for this proposed development.
- C24. 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.

CITY UTILITIES: Sewer

- C25. A sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities.
- C26. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever comes first.
- C27. Show all existing easements, including the 18-inch private sewer main in Marsh Creek Drive.
- C28. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.

CITY UTILITIES: Drainage

- C29. 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. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.

CITY UTILITIES: Grading and Water Quality

- C30. 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.
- C31. 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.
- C32. 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 draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.

Landscape Architect Section

- C33. Enter into an agreement to dedicate Landscape Architect Section(LAS) approved, designated park sites of approximately 0.3427 acres to satisfy City Code Section 40.16.1601 (Parkland Dedication); or as determined by LAS, submit to the City an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu fees.
- C34. Dedicate to the City the easements identified on the Tentative Subdivision Map as Landscape Corridors. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Parcel Map. Design and construct landscaping, irrigation and masonry walls (or wood fences) in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Landscape Architecture Section (LAS), and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and LAS. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences.

FIRE DEPARTMENT

- C35. Fire apparatus access. Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1]
- C36. Fire hydrant systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2
- C37. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3
- C38. Fire-protection equipment and fire hydrants. Fire-protection equipment and fire

hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3

- C39. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1
- C40. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2
- C41. Turning radius. The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3
- C42. Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provisions for the turning around of fire engines. CFC 902.2.2.4
- C43. Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2
- C44. Required installations. The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants

MISCELLANEOUS

- C45. Remove all existing structures on the site.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this

Tentative Map:

- C46. Per the July 6, 1998 FIRM (Federal Insurance Rate Map, Community Panel Number 060266, 0005F), this parcel is located in both a shaded Zone X area and a clear Zone X. The shaded Zone X is defined as areas protected from the 100-year flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods. The clear Zone X is outside the 500-year flood plain.
- C47. 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).
- C48. 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.
- C49. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE
(P99-123)

Exhibits:

- Exhibit 1-A Site Plan
- Exhibit 1-B Mitigation Monitoring Plan

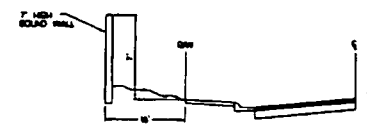
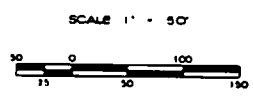
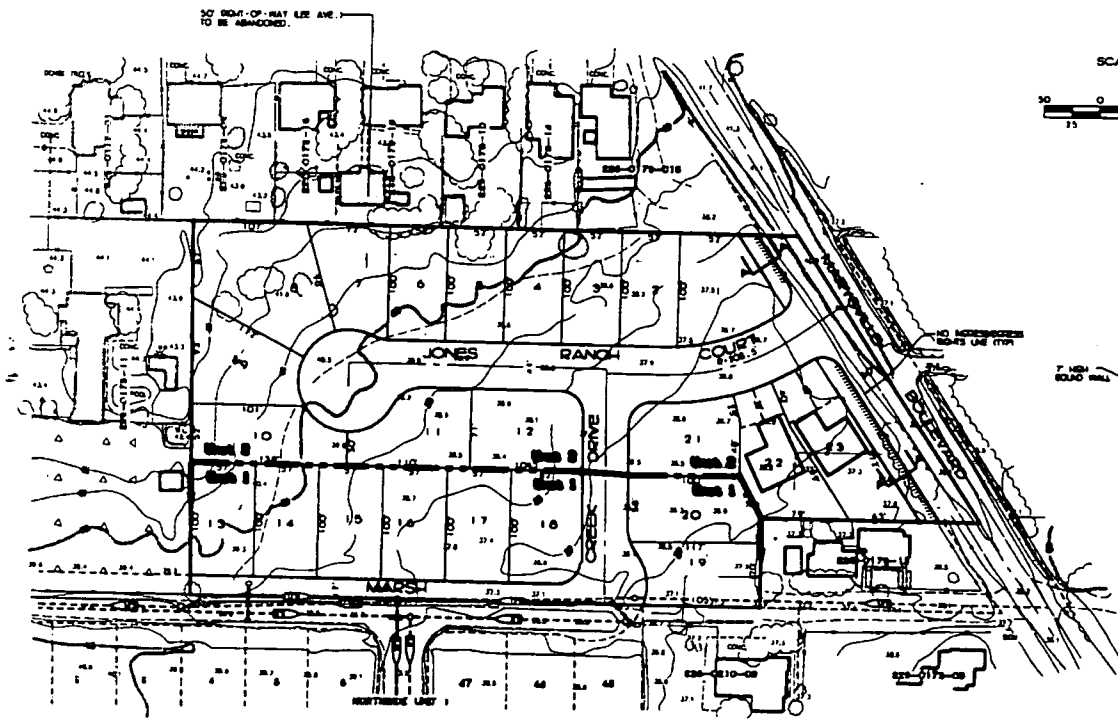
Exhibit 1A
Tentative Subdivision Map

TENTATIVE SUBDIVISION MAP

JONES RANCH

CITY OF SACRAMENTO,

STATE OF CALIFORNIA



SECTION A-A
4.7.1.

EXHIBIT 1B
Mitigation Monitoring Plan

Recording
Not
Required

MITIGATION MONITORING PLAN

FOR

Jones Ranch/ P99-123

LOCATED IN THE NORTH SACRAMENTO COMMUNITY PLAN AREA
APN: 226-0172-012.

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Planning Division

Date:
January 18, 2000

Adopted By:
City of Sacramento, Planning Commission

Date:

Attest:

Secretary

**CITY OF SACRAMENTO
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Jones Ranch, P99-123
Applicant - Name: Kent Baker/Kent Baker and Associates
Address: 7932 Sunset Avenue Suite B Fair Oaks 95628
Project Location / Legal description of Property (if recorded):

TRACT 23 ROBLA ACRES EXC POR DES AT SE CO R SD TR BING PT OF
INTERSEC OF C/L MARYSVILLE BL VD & C/L CENTRAL AVE TH FR SD PT OF BEG
N 33 25 W 96.77 ALG C/L OF MARYSVILLE BLVD TH N 80 09 30 W PARL TO S LINE
196.48 TH S 0 01 PARL TO W LINE 80 TO S LINE & C/L RD THE S 89 09 30 E ALG S
LIN E 249.75 TO POB ALSO EXC W 178 FT CONTG 4.47 AC M/L

SECTION 2: GENERAL INFORMATION

The project as approved includes fourteen (14) mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of 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 Jones Ranch project developer.

SECTION 3: PLAN COMPONENTS

Noise

Mitigation Measures:

- A. A-7 foot high noise barrier shall be constructed along the property line of Lot #23 on Marysville Boulevard. The barrier should extend along the front building setback to the rear property line and then along the rear property line for a minimum of 15 feet.

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- B. Barrier materials must be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels and 3/4" plywood sheathing with caulked overlapping joints.
- C. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Window or through-the-wall ventilation and air condition units shall not be permitted.
All sleeping spaces shall be provided with carpet and pad.
- E. There shall be no through-the-door or through-the-wall mail or paper chutes.
- F. Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lap siding:
1. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.
- G. The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
1. Skylights shall not be used unless they have an STC rating of 30 or better.
- H. Windows shall have a minimum STC rating of 28.
1. Windows must comprise less than 16 percent of bedroom floor area and less than 19 percent of large living areas.
 2. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 3. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
 4. Windows in the living room, dining room and kitchen have a partial view of the road which requires them to have a minimum STC rating of.

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- I. Sliding glass doors shall have a minimum STC rating of 29.
- J. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- K. Gravity vent openings in attic space shall not exceed code minimum in size and number.
- L. If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with a minimum 20 gauge sheet metal transfer ducts a minimum of 5 feet long.
1. The transfer ducts shall have a minimum 1" duct lining.
 2. Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct in to the attic.
 3. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
 4. The ducts shall have a minimum 1" duct lining.
 5. Each duct shall have a lined 90° end in the duct such that there is no direct line of sight from the interior to the exterior through the duct with the exception of the kitchen range exhaust.
- M. Alternative methods and materials may be used subject to approval of the Planning Department.

Entity Responsible for Ensuring Compliance:

Department of Planning and Development, City of Sacramento

Monitoring Program:

Prior to the issuance of any building or site permit, the Building Division, Permit Services Section, shall require that all grading and construction plans include a note of the aforementioned mitigation measures. The Site Conditions Unit shall require written verification from the U.S. Fish and Wildlife Service, and submitted by the applicant, of a determination regarding the relocation of the Elderberry shrubs. The final construction plans for the project shall indicate this determination. Prior to issuance of occupancy permits, the Site Conditions Unit shall verify that the landscaping to comply with the requirements of the U.S. Fish and Wildlife Service has been installed.

CULTURAL RESOURCES

MITIGATION MEASURE: Cultural Resources

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

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

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

MONITORING PROGRAM:

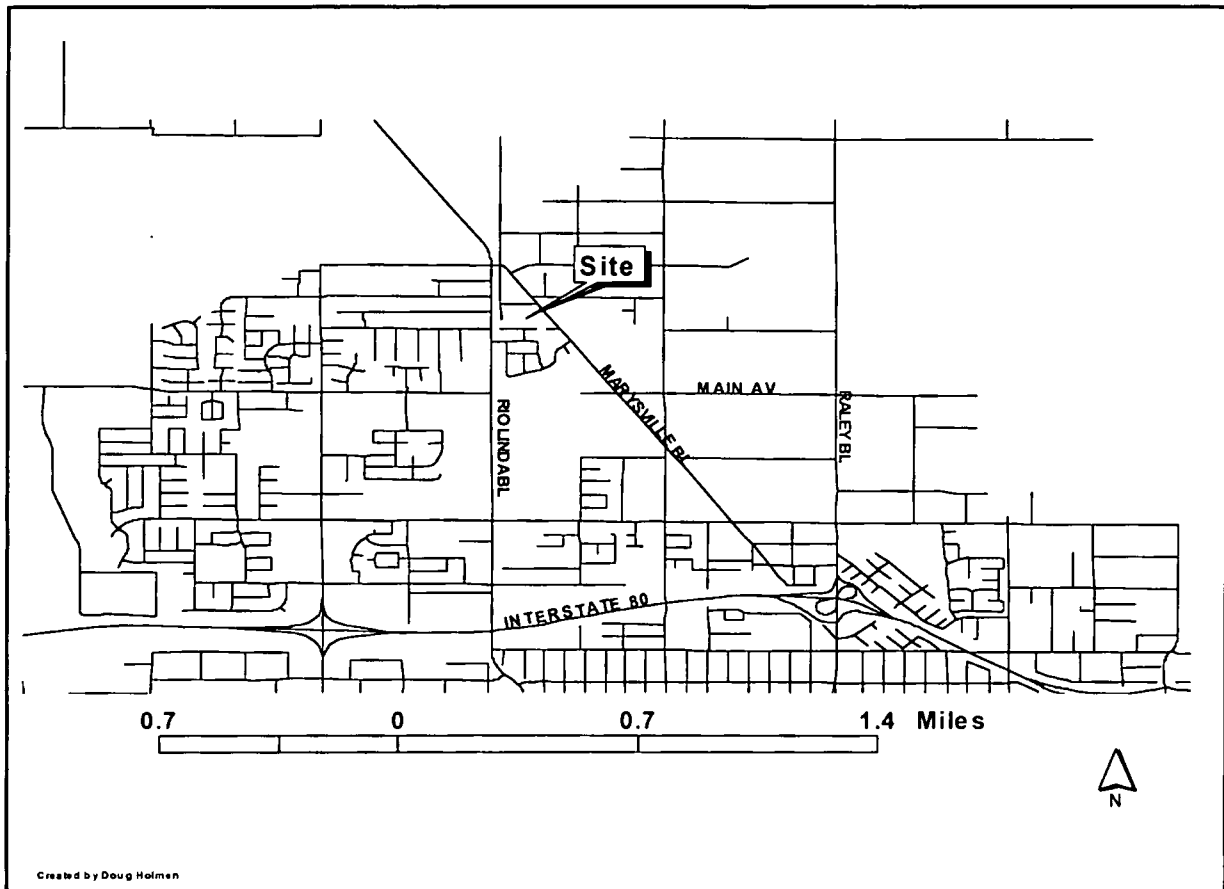
Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologists and a representative of the Native American Heritage Commission shall be consulted in the event that any archeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

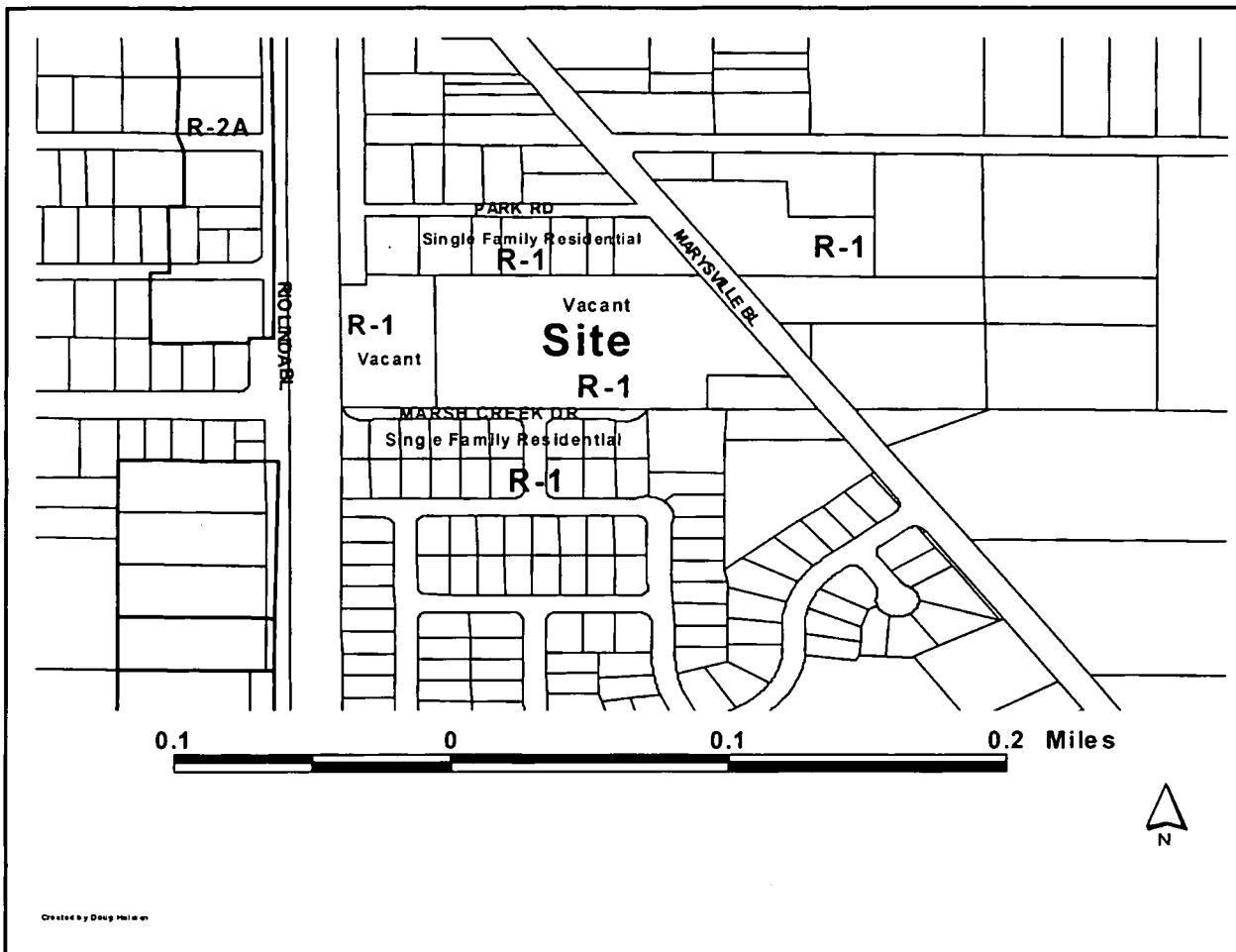
If subsurface archaeological of historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-

significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

Attachment 2
Vicinity Map



Attachment 3
Land Use and Zoning Map



Attachment 4
Previous Staff Report (P93-141)