

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814
(Staff Amended 7/8/93)

APPLICANT	Dean Unger, 700 Alhambra Blvd, Sacramento, CA 95816	
OWNER	Dean Unger, 700 Alhambra Blvd, Sacramento, CA 95816	
PLANS BY	Dean Unger, 700 Alhambra Blvd, Sacramento, CA 95816	
FILING DATE	January 27, 1993 ENVIR DET Negative Declaration	REPORT BY Don Smith
ASSESSOR'S PCL. NO.	010--166-036 and 040	

- APPLICATION:**
- A. Negative Declaration;
 - B. Mitigation Monitoring Plan;
 - C. Special Permit to allow a 13 bedroom (plus live-in manager) residential care facility for elderly;
 - D. Variance to allow the trash enclosure to be located in a side yard setback area;
 - E. Variance to allow a six foot high wooden fence rather than the required six foot high masonry wall;
 - F. Variance to reduce the front yard setback from 25' to 18';
 - G. Lot line adjustment to relocate a common property line on .24± partially developed acres in the Residential Office (R-O) zone.

LOCATION: 2217 21st Street

PROPOSAL: The applicant is requesting the necessary entitlements in order to construct 13 bedroom (plus live-in manager) residential care facility for elderly.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (11- 29 du/na)
Central City Community Plan: Residential- Office
Existing Zoning of Site: Residential Office (R-O)
Existing Land Use of Site: Parcel A: Vacant, Parcel B: Duplex

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office, R-O	Front:	25'	18' (staff is recommending 23')
South: Residential, R-O	Sides:	5'	5'
East: Residential, R-1B	Rear:	15'	20' (staff is recommending 15')
West: Undeveloped, C-2			

APPLIC. NO. P93-019

July 8, 1993

Item # 4

Property Dimensions:	Parcel A: 40' X 170', Parcel B: Irregular
Property Area:	Parcel A: 0.15± acres. Parcel B: 0.09± acres
Parking Required:	Parcel A: Per Planning Commission, Parcel B: 2 spaces
Parking Provided:	Parcel A: 6 spaces, Parcel B: 2 spaces
Square Footage of Buildings:	Parcel A: 5,895 sq. ft. Proposed Residential Care Facility Parcel B: 850± sq.ft. Existing Duplex
Height of Proposed Building:	17± feet, two stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials for the Proposed Building:	Stucco
Roof Material for the Proposed Building:	Fiberglass Roofing

PROJECT EVALUATION:

A. Background

Planning and Building Division records indicate that there was a single family residence on the site from the early 1900's until the mid 1960's. The site has been vacant since that structure was demolished.

The project site is located in the Residential-Office zone which allows residential uses by right. Office uses would be required to obtain a special permit approved by the Planning Commission.

The neighborhood in which the project is proposed has a mix of land uses. To the south of the site is a residence which at one time was used as a group home. South of that building is a residence converted into an attorney's office. To the north of the proposed project is another residence converted into an office for a private planning firm. To the east is a single family residence which was once a group home. To the west of the site is vacant property zoned general commercial. The character of the area is largely residential with a mix of one and two story office buildings. The residential care site fronts 21st Street, a major street serving the Central City.

B. Applicant's Proposal

The applicant is requesting approval of a Special Permit to allow the construction of a residential care facility for 13 elderly plus a live in manager. The proposed residential care facility would have private bedrooms and common areas that will be suitable for the clientele. Each bedroom is approximately 150 sq.ft. in size. There are three bathrooms and parlors on each floor. There is also a laundry room, kitchen, dining room and outdoor patio. The second floor is serviced by an elevator.

Six parking spaces are provided to the rear of the building off the alley. One space is a handicapped space, and four spaces are covered by a carport. The clientele will be elderly and not expected to have their own vehicle. Parking spaces would be for the three staff members and a van that is available to transport clientele to medical appointments, shopping facilities, etc. Additional parking for visitors, etc. would be on-street parking.

The applicant's request also includes variances for a reduction of the front yard setback from 25 feet to 18 feet, a request to waive the required masonry wall and a request to allow the trash enclosure to be placed in the side yard setback area. A lot line adjustment is also requested to extend the lot to the east an additional 20 feet. The lot line adjustment would alter a parcel to the south that fronts W Street. The applicant owns both parcels.

C. Staff Analysis Staff offers the following analysis of the requested entitlements.

Special Permit: Section 2 of the City Zoning Ordinance requires approval of a special permit for a residential care facility. Additional locational criteria was also adopted by the City Council for residential care facilities in 1982. A summary of the locational criteria and how the project relates to that criteria is provided in the following table.

Residential Care Facility Locational Criteria	Proposed Project
<u>Client Access:</u> Project should be located close to targeted clientele, major transit routes, bicycle routes and freeway access.	Project is located near major transit routes on 19th, 21st and T Streets. The location is also near Highway 50/ Business 80.
<u>Supportive Services:</u> Facility should be located close to medical, governmental, shopping and other support services.	Being in the Central City, the project is located close to these support services.

<p><u>Employment Opportunities:</u> Facility should be close to job opportunities.</p>	<p>Although the clientele will be elderly and not inclined to be searching for jobs, they will be in the Central City which would offer a variety of potential opportunities.</p>
<p><u>Distribution of Services:</u> When located in a residential area, the proposed facility should be in an area where the same type of service is not already offered.</p>	<p>In researching similar services in the area, staff has found two residential care facilities for the elderly about three and one half blocks from the proposed facility. These are not considered in close proximity and not considered an over concentration by the State Community Care Services Department.</p>
<p><u>Facility Access:</u> Facility should be in an accessible location if it provides a unique type of service for the region.</p>	<p>The facility is in a very accessible location in that it is close to freeway and transit access.</p>
<p><u>Concentration:</u> Facility should not be located in a residential neighborhood which already contains a number of residential care facilities.</p>	<p>The closest residential care facilities are approximately 1000+ feet away. The State Community Care Services Department requires residential care facilities to be a minimum 300 feet apart.</p>
<p><u>Parking:</u> Adequate off-street parking should be provided for staff, clients, and visitors. Within residential areas, facilities should not create traffic or parking problems that could result in a nuisance.</p>	<p>There are six parking spaces proposed for the facility. These will be used primarily for staff and the facility's van. The clientele are elderly and do not drive. Visitor parking will utilize the provided on-site parking or short term on-street parking which is available on 21st Street.</p>

<p><u>Size of Structure:</u> Structure should be capable of accommodating the anticipated number of clients, accessible to handicapped and incorporate outdoor areas.</p>	<p>In addition to the City's requirements for residential care facilities, the State has additional requirements that govern the amount of area needed per client. The proposed floor plans indicate that each resident will have a bedroom approx. 150 sq.ft. in size. There are also common areas including a parlor, dining room, kitchen laundry bathrooms and an outdoor patio. An elevator services the second floor.</p>
<p><u>Compatibility of Site Design Within Residential Areas:</u> Within residential areas, the exterior of the facility should have a residential appearance to conform to the surrounding neighborhood. The placement of parking and landscaping should also be compatible with adjacent structures.</p>	<p>The proposed structure has been designed in a residential character. Parking has been designed off the alley and the patio and landscaping are in the front of the structure which will support the character of the neighborhood.</p>

Staff finds the proposed project to be consistent with the criteria established for residential care facilities. Staff also finds the proposed facility to be well suited for the site in that it combines residential and commercial uses similar to the existing uses in the neighborhood.

The number of parking spaces required for the residential care facility is subject to approval of the Planning Commission. The applicant proposes six spaces to serve three employees per shift, a van for the facility and visitors. Clients of the facility will not have vehicles. The remaining parking will be for visitors.

Staff supports the amount of parking proposed in that it is similar to parking approved for other residential care facilities in the City. During site visits, staff observed that there is available on-street parking to accommodate any short term additional visitor parking.

Variations: Three variance are requested. They are: to allow the front building setback to be reduced from 25 feet to 18 feet; to allow the trash enclosure to be placed in the side yard setback area; and, to waive the required six foot high masonry wall for a wooden fence;

A variance to allow the reduction of the front yard setback from 25 feet to 18 feet was requested. Staff, however, is recommending that the five foot planter proposed along the rear

property line be deleted. Deletion of the planter would allow the building to be setback five feet from 21st Street. As proposed, the planter would not be as beneficial as an additional five feet of front yard. Setting the building back five feet would provide a front setback similar to the adjacent buildings on 21st Street. This revision to the plan has been discussed with the applicant who is in agreement with staff's recommendation.

The variance to allow the trash enclosure in the side yard is necessary to provide an accessible area for the trash containers. The trash enclosure would be accessible through the alley and is adjacent to air conditioning equipment which already blocks any use of the side yard area. Staff can support the variances for the reduction in the front yard setback and the trash enclosure in the side yard setback area due to the narrow lot width and small overall area of the lot.

In addition to the setback related variances, the applicant requested a variance to waive the masonry wall that is required on the south and east property lines. The wall is required when a non-residential use is adjacent to residential uses. For wall requirements, residential care facilities are considered non-residential uses.

Staff contacted neighbors to the south and east of the project site. The neighbor to the south did not oppose the wooden fence. The neighbor to the east, however, wanted the block wall for better fire protection. Staff supports the variance which would allow the wooden fence along the south property line. A masonry wall, however, is recommended along the eastern wall for better fire protection and to reduce any impacts from the placement of the parking area next to a residential use.

Lot Line Adjustment: The applicant's proposal is to extend the 21st Street parcel (Parcel A) an additional 20 feet to the east. The duplex, on Parcel B, faces W Street. Access to the duplex's garage is off W Street. The rear area of Parcel B has been fenced and is not used.

Staff supports the applicant's requests with the recommended changes which will be incorporated into the conditions of approval.

Design Review: The project is located in the Poverty Ridge Preservation Area. As such, the structure needs to incorporate the design and style of buildings in the area. The project is also subject to the review and approval of the Design Review Preservation Board. An application for Design Review has not been submitted.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Development Services, Building Divisions and others. Their comments are incorporated into the conditions of approval.

E. Neighborhood Comments:

The project has been reviewed by the Poverty Ridge Neighborhood Association. They are in support of a residential care facility for the elderly but may be in opposition to other types of care facilities. The neighborhood association's other concern was for security in the alley. In

response to these concerns, staff has recommended conditions to limit the approval of the application to an elderly facility. Other types of care facilities would need to request a special permit modification to be approved by the Planning Commission. Staff is also recommending the applicant provide windows along the north elevation (in the staff and/or laundry room). Another window may be appropriate on the east elevation (in the laundry room). These windows will allow observation of the parking area and behind the building. A fence (from the north wall of the building to the rear wall- see exhibit C) will also be recommended to secure the area to the rear of the building. Other measures acceptable to the Design Review staff may be considered.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, the previously approved Negative Declaration has been reissued. The applicant shall be required to meet the provisions of the mitigation monitoring plan.

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

- A. Ratify the Negative Declaration;
- B. Approve the Mitigation Monitoring Plan;
- C. Approve the Special Permit to allow a 13 bedroom (plus live-in manager) residential care facility for elderly subject to conditions and based on findings of fact which follow;
- D. Approve the Variance to allow the trash enclosure to be located in a side yard setback area subject to conditions and based on findings of fact which follow;
- E. Approve the Variance to allow a six foot high wooden fence rather than the required six foot high masonry wall subject to conditions and based on findings of fact which follow;
- F. Approve the Variance to reduce the front yard setback from 25' to 18' subject to conditions and based on findings of fact which follow;
- G. Approve the lot line adjustment to relocate a common property line on .24± partially developed acres in the Residential Office (R-O) zone subject to the following conditions.

Conditions: Staff recommends the following conditions.

1. The approval of the Special Permit is for a residential care facility for elderly only. For the purpose of this special permit, elderly shall mean persons 59 years of age and older. Any other type of residential care facility (e.g. those for younger age groups, or persons with mental, social, alcohol or drug related problems) shall be subject to a special permit modification to be heard by the City Planning Commission. Other uses shall be consistent

with the provisions of the City Zoning Ordinance.

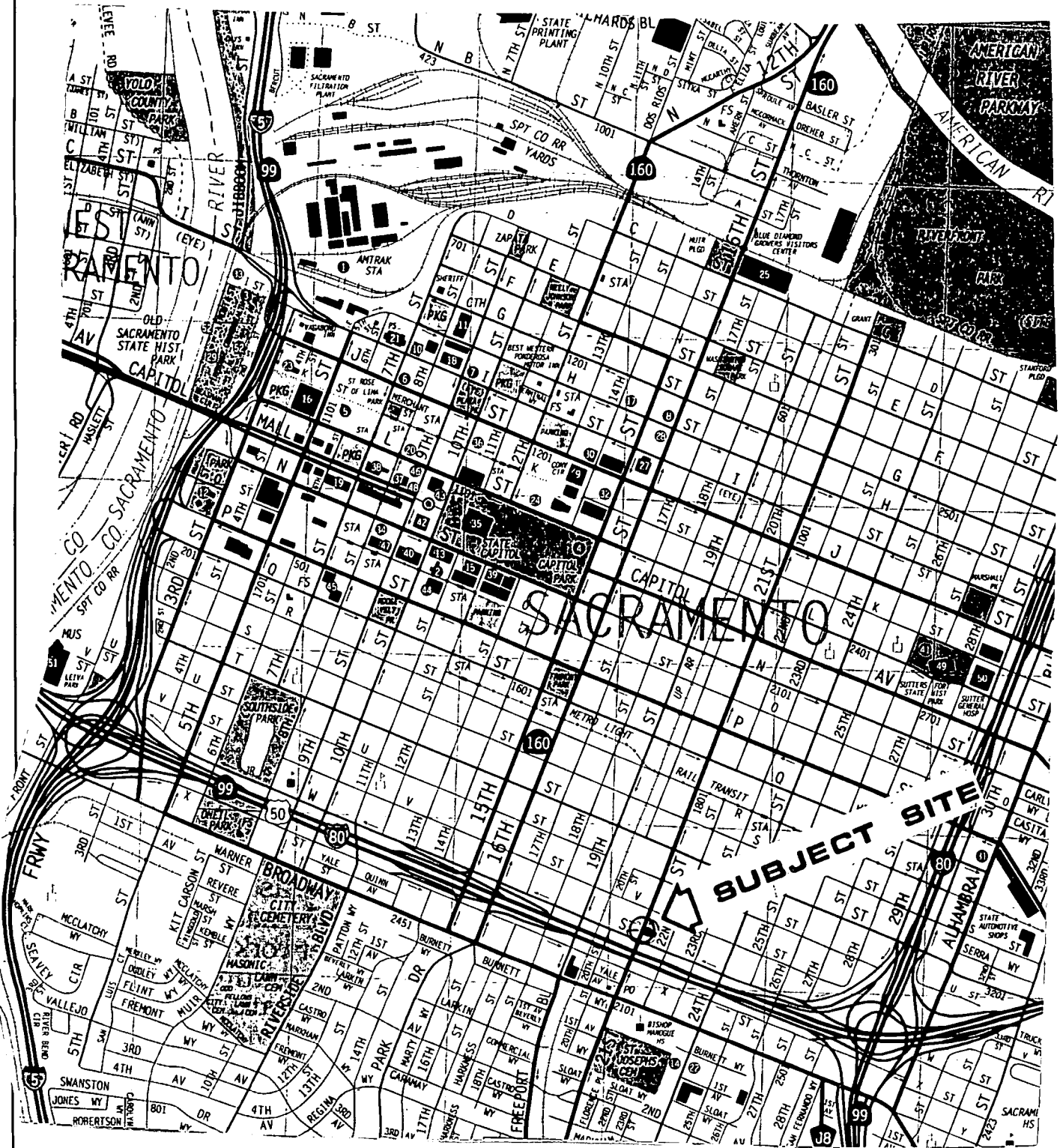
2. Plans shall be reviewed and approved by the Design Review Board prior to the issuance of Building Permits. Plans shall be essentially the same as approved (see Exhibit C) with additional windows to be added to the first floor - north elevation (in the staff and/or laundry rooms). An additional window may be added to the first floor - east elevation (in the laundry room). These windows will allow observation of the parking area and behind the building. Other measures acceptable to the Design Review staff may be substituted.
3. Applicant shall complete the following at the Public Works Department, Development Services, prior to a lot line adjustment being recorded:
 - a) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b) File a waiver of Parcel Map.
 - c) Submit a drawing showing location of existing sewer and water services.
 - d) Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 Tenth Street.
 - e) Provide private water and sewer easements across 2217 21st Street to serve the southerly parcel (APN 010-0166-036) if necessary.
 - f) Note: Handicap parking space may be subject to Americans with Disabilities Act (ADA) requirements.
 - g) Comply with the City Cross Connection Control Policy.
4. *A six foot high masonry wall shall be constructed along the east property line. A wooden fence may be constructed along the south property line. (Staff Amended 7/8/93)*

Findings of Fact

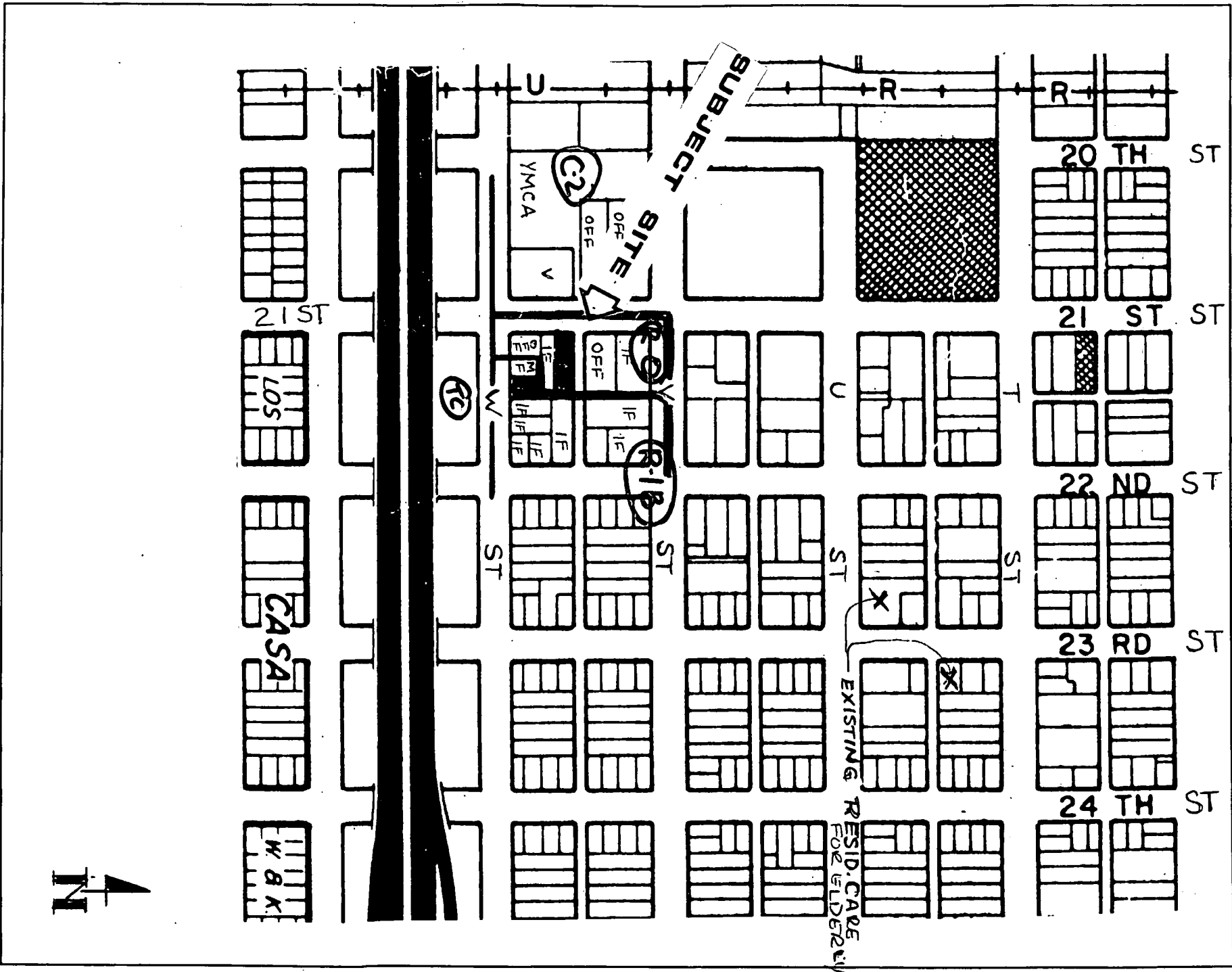
1. The project as conditioned is based upon sound principles of land use in that:
 - a) the use is a good blend of residential/ commercial uses in an area with similar uses; and,
 - b) adequate living area, outdoor area and landscaping is provided.
2. Granting the variances do not constitute a special privilege extended to an individual property owner in that a similar variances may be granted to other property owners facing similar circumstances.
3. Granting the variances do not constitute a use variance in that residential buildings are allowed in the Residential - Office zone with and approved Special Permit.

4. The project, as conditioned, is not detrimental to the public welfare, nor results in the creation of a public nuisance in that adequate outdoor area, parking and landscaping are provided.
5. The proposed use is consistent with the General and Central City Community Plans.

EXHIBIT A



VICINITY MAP



LAND USE & ZONING MAP

100-100000

100-100000

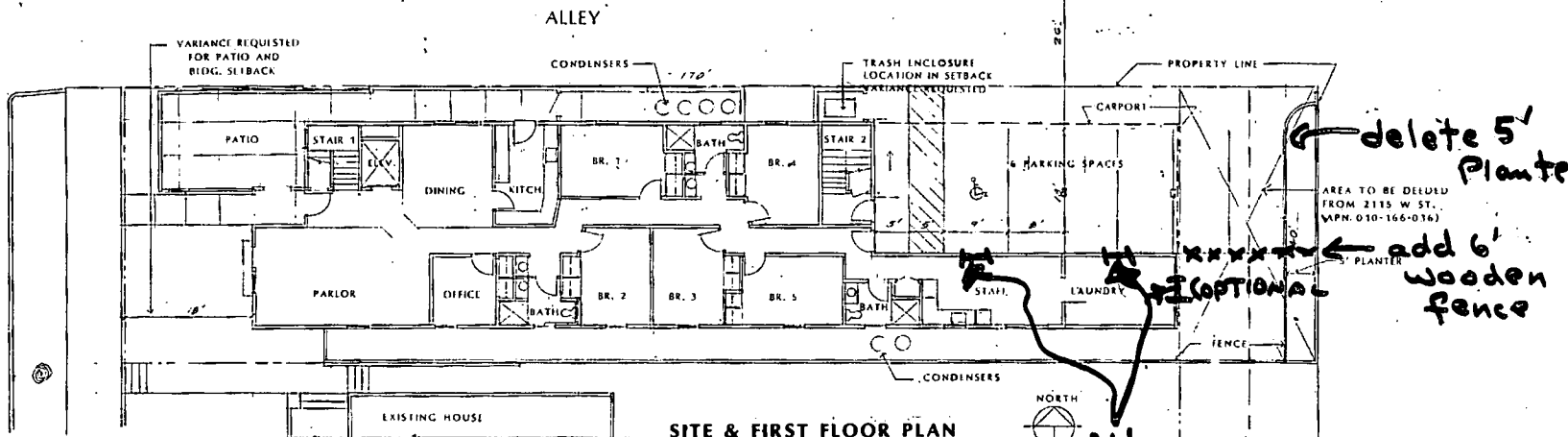
100-100000

100-100000

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EXHIBIT C.

21ST STREET

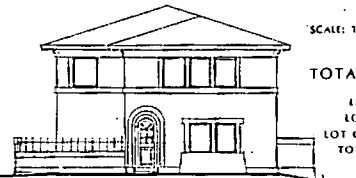


SITE & FIRST FLOOR PLAN
(SECOND FLOOR PLAN SIMILAR)

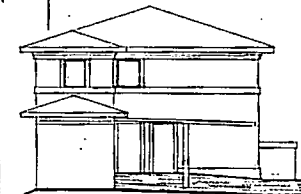
SCALE: 1/8" = 1'-0" 1 2 3 4 5 6 7 8 9 10 20' 24"

TOTAL ENCLOSED AREA - 5895 SQ. FT.

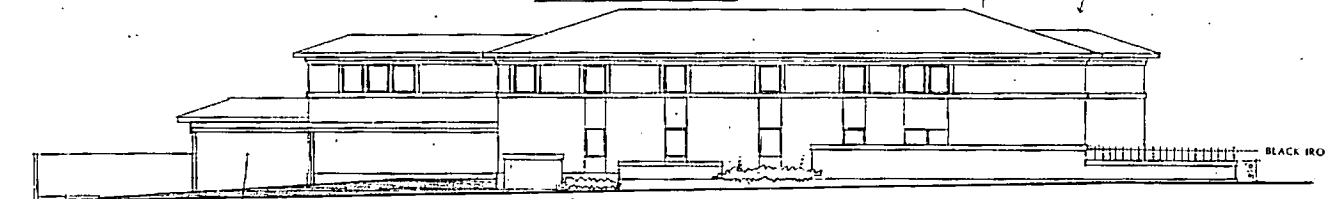
LOT AREA 40' x 170' : 6800 S.F.
LOT COVERAGE BLDG. : 3015 S.F.
LOT COVERAGE CARPORT : 600 S.F.
TOTAL LOT COVERAGE : 3615 S.F. 53%



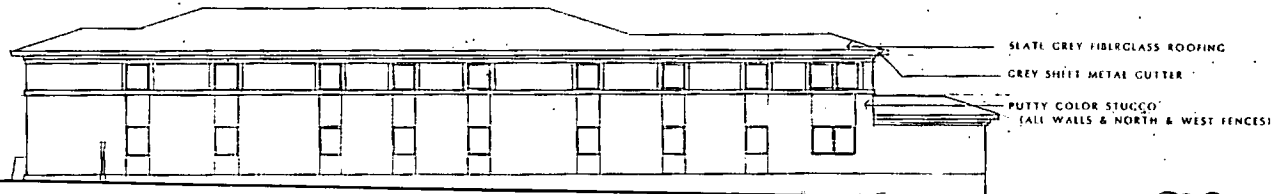
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

P93-019

DEAN F. UNGER
AIA INC
ARCHITECTURE AND
ENVIRONMENTAL
PLANNING
700 Alhambra Blvd.
Sacramento California
95816 916 443 5217

APARTMENT/RESIDENTIAL CARE HOME
2217 21ST STREET
SACRAMENTO CALIFORNIA

revisions 2/21/93
This drawing is not final
and is not to be used for
construction until signed
by the Architect.

architect

drawn by dfu

checked by

job no.

date 1/21/93

drawing no.

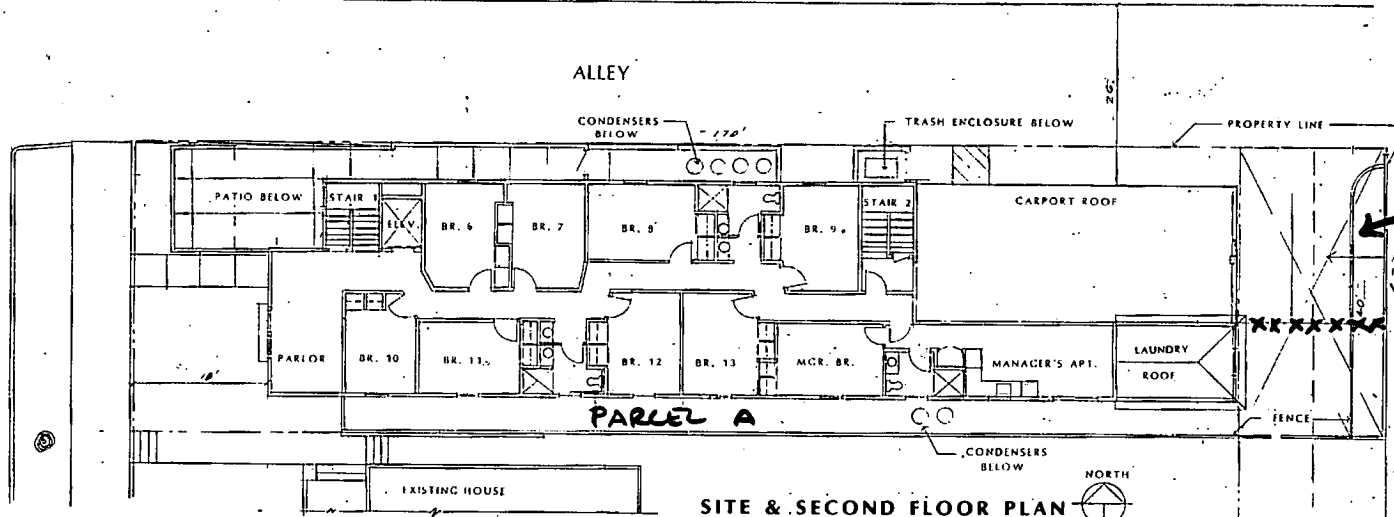
Revised
2-25-93

SCHEMATIC

sheet title

sheet no.
1
of 2 sheets

21ST STREET



ALLEY

CONDENSERS BELOW

TRASH ENCLOSURE BELOW

PROPERTY LINE

PATIO BELOW

STAIR

BR. 6

BR. 7

BR. 8

BR. 9

STAIR 2

CARPORT ROOF

PARLOR

BR. 10

BR. 11

BR. 12

BR. 13

MGR. BR.

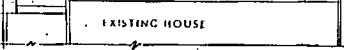
MANAGER'S APT.

LAUNDRY ROOF

PARCEL A

CONDENSERS BELOW

FENCE



SITE & SECOND FLOOR PLAN

FLOOR AREA 2880 S.F.



SCALE: 1/8"=1'-0" 0' 4' 8' 12' 16' 20' 24'

EASEMENT

20'

PARCEL B



EXISTING DUPLEX

80'

2115 W ST.

40'

← Delete 5' Planter

AREA TO BE DELETED FROM 2115 W ST. WPN 010-166-036

← Add 6' WOODEN FENCE

DEAN F. UNGER
AIA INC
ARCHITECTURE AND
ENVIRONMENTAL
PLANNING
700 Alhambra Blvd.
Sacramento California
95816 916 443 5277

APARTMENT/RESIDENTIAL CARE HOME
2217 21ST STREET
SACRAMENTO CALIFORNIA

revisions 2/21/93
This drawing is not final and is not to be used for construction until signed by the Architect.

architect

drawn by DFU

checked by

job no.

date 1/21/93

drawing no.
Revised
2-25-93

SCHLMATIC
sheet title

sheet no.
of **2** sheets

P93-019

EXHIBIT F

PROPOSED PROPERTY DESCRIPTION
2115 W Street and 2217 21st Street
P93-019

2115 W Street (APN 010-0166-036):

W 10 Feet of Lot 6 Block, between V and W/ 21st and 22nd Streets and E 1/2 of South 1/2 and East 10 Ft of North 1/2 Lot 7 Block, between V and W/ 21st and 22nd Streets, Excepting the northerly 20 foot wide by 40 foot deep portion which would become part of APN 010-0166-040.

2217 21st Street (APN 010-0166-040):

W 70 feet of the North 1/4 of Lot 7 Block, between V and W/ 21st and 22nd Streets and North 1/4 of Lot 8 Block between V and W/ 21st and 22nd Streets. Including the portion of property 20 feet wide by 40 feet deep from APN 010-0166-036.

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

2217 21st Street/ P93-019

Initial Study

Prepared By:
City of Sacramento Environmental Services Division
April 13, 1993

Adopted By:
City of Sacramento Planning Commission

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)264-5698, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: 2217 21st Street/ P93-020
Applicant - Name: Dean F. Unger
Address: 700 Alhambra Boulevard
Sacramento, CA 95816

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

The project site is located at 2217 21st Street (AP#090-0166-040-0000) and is within the Central City Community Plan Area.

SECTION 2: GENERAL INFORMATION

The project as approved includes a mitigation measures placed on Water, Noise, and Cultural resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measure 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 applicant identified above.

A special permit and a lot line adjustment have been requested by the applicant to allow the construction of the proposed structure. The proposed residential care home will consist of a 13-bedroom care facility with six off-street parking spaces. The proposed building will contain two stories. A six foot tall fence is proposed as part of the project.

SECTION 3: PLAN CONTENTS

WATER/SEWER/STORMWATER

- A. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation that

obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

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

MONITORING PROGRAM

Prior to issuance of the Notice to Proceed, and prior to issuance of any Building Permit by the Building Division, the applicant shall execute an agreement as described above subject to approval by the City Attorney. The applicant shall also provide the City Entities with a copy of the executed agreement prior to the issuance of a Notice to Proceed or any Building Permit.

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.

NOISE

- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior walls 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. Windows must have a minimum STC rating of 28 or better. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- E. Sliding glass doors must carry an STC rating of 28 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- F. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
- G. 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:
 - The exterior shall be finished with a either 5/8" T1-11 siding over 5/8" gypsum board or 5/8" horizontal siding over 3/8" plywood.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Public Works, City of Sacramento

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Building Division shall issue the building permit with the above conditions attached to the approved plans. Building Division shall also schedule inspections with its site conditions unit using a Special Conditions Attachment. The purpose of the inspections shall be to enforce the above measures in addition to the measures normally required by the Building Division and the Uniform Building Code.

CULTURAL RESOURCES

- H. 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.