

**P95-105 - CHELSEA PARK II**

- REQUEST:
- A. **Negative Declaration;**
  - B. **Mitigation Monitoring Plan;**
  - C. **North Sacramento Community Plan Amendment of 7.5± vacant acres from Residential (7-15 du/na) to Residential (4-8 du/na);**
  - D. **Tentative Map to subdivide 7.5± vacant acres into 39 single family lots in the Standard Single Family (R-1) zone.**

LOCATION: 274 Morey Avenue, Sacto., CA (west of Norwood Avenue)  
APN: 250-0342-009 and 250-0342-010  
North Sacramento Community Plan Area  
Del Paso Elementary School District  
Grant Joint Union High School District  
Council District 2

APPLICANT: L.I.F.E. Thru H.O.P.E.  
Seth Scott (916) 449-3976  
400 Capitol Mall, 9th Floor  
Sacramento, CA 95814

OWNER: Castle & Crown Development (707) 824-9905  
3081 Marlow Road  
Santa Rosa, CA 95401

PLANS BY: Newton Associates  
Mr. Newton (916) 483-9860  
P. O. Box 160273  
Sacramento, CA 95816

APPLICATION FILED: November 1, 1995

APPLICATION REVISED: January 25, 1996

STAFF CONTACT: Laura Conti, 264-8287

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to subdivide 7.5± vacant acres into 39 single family residential lots in the Standard Single Family (R-1) zone. The proposed project is consistent with existing zoning, but is not consistent with the 1984 North Sacramento Community Plan designation of 7-15 dwelling units per net acre (du/na); therefore, a Community Plan Amendment is being requested.

**Staff recommends approval of the project, subject to conditions.** This recommendation is based upon the project's consistency with the General Plan policies, the standards of the Zoning Ordinance and the compatibility of the project with the residentially oriented neighborhood.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (7-15 du/na)
Proposed Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1
Proposed Zoning of Site:	R-1

## Surrounding Land Use and Zoning:

North:	Vacant and Single Family; R-1
South:	Vacant and Single Family; R-1
East:	Vacant and Single Family; R-1
West:	Vacant and Single Family; R-1

Setbacks:	Required	Proposed
Front:	25'	To Be Provided
Interior Side:	5'	To Be Provided
Street Side:	12'6"	To Be Provided
Back:	15'	To Be Provided

Property Dimensions:	Irregular
Property Area:	7.5± gross acres (6.5± net acres)
Density of Development:	6.0 dwelling units per net acre
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided
Design Review District:	Strawberry Manor Design Review Area

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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 Permits	Building Division
Design Review	Development Services Division-staff level

BACKGROUND INFORMATION:

On May 7, 1991, the City Council approved the necessary entitlements to subdivide the 7.5± acre site into 39 single family lots (P90-483) known as Chelsea Park II. In order to comply with the density designated by the North Sacramento Community Plan, the applicant submitted for 28 single family lots and 18 half plex lots resulting in 7.02 dwelling units per net acre (du/na). However, during Planning Commission and City Council hearings, the site design was revised to reflect 39 single family lots for 39 residences resulting in 6.0 du/na. This lot configuration allowed for the retention of significant heritage and non-heritage trees and complied with the City's overall direction for future residential subdivisions in the North Sacramento Area which is for standard single family subdivisions geared for home ownership. No time extensions on the Tentative Map were ever filed. In May 1993, the approved Tentative Map (P90-483) for the 39 single family lots expired.

In November 1995, the applicant submitted for a new Tentative Map to include 53 substandard lots (P95-105). At this time, the applicant was informed that it would be difficult to support the submitted Tentative Map due to the City's ongoing concerns regarding residential development in the North Sacramento Community. Therefore, upon City staff advisement, the applicant revised the submitted Tentative Map (January 25, 1996) to reflect the 39 standard single family lots originally approved by Council in 1991 (P90-483).

The project remains unchanged from what was evaluated within the 1990 application (P90-483), therefore, the Negative Declaration for the project was reissued. The proposed project was recommended for approval at the March 6, 1996, Subdivision Review Committee (SRC) meeting.

On January 25, 1990, the Chelsea Park I was approved by the City Council (P89-256). Chelsea Park I is located on the north side of Morey Avenue just to the north of the proposed subdivision. The Tentative Map was requested to subdivide 10± gross acres into 57 single family lots. The total number of units approved was 67, resulting in a net density of 6.7 du/na.

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STAFF EVALUATION:A. Policy Considerations

The 1988 Sacramento General Plan Update (SGPU) and the 1984 North Sacramento Community Plan (NSCP) designate the project site for Low Density Residential land uses (4-15 du/na and 7-15 du/na, respectively). The 39 lots proposed will result in a density of 6.0 dwelling units per net acre which is consistent with the General Plan land use designation but not the NSCP land use designation.

The project is consistent with the goals and policies set forth in the General Plan and the Community Plan. Specifically, the General Plan Housing Element (Section 3) provides the following:

- *"Provide quality housing that is safe and attractive." (Goal E, pg. 3-50),*
- *"Continue to promote well designed housing through Design Review Board review and the use of established residential design criteria: (Goal E policy 1, 3-51),*

The North Sacramento Community Plan Housing Element provides the following goals:

- *"Provide adequate housing opportunities to attract new residents...." (NSCP, pg. 48), and*
- *"Increase the supply of decent and safe housing...." (NSCP, pg. 48).*

With the proposed Community Plan Amendment for reduced density, it is believed that the standard lots proposed by this Chelsea Park II Tentative Map will provide quality housing that is safe and attractive. This Amendment is also consistent with the City's overall vision for the area for reduced housing densities in order to promote owner occupied housing and preserve the semi-rural nature of the Oak Knolls/Johnson Heights area. Although the project does not include building plans nor housing elevations, the project is located within the Strawberry Manor Design Review area and thus building plans/elevations will be subject to review and approval by the Design Review staff. This review ensures design quality and compatibility with adjacent land uses. The applicant has proposed a subdivision design that retains the heritage and non-heritage trees on the project site. The retention of these trees and the proposed Community Plan Amendment serves to enhance the marketability of the proposed lots.

The site is designated as infill and is consistent with the City's goal of promoting infill development (SGPU, Section 2 page 6). Staff finds the proposed Tentative Map is consistent with the goals and policies of the General Plan and Community Plan in that

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the project provides additional housing on lots that are safe (designed to meet City requirements for infrastructure), will be of a design quality that attracts new residents, and is consistent with the General Plan density. Furthermore, with the granting of the requested Community Plan Amendment, the project will be consistent with the North Sacramento Community Plan.

B. Tentative Map Design and Layout

Neighboring areas include vacant and single family residential land uses. The Tentative Map divides the property such that each lot provides the required minimum lot area (5,200 sq. ft.). The design of the Tentative Map includes access to the residential units via Morey Avenue to the north and South Avenue to the south. Also, the proposed subdivision access provides for future logical residential development and street patterns.

C. Site Design/Zoning Requirements

1. Setbacks

The setbacks required within the Standard Single Family Residential (R-1) zone are: 1) front: 25'; 2) interior side: 5'; 3) street side: 12'6"; and 4) rear: 15'. To date, the applicant has not submitted site details. All of the proposed 39 single family lots are required to meet the minimum standard lot area, width and depth as required by the City's Comprehensive Zoning Ordinance. Therefore, staff finds the required project setbacks to be appropriate and consistent with the residential development within the neighborhood.

2. Transportation/Circulation/Parking

The proposed 39 single family lots have driveway access via the proposed subdivision streets. All of the proposed 39 single family lots will meet the required minimum standard lot area, width and depth as required by the City's Comprehensive Zoning Ordinance. The proposed lot configuration provides a logical relationship/connection between the subject site and the existing Morey Avenue to the north and South Avenue to the south. Also, the proposed street patterns provide for a future connection to Morey Avenue.

Each residential unit is required to have one parking space. Although the applicant has not submitted site specific plans for each lot, each residence is proposed to include the required parking.



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### 3. Structure Design/Landscaping

The project site is within the Strawberry Manor Design Review area. One of the advisory notes of the proposed 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 in terms of building material composition and context. This review will examine, but not be limited to, the following:

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

### PROJECT REVIEW PROCESS:

#### A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address plant life (a tree preservation program). The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1-A).

#### B. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

##### 1. Public Works-Engineering Development Services

The comments which are specifically listed as conditions in the Notice of Decision and Findings of Fact address improvements, infrastructure, and other conditions as listed in the resolution.

##### 2. Grant Joint Union High School District

School district developer fees will be imposed per listed advisory note within the Notice of Decision and Findings of Fact.



### 3. PG&E and SMUD

The comments which are specifically listed as conditions in the Notice of Decision and Findings of Fact address dedication of a 12.5 foot Public Utility Easement for the purpose of aerial, underground facilities and associated appurtenances.

#### C. Subdivision Review Committee Recommendation

On March 6, 1996, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Chelsea Park II single family lot subdivision 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 the requested Tentative Map. The Community Plan Amendment requires City Council approval. The Planning Commission may recommend approval or denial of the Community Plan Amendment. 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. Ratify the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Mitigation Monitoring Plan;
- C. Recommend approval of the Community Plan Amendment of 7.5± vacant acres from Residential (7-15 du/na) to Residential (4-8 du/na); and
- D. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Tentative Map to subdivide 7.5± acres into 39 single family lots.

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Report Prepared By,

  
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Laura Conti  
Associate Planner

Report Reviewed By,

  
\_\_\_\_\_  
Scot Mende  
Senior Planner

Attachments

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

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- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan for the proposed Chelsea Park II subdivision is approved 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 1-A;
  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.
- D. Tentative Map: The Tentative Map to subdivide 7.5± acres into 39 single family lots is approved subject to the following findings of fact and conditions of approval:
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, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the subject site for Low Density Residential (4-15 du/na) land uses;
  3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision;
  4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

#### CONDITIONS OF APPROVAL

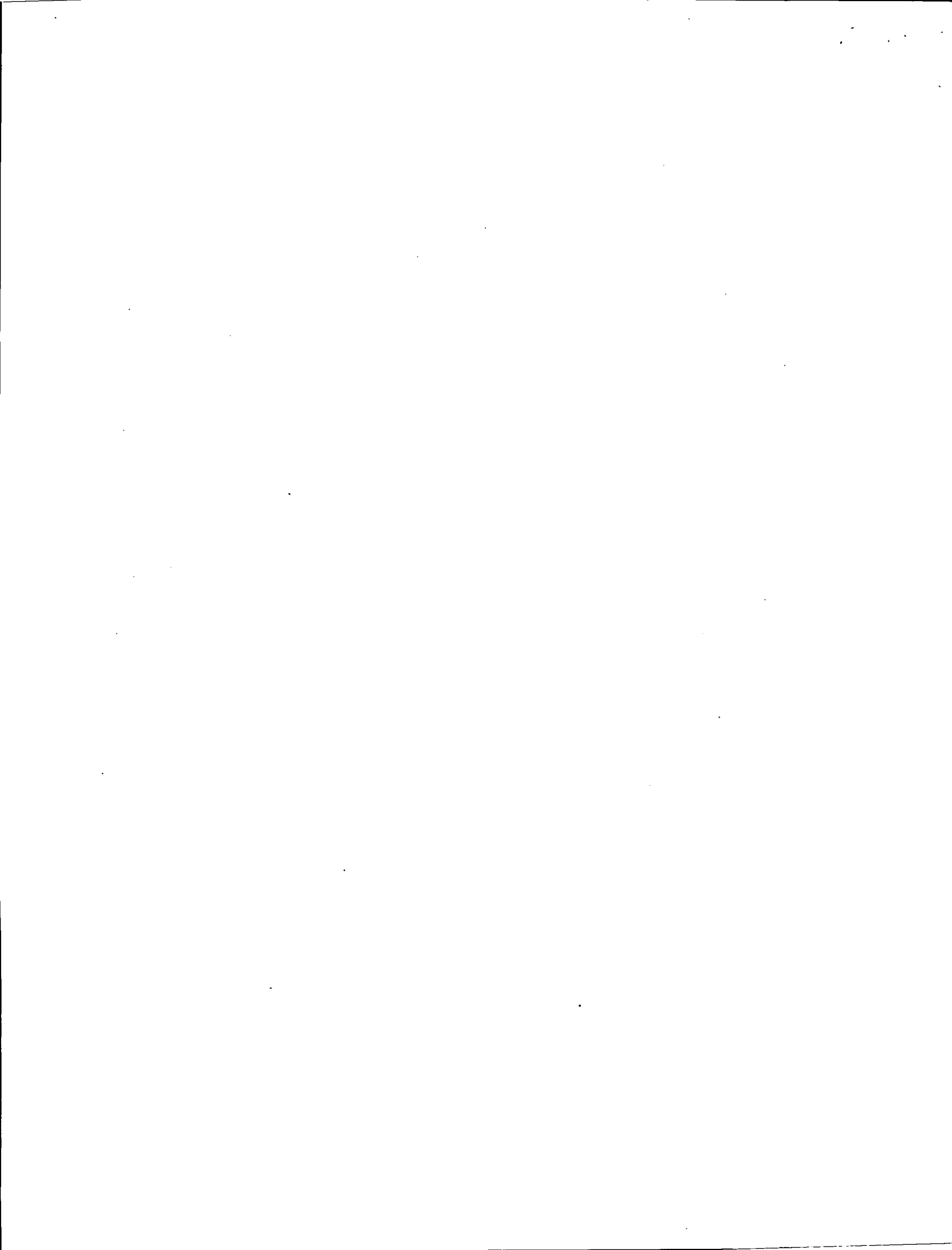
- D. The Tentative Map for the proposed Chelsea Park II (Exhibit 1-B - Site Plan) is hereby approved subject to the following conditions:
- D1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. Dedicate and construct internal street to a 44 foot right



of way. Dedicate and construct the internal east-west street to a 22 foot half street with a minimum 12 foot paved lane adjacent to the undeveloped parcel (APN 250-0342-008). Morey Avenue and South Avenue shall each be constructed to a 27 foot half street with a minimum 12 foot lane opposite of centerline. Excess right of way may be abandoned to the adjacent parcels created.

- D2. Provide a tangent (minimum of 10 feet) between the reverse curves on the easterly north-south street.
- D3. Prepare sewer and drainage studies for the review and approval of the Department of Utilities. A drainage master plan shall be done in addition to a site specific drainage study. The City will assist in the regional drainage planning as needed. If any on-site detention of storm drainage flows is required, a significant change to the subdivision layout, will require resubmittal and approval of a revised tentative map. The 10-year and 100-year HGL's shall be shown on the improvement plans. May require off-site drain extensions, oversizing and pump station;
- D4. Prepare a grading plan showing existing and proposed elevations. Adjacent off-site topography shall 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.
- D5. Submit a soils test prepared by a registered engineer to be used in street design;
- D6. 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 filing of the Final Map;
- D7. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P95-105);
- D8. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- D9. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to South Avenue and Morey Avenue;

- D10. 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;
- D11. Provide a water study to the satisfaction of the Department of Utilities to determine how two points of service will be provided. Off-site water main extension, to the satisfaction of the Department of Utilities, may be required;
- D12. Provide an on-site grading and drainage plan for the review and approval by the Department of Public Works and/or Department of Utilities;
- D13. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- D14. Applicant 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 California Water Resource Control Board (CWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit application and NOI may be obtained from the Department of Utilities by calling 433-6318.
- D15. 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.
- D16. 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 less than 25 acres, only source control measures are required. 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.



ADVISORY NOTES:

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

- D17. Negotiate with the Del Paso School District and Grant Joint Union High 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.
- D18. Notice: Property to be subdivided in accordance with this map 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 on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento Permit Assistance Center, 1231 I Street, Room 200;
- D19. Drainage and grading adjacent to middle east-west street may require a right of entry and/or easements.
- D20. Prior to any issuance of building permits from the Building Division, the design of the homes shall be reviewed and approved by the City's Design Review/Preservation Board. If the lots are sold to individuals and not developed in a tract manner, the individual plans may be submitted to the Design Review staff for approval. Design review, includes building elevations, materials, and landscaping.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

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DATE (P95-105)

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

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EXHIBIT 1-A

Recording  
Not  
Required

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**MITIGATION MONITORING PLAN**

**FOR**

**Chelsea Park II**  
**P95-105**

*Initial Study*

Prepared By:

**City of Sacramento, Development Services Division**

Laura Conti - (916) 264-8287

**February 21, 1996**

*Amended 3/27/96 by Staff*

Adopted By:

**City of Sacramento, Planning Commission**

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**Project No. P95-105****MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Planning Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)264-8287, pursuant to California Environmental Quality Act Guidelines Section 21081.

The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

**Legal Description**

The project site is located at 274 Morey Avenue, Sacramento, CA. The project site is also identified by Assessor Parcel Numbers #250-0342-009 and 250-0342-010.

**Project Description**

The project site is located at 274 Morey Avenue and is within the North Sacramento Community Plan (NSCP) area. The site is also identified by Assessors Parcel Number 250-0342-009 and 250-0342-010. The project consists of the subdivision of the site into 39 single family residential lots and a Community Plan Amendment from Residential (7-15 dwelling units per net acre{du/na}) to Residential (4-8 du/na). The subject site is approximately 7.5± vacant acres.

The 1986-2006 Sacramento General Plan Update (SGPU) designates the site for Low Density Residential (4-15 du/na), while the North Sacramento Community Plan designation is Residential (7-15 du/na). The current and proposed zoning is Standard Single Family (R-1).

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**SECTION 3: PLAN CONTENTS****I. AIR QUALITY: - *MITIGATION NO LONGER REQUIRED (refer to Monitoring Program Below)***

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
- o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  - o Cover stockpiles of sand, soil, and similar materials with a tarp.
  - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  - o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
  - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

Department of Planning and Development, City of Sacramento

**MONITORING PROGRAM**

The Sacramento City Code (SCC) (Section 9.3810) states that any person who has been issued a building permit shall take responsible precautions to prevent and control movement of dust created by construction activities. If a project is in violation of this article, the Building Department Director may order the work to be stopped (SCC, Section 9.382). Enforcement of these sections under the SCC regarding proper maintenance of a job site will ensure that there is a less-than-significant impact upon air quality due to particulate matter.

II.PLANT LIFE: *Amended by staff 3/27/96 - to reflect new lot numbers*

- B. 1. ~~The applicant shall save the 24" Sycamore tree on lot #2; the 42" Heritage Oak tree on lot #21; the 24" Almond tree lot #30.~~ *The applicant shall save the 24" Sycamore tree located on proposed lot #2; the 42" Heritage Oak tree located on proposed lot #17; and the 24" Black Walnut tree located on proposed lot #25.* The developer shall erect a chain link fence around the dripline of these trees prior to the commencement of grading. No grade changes, storage of materials or parking of vehicles will be allowed within this area. The location of subject trees shall be shown on any plans for construction of dwellings on the site and on improvement plans for the subdivision.
2. ~~The applicant shall replace the two 30" Sycamore trees on lot #3 and the 20" English Walnut tree on lot #41~~ *The applicant shall replace the two 30" Sycamore trees on proposed lot #3 and the 20" English Walnut tree on proposed lot #35* with two 15 gallon replacement trees for every tree removed which shall be planted on project site.
3. ~~The 12" Valley Oak tree on lot #29~~ *The 12" Valley Oak tree on proposed lot # 25* is along the proposed street frontage. This tree shall be preserved with the development of the subdivision to the extent feasible. Should this tree be deemed by the City Arborist to be infeasible to preserve, because of construction of street improvements, the developer shall provide one 15 gallon replacement tree which shall be planted on project site.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

MONITORING PROGRAM

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. Prior to the issuance of any Notice to Proceed, the Department of Public Works shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. In the case of replacement tree planting, the Building Division shall transmit the project plans to the City Arborist for verification that planting requirements have been correctly shown on the project plans.



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The replacement trees shall be planted prior to issuance of any Certificate of Occupancy. These replacement trees shall be above and beyond any other tree planting requirements.

In the case of trees to be saved that extend into the public right-of-way, the required protective barrier may encroach on the dripline along the future back-of-sidewalk line. The protective barrier shall not be placed closer than 6 feet to the trunk of any tree to be saved. The remaining portion of any such tree shall be protected by a protective barrier along the dripline, as specified in the above mitigation measure. This exception shall not apply to any trees except those that extend into the public right-of-way.

If any protective barriers are penetrated, moved or removed as a result of construction activities, the Building Division/Department of Public Works shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected trees. In such a case, the responsible City department shall be that department with responsibility for inspection of the particular component of the project which is affected by the discovery.

In the event that any protective barriers are penetrated, moved or removed as described above, the responsible City department shall require that all work within the driplines of affected trees, as shown on the original project plans, be ceased. The responsible City department shall verify the accuracy of the required arborist report by referring the report to the Environmental Services Division for review. If the trees are determined to be damaged or removed as a result of construction activities, the Building Division/Department of Public Works shall require that alternative mitigation measures be developed and implemented subject to approval by the Environmental Services Division. The Building Division/Department of Public Works shall require the approved alternative measures to be incorporated into the project plans, prior to resumption of work within the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

- The Building Division shall document implementation of all mitigation measures prior to issuance of final building

permits, a Certificate of Occupancy for the project.

- The Department of Public Works shall document implementation of all mitigation measures prior to the issuance of a Notice of Completion.

III. HUMAN HEALTH: *MITIGATION NO LONGER REQUIRED (No structures located on-site)*

C. The applicant will comply with the following State regulation:

- o Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- o California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
- o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

