



# REPORT TO COUNCIL

## City of Sacramento

13

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

PUBLIC HEARING  
October 24, 2006

Honorable Mayor and  
Members of the City Council

**Title:** Evergreen Phase I (P06-028)

**Location/Council District:** South of El Camino Ave. between Erickson St. and  
Boxwood St.; APN: 277-0012-001, 002, 008 & 011 (District 2)

**Recommendation:** 1) Adopt a **Resolution** approving a Mitigated Negative Declaration  
and Mitigation Monitoring Program; 2) Adopt an **Ordinance** amending the  
Comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code)

**Contact:** Steve Kowalski, Associate Planner, (916) 808-4752; Greg Bitter, Senior  
Planner, (916) 808-7816

**Presenter:** Not Applicable

**Department:** Development Services

**Division:** Current Planning

**Organization No.:** 4881

### **Description/Analysis**

**Issue:** The applicant is requesting to rezone the subject property from General  
Commercial (C-2) to Multi-Family (R-2B) to allow the development of a 60-lot  
single-family residential subdivision. The project is not controversial and has the  
support of staff.

**Policy Considerations:** The proposed project is located within an area that the  
North Sacramento Community Plan identifies for a special planning district  
(immediately adjacent to El Camino Avenue between Del Paso Boulevard to the  
west and the Southern-Pacific Railroad line to the east). A Special Planning  
District for this area was never established, but the North Sacramento  
Community Plan recognizes it as being underutilized and having excellent  
potential for growth and revitalization given its location along a major  
thoroughfare and its proximity to two light rail stations. Because the Special  
Planning District was never established, the project must be analyzed in light of



its consistency with the issues and objectives the North Sacramento Community Plan contains in its discussion of the project area. In this case, the project has the potential to be a catalyst for further redevelopment of the area and would be highly visible as it abuts directly against El Camino Avenue. In addition, it makes better use of the land than many of the existing uses along El Camino currently make by featuring medium-density residential development within close proximity to the Royal Oaks Light Rail station. The North Sacramento Community Plan views these characteristics as being positive attributes; therefore the proposed project is consistent with the Plan's objectives for revitalizing the area.

**Smart Growth Principles:** The City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth and sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal is consistent with these principles in that it helps provide a range of housing opportunities and choices, concentrates new development within the urban core of the city, and encourages use of public transportation by locating homes within one quarter mile of a light rail station.

**Strategic Plan Implementation:** The project conforms with the City of Sacramento Strategic Plan specifically by advancing the goals to achieve sustainability and enhance livability through the redevelopment of a vacant infill lot and the revitalization of an older neighborhood with new homes in close proximity to transit. Furthermore, it also provides increased opportunities for residents to live in new safe and affordable housing.

**Committee/Commission Action:** On September 14, 2006, by a unanimous vote of eight ayes with one absent, the Planning Commission approved the related Tentative Map, Subdivision Modifications, Special Permit and Variance to allow the development of 60 single-family residences.

**Environmental Considerations:** A Mitigated Negative Declaration has been prepared for the project. 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 it is clear that no significant impacts will occur. These mitigation measures address potential impacts to Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit A of the attached Resolution).

The Mitigated Negative Declaration was made available for a 20-day public review period, from June 9, 2006 through June 28, 2006. Comments were received from two neighbors, one of whom would have preferred to have a grocery store built on the site, and another who was concerned about the possibility of the houses becoming rental units. Sacramento Regional County Sanitation District commented that the property is located outside of County Sanitation District 1's district boundaries and that Utilities approval will be needed for sewage service. It also stated that sewage impacts from the project would be

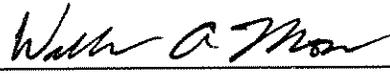
less than significant.

**Rationale for Recommendation:** The project is consistent with the objectives of the General Plan and North Sacramento Community Plan in that it will help revitalize the subject area and provide housing opportunities on an infill site within close proximity to the central city and light rail system. The house plans have been reviewed and approved by the City's Design Review staff and respect the character of the existing homes in the neighborhood. Mitigation measures have also been incorporated to address potentially significant impacts to cultural resources, including archeological, historical, and/or human remains on the site. For these reasons, staff recommends the City Council approve the Ordinance to rezone the property as proposed.

**Financial Considerations:** This project has no fiscal considerations.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted By:   
David Kwong  
Planning Manager

Approved:   
William Thomas  
Director of Development Services

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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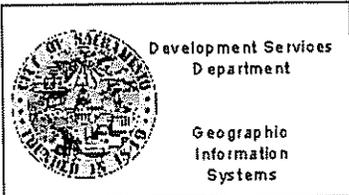
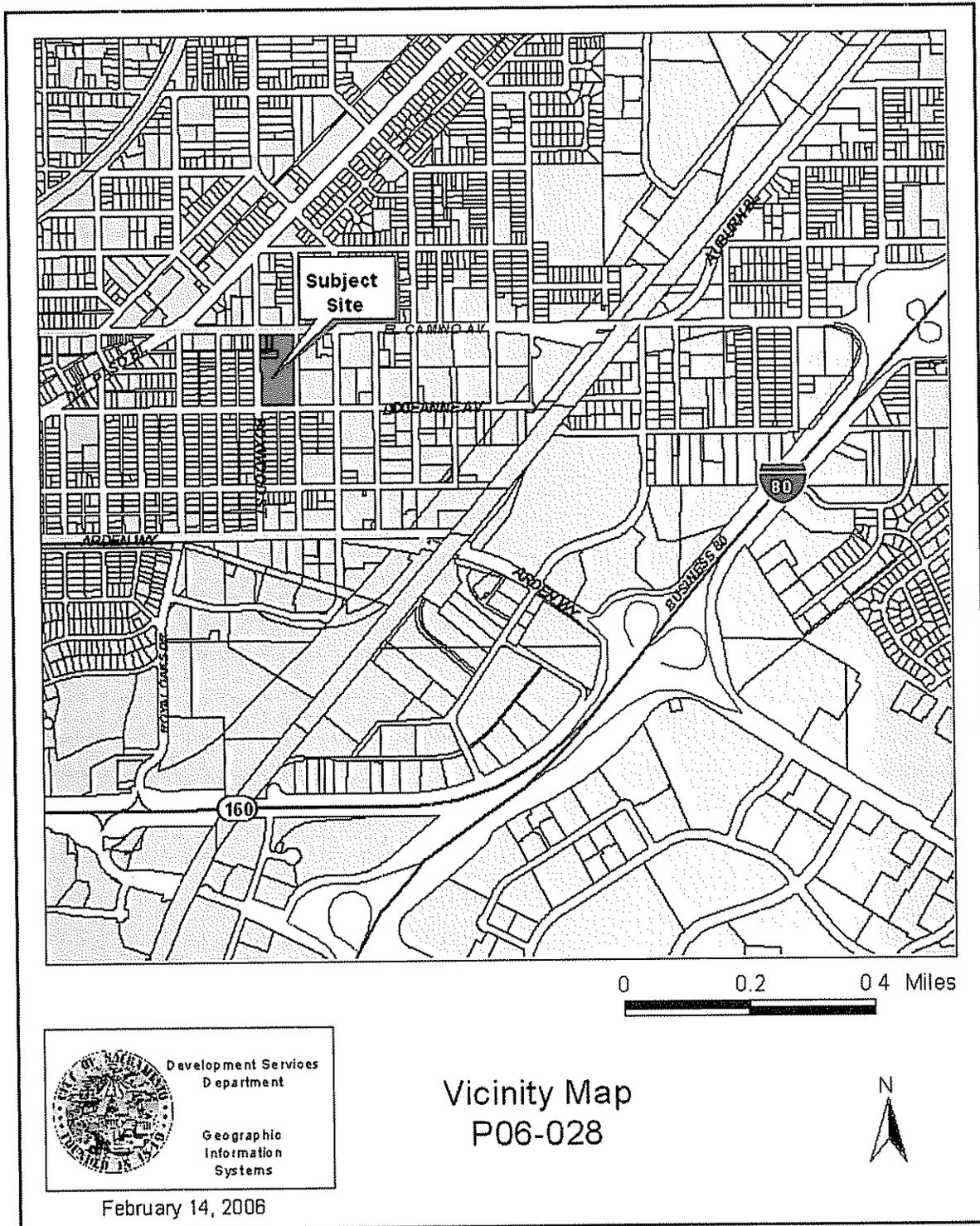
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Attachment 1 – Background Information

There is no record of any prior planning applications affecting these four parcels.

The applicant is proposing to rezone 3.79± acres of vacant land from General Commercial (C-2) to Multi-Family (R-2B) and build a 60-lot single-family subdivision on the block bordered by El Camino Avenue to the north, Dixieanne Avenue to the south, Boxwood Street to the west and Erickson Street to the east. The subdivision features lots ranging in size from 2,000± to 4,100± square feet and a proposed density of 19 dwelling units per net acre. Two new 41-foot wide public rights-of-way will be built through the subdivision connecting Boxwood Street to Erickson Street. Home sizes will range from 1,200± to 1,600± square feet each and feature 3 or 4 bedrooms, 2 ½ bathrooms, and tandem 2-car garages.

Attachment 2 - Vicinity Map

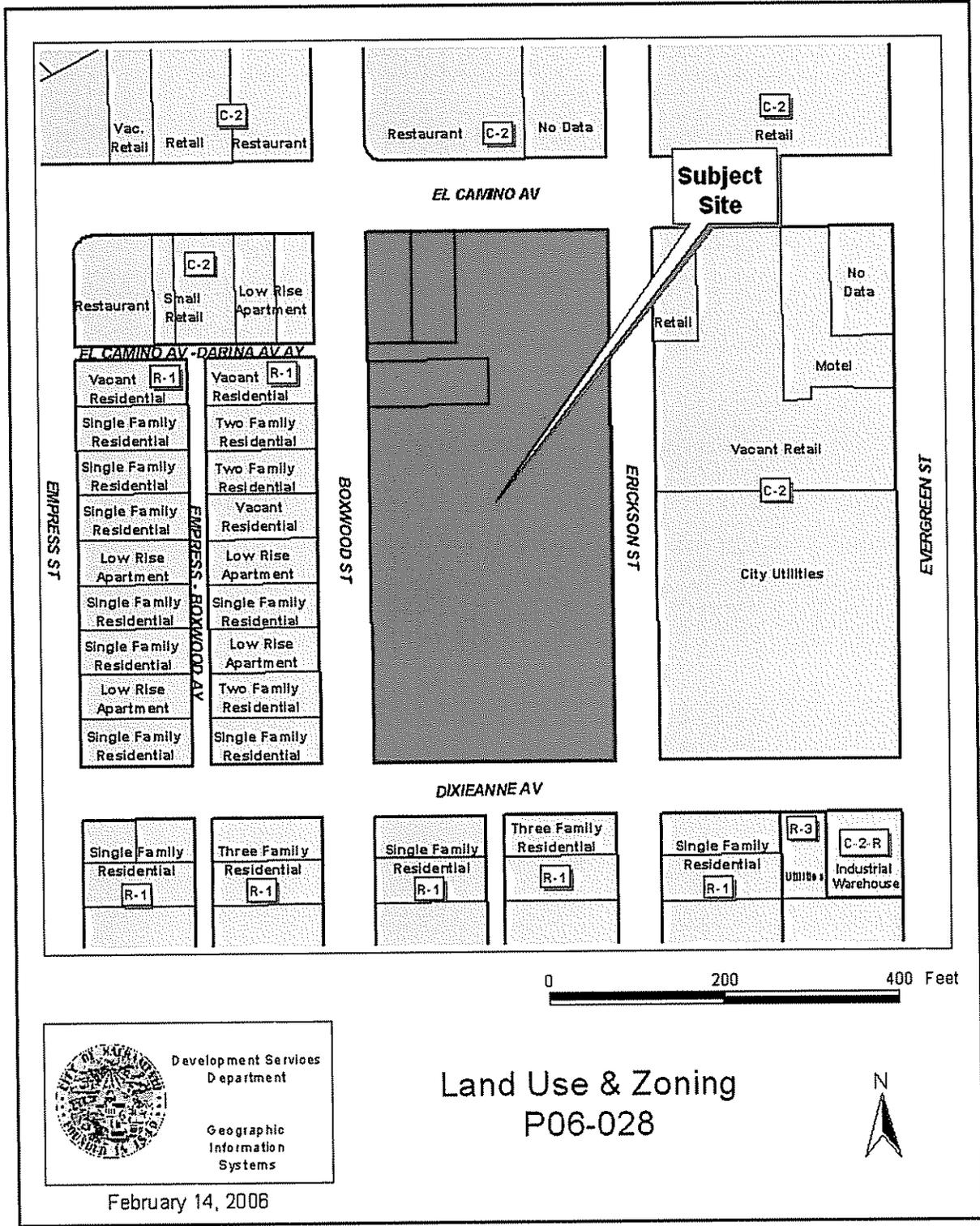


February 14, 2006

Vicinity Map  
P06-028

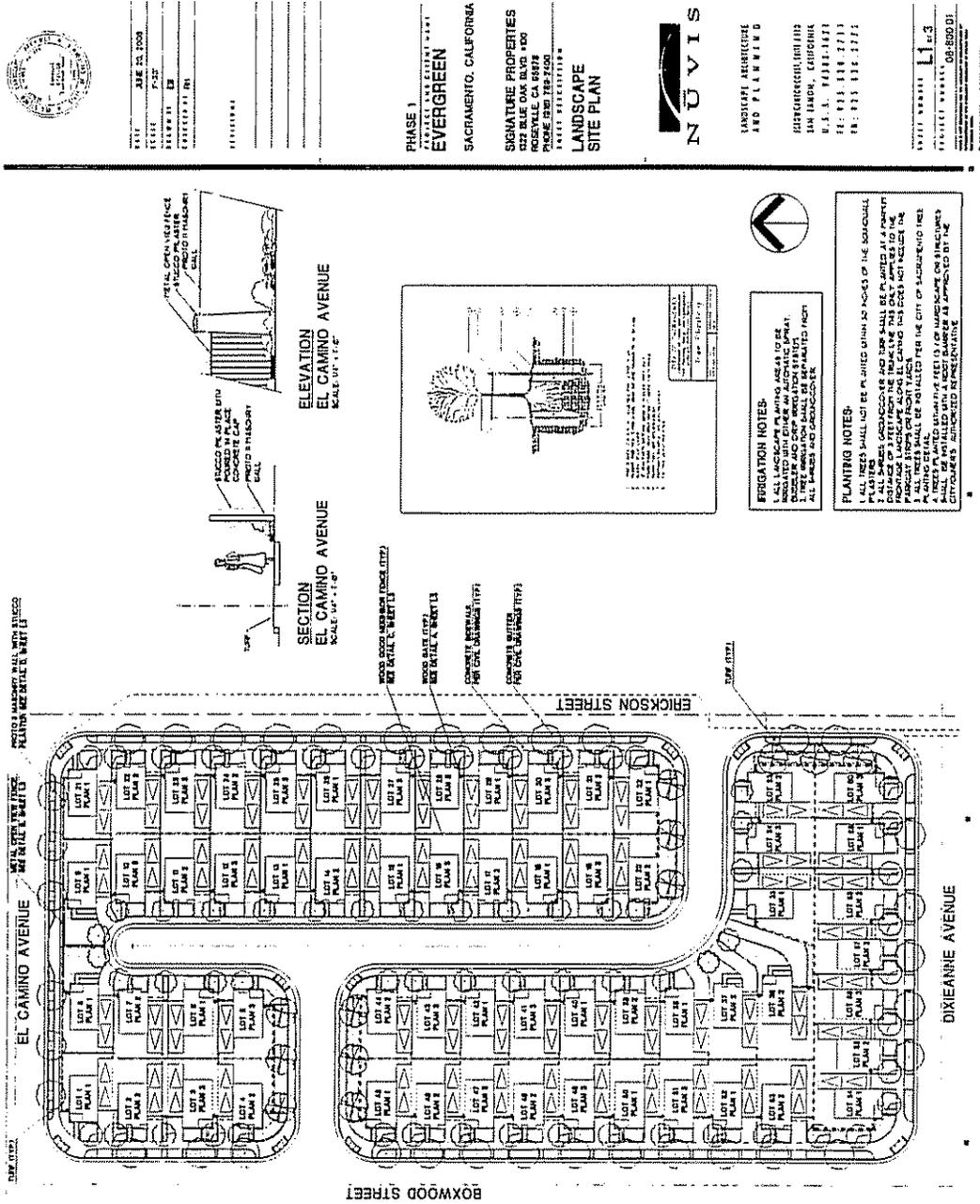


Attachment 3 – Land Use & Zoning Map





Attachment 5 – Landscape/Site Plan



DATE: JUNE 23, 2006  
 SHEET: P-028  
 SHEETS: 28  
 PROJECT: R1

PHASE 1  
 EVERGREEN  
 SACRAMENTO, CALIFORNIA

SIGNATURE PROPERTIES  
 1000  
 ROSSELLE, CA 95610  
 PHONE: 916.782.7400  
 FAX: 916.782.7400



LANDSCAPE ARCHITECTURE  
 AND PLANNING

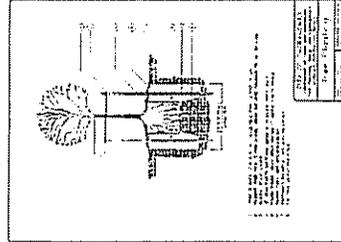
SUPERVISOR: JIM JIM  
 100 SHAW, CALIFORNIA  
 U.S.A. 94131-1671  
 TEL: 415.318.2773  
 FAX: 415.318.2772

SCALE: 1/4\"/>



**IRIGATION NOTES:**  
 1. ALL IRRIGATION SHALL BE PERFORMED BY THE HOMEOWNER.  
 2. IRRIGATION SHALL BE PERFORMED ON A SCHEDULED BASIS.  
 3. IRRIGATION SHALL BE PERFORMED AT LEAST ONCE PER WEEK.  
 4. IRRIGATION SHALL BE PERFORMED AT LEAST ONCE PER WEEK.  
 5. IRRIGATION SHALL BE PERFORMED AT LEAST ONCE PER WEEK.

**PLANTING NOTES:**  
 1. ALL TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF THE SIDEWALK.  
 2. ALL TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF THE DRIVEWAY.  
 3. ALL TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF THE DRIVEWAY.  
 4. ALL TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF THE DRIVEWAY.  
 5. ALL TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF THE DRIVEWAY.



Attachment 6 – Conceptual Front Yard Planting Plan



DATE: APR 25, 2006  
 DRAWN BY: AS BROWN  
 CHECKED BY: [Signature]  
 PROJECT NO: [Number]

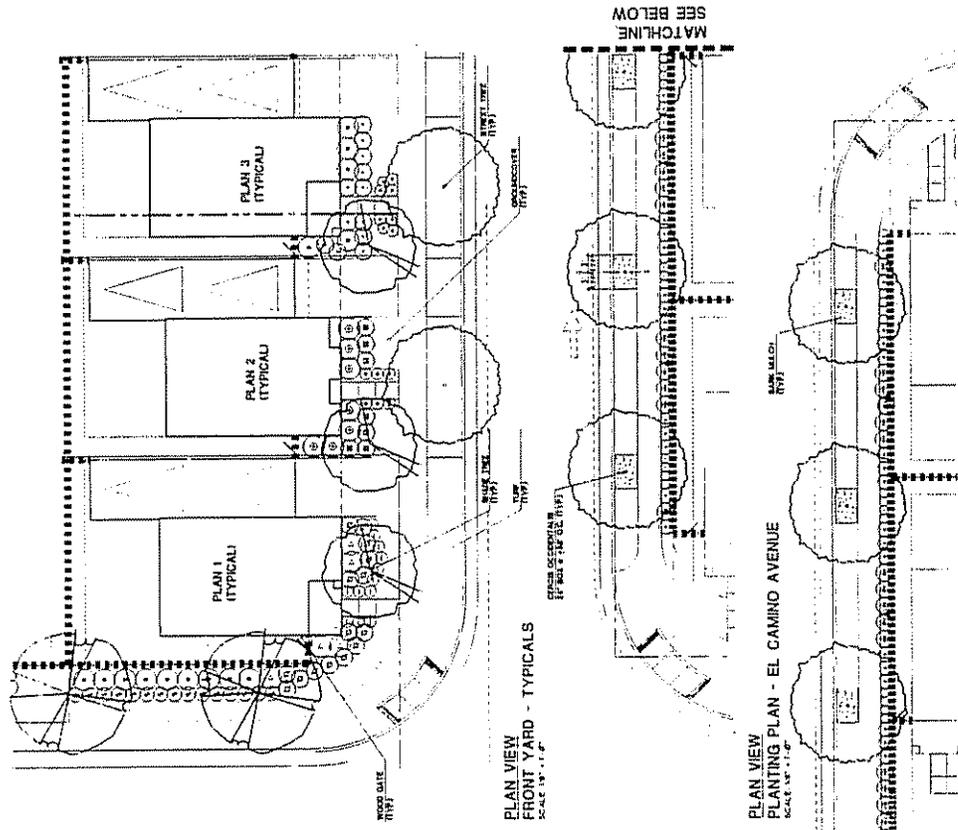
PHASE I  
 EVERGREEN  
 SACRAMENTO, CALIFORNIA

SIGNATURE PROPERTIES  
 6225 BLUE OAK BLVD #400  
 ROSELLE, CA 95078  
 TEL: 916.481.1111  
 FAX: 916.481.1111

**NOVIS**  
 LANDSCAPE ARCHITECTURE  
 AND PLANNING

1000 WASHINGTON DRIVE ETC  
 SAN RAMON, CALIFORNIA  
 U.S.A. 94583-1831  
 TEL: 925.424.7211  
 FAX: 925.424.7212

SCALE: 1/8" = 1'-0"  
 SHEET NUMBER: L2-33  
 PROJECT NUMBER: 06-00001

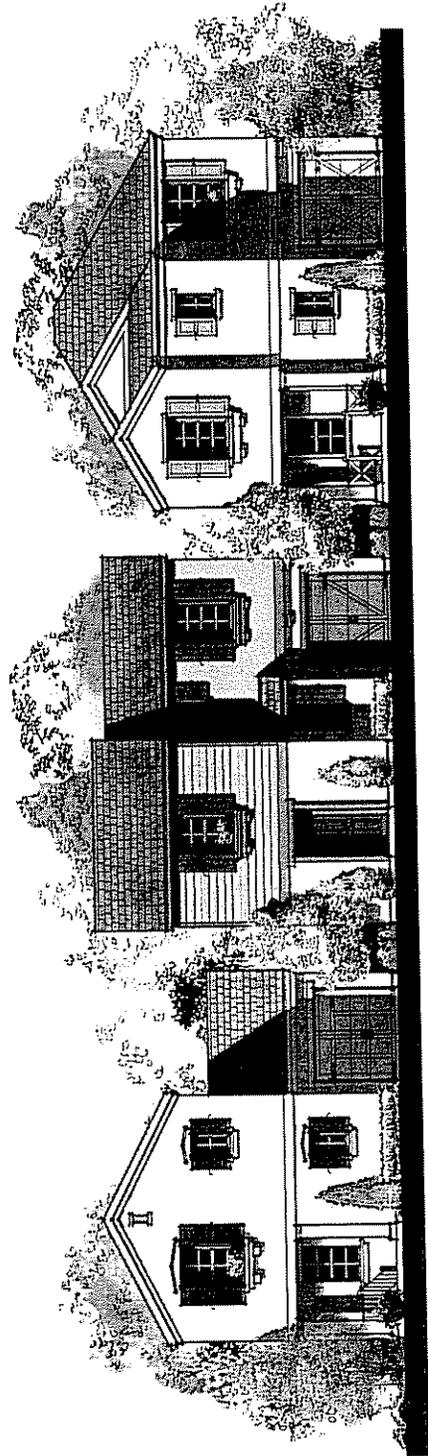


**EVERGREEN PROPOSED PLANT PALETTE**

SCHEMATIC	COMMON NAME	SIZE	TRADE
STREET - BRIDGE WALK	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
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	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
MATURE	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
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	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
	WESTERN RED CEDAR	14' DBH	10' H
	MATURE	WESTERN RED CEDAR	14' DBH
WESTERN RED CEDAR		14' DBH	10' H
WESTERN RED CEDAR		14' DBH	10' H
WESTERN RED CEDAR		14' DBH	10' H
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WESTERN RED CEDAR		14' DBH	10' H
WESTERN RED CEDAR		14' DBH	10' H
WESTERN RED CEDAR		14' DBH	10' H



Attachment 8 – Streetscene



3C - FARMHOUSE

2B - MONTEREY CARPENTER

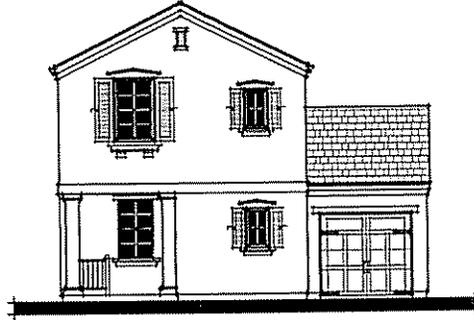
1A - COLONIAL



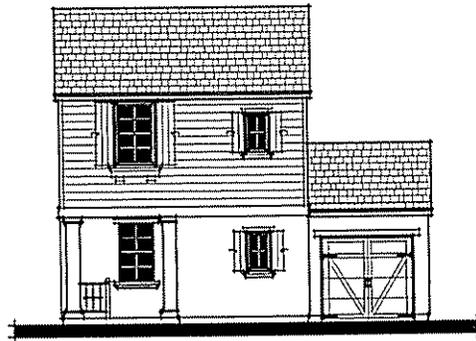
**EVERGREEN**  
DESIGN DEVELOPMENT, STREETSCENE  
© 2006



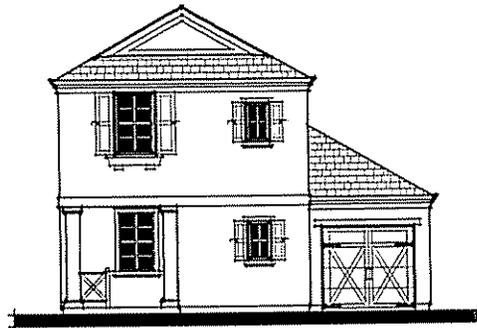
Attachment 9 – Plan 1 Front Elevations



1A - COLONIAL (FRONT)



1B - MONTEREY CARPENTER (FRONT)



1C - FARMHOUSE (FRONT)

PLAN 1

1,232 sq. ft.

3 BED

2.5 BATH

2 CAR TANDEM GARAGE

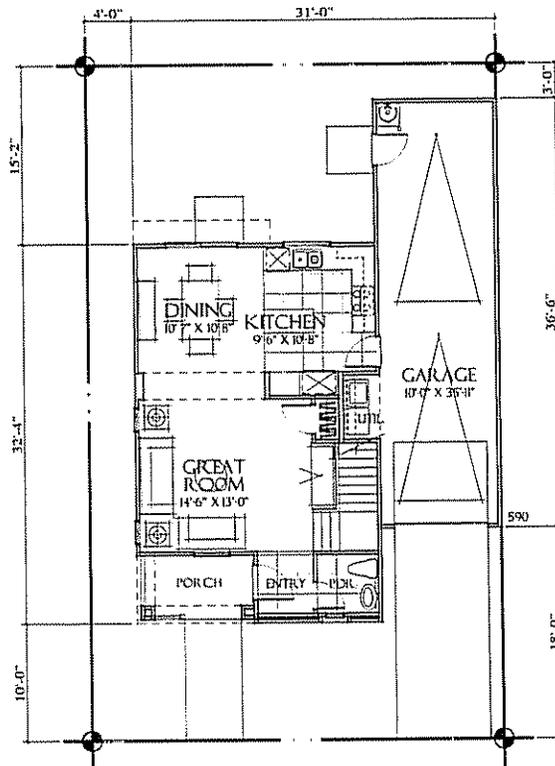


**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1/8"

08 30 06



Attachment 10 – Plan 1 1<sup>st</sup> Floor Plan



# PLAN 1

1,232 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

08 30 06

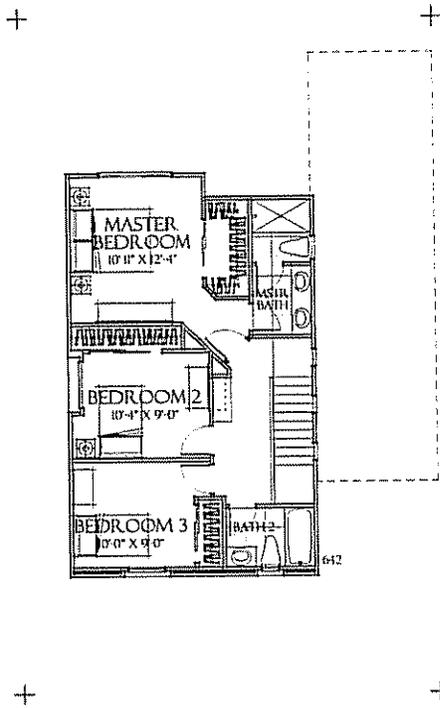


**EVERGREEN**  
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - LOWER FLOOR PLAN  
1/4" = 1'-0"



Attachment 11 -- Plan 1 2<sup>nd</sup> Floor Plan



# PLAN 1

1,232 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

08 30 06

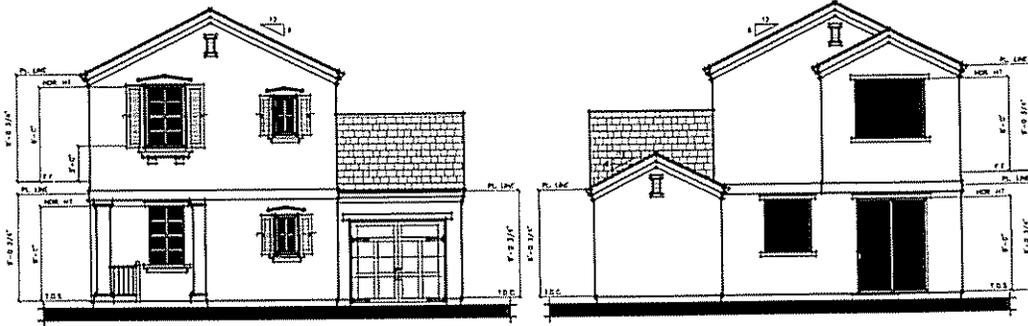


**EVERGREEN**  
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - UPPER FLOOR PLAN  
14'-11"

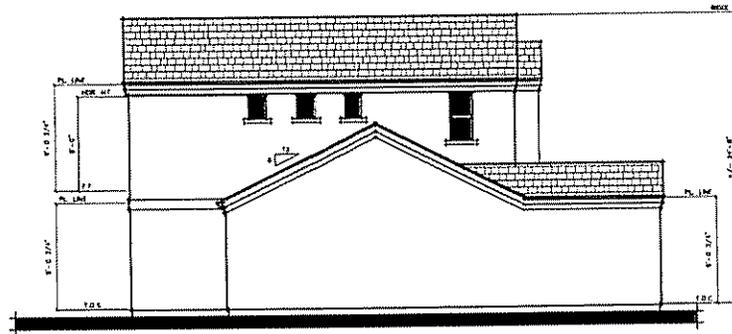


Attachment 12 – Plan 1 Colonial Model Elevations

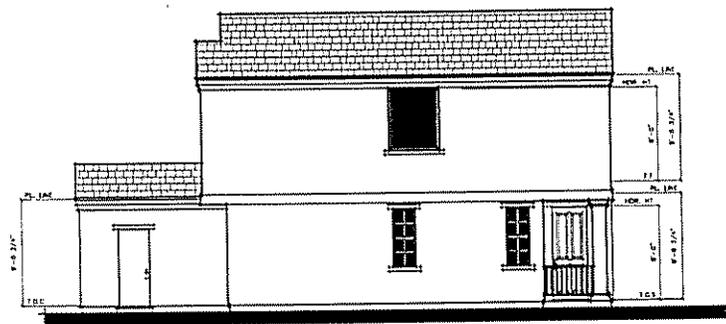


1A - FRONT (COLONIAL)

1A - REAR (COLONIAL)



1A - RIGHT (COLONIAL)



1A - LEFT (COLONIAL)

PLAN 1

1,232 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

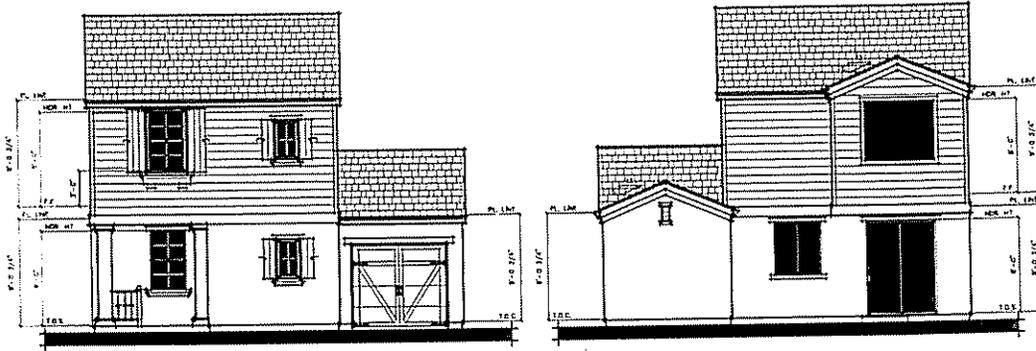
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**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
10'-1/2"

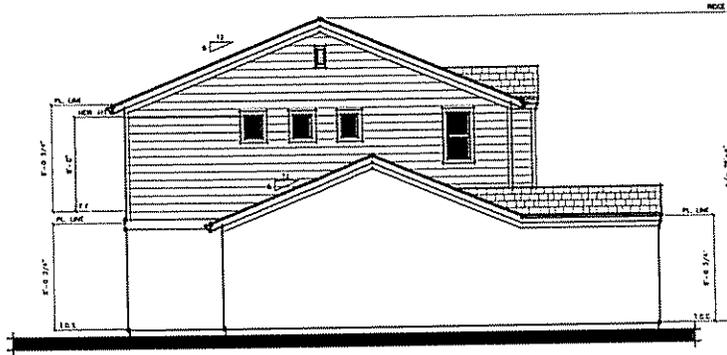


Attachment 13 – Monterey Carpenter Model Elevations

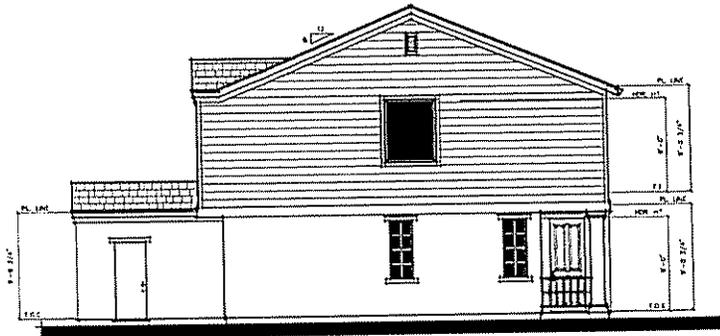


1B - FRONT (MONTEREY CARPENTER)

1B - REAR (MONTEREY CARPENTER)



1B - RIGHT (MONTEREY CARPENTER)



1B - LEFT (MONTEREY CARPENTER)

**PLAN 1**

1,232 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

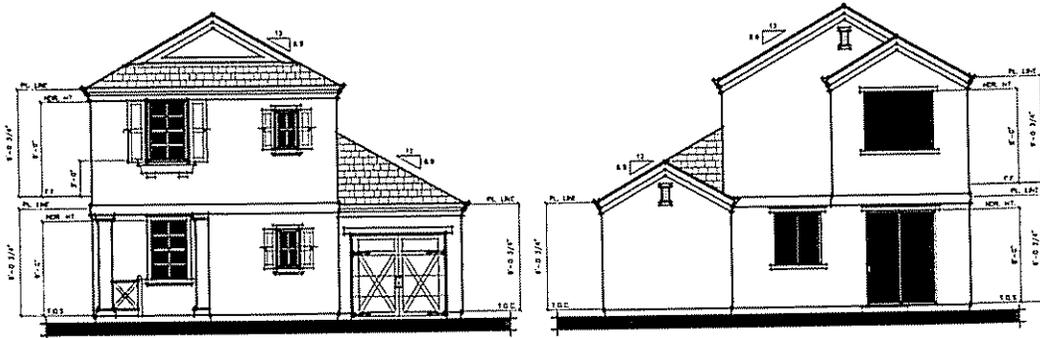
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**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
1/8" = 1'-0"

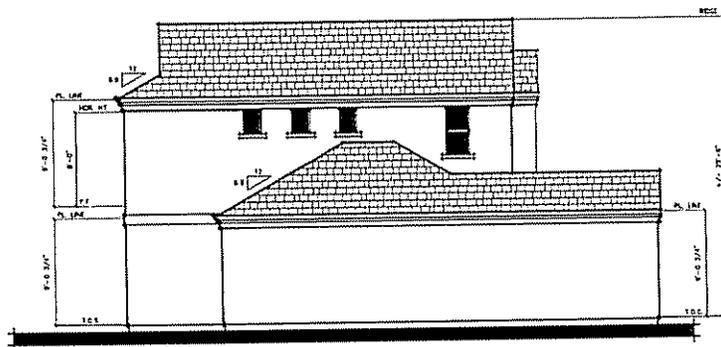


Attachment 14 – Plan 1 Farmhouse Model Elevations

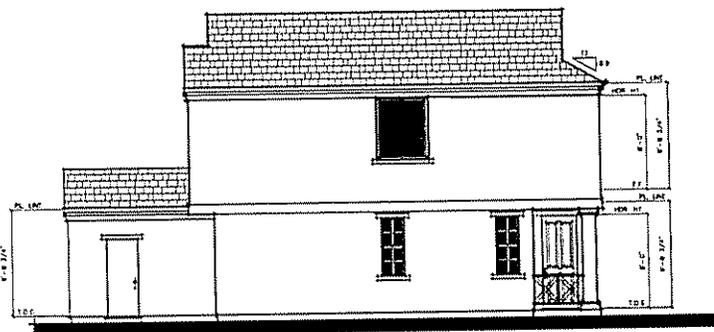


1C - FRONT (FARMHOUSE)

1C - REAR (FARMHOUSE)



1C - RIGHT (FARMHOUSE)



1C - LEFT (FARMHOUSE)

**PLAN 1**

1,232 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

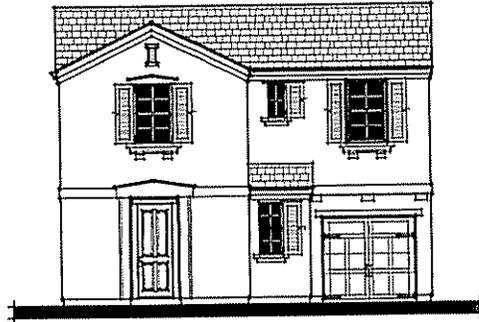
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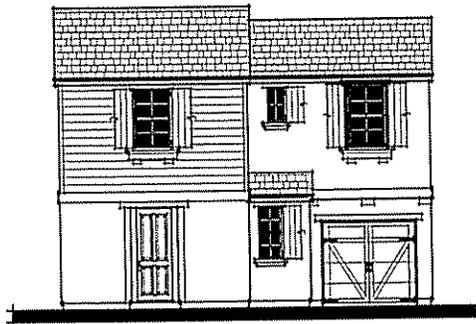
**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1'-0"



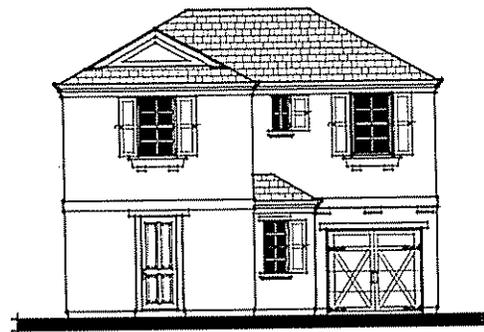
Attachment 15 – Plan 2 Front Elevations



2A - COLONIAL (FRONT)



2B - MONTEREY CARPENTER (FRONT)



2C - FARMHOUSE (FRONT)

**PLAN 2**

1,374 sq. ft.

3 BED

2.5 BATH

2 CAR TANDEM GARAGE

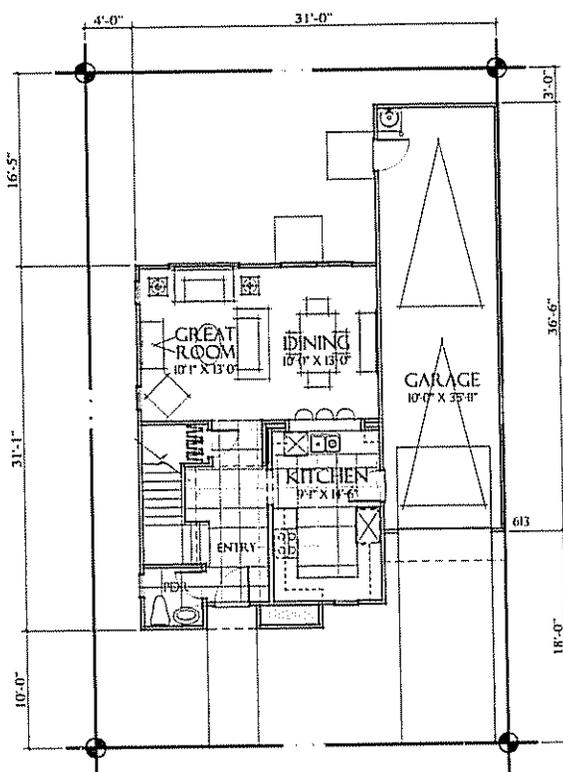
08 30 06



**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1/8"



Attachment 16 – Plan 2 1<sup>st</sup> Floor Plan



# PLAN 2

1,374 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

08 30 06

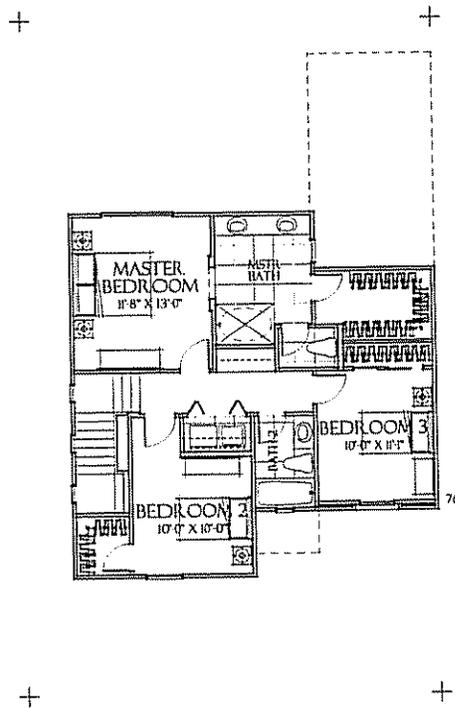


**EVERGREEN**  
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - LOWER FLOOR PLAN  
1/4" = 1'-0"



Attachment 17 – Plan 2 2<sup>nd</sup> Floor Plan



# PLAN 2

1,374 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

08 30 06

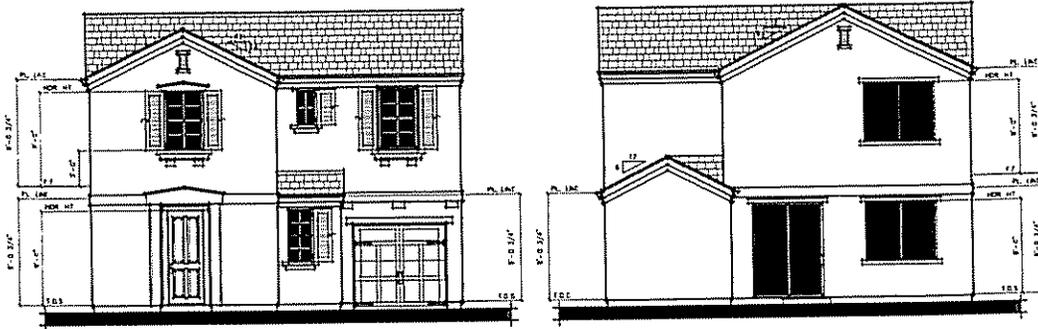


**EVERGREEN**  
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - UPPER FLOOR PLAN  
1/4" = 1'-0"

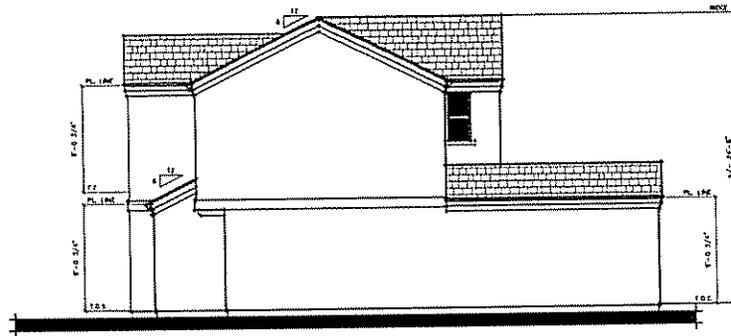


Attachment 18 – Plan 2 Colonial Model Elevations

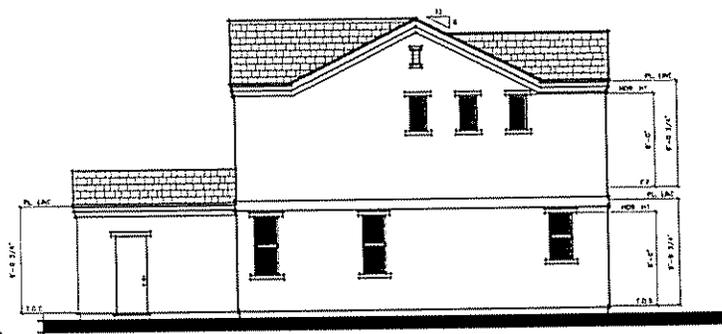


2A - FRONT (COLONIAL)

2A - REAR (COLONIAL)



2A - RIGHT (COLONIAL)



2A - LEFT (COLONIAL)

**PLAN 2**

1,374 sq. ft.

- 3 BED
- 2 1/2 BATH
- 2 CAR TANDEM GARAGE

DS 30 06

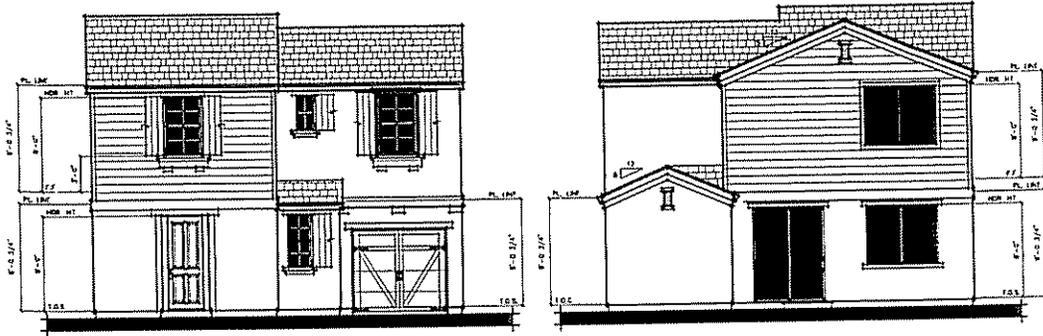


**EVERGREEN**  
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1"

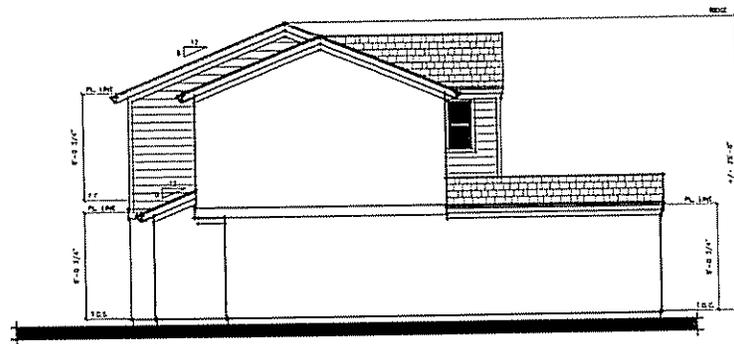


Attachment 19 – Plan 2 Monterey Carpenter Model Elevations

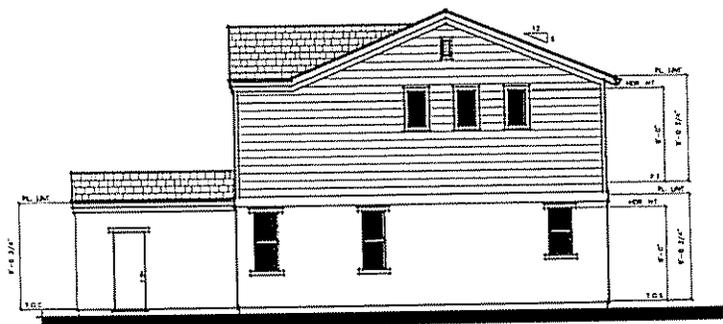


2B - FRONT (MONTEREY CARPENTER)

2B - REAR (MONTEREY CARPENTER)



2B - RIGHT (MONTEREY CARPENTER)



2B - LEFT (MONTEREY CARPENTER)

PLAN 2

1,374 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

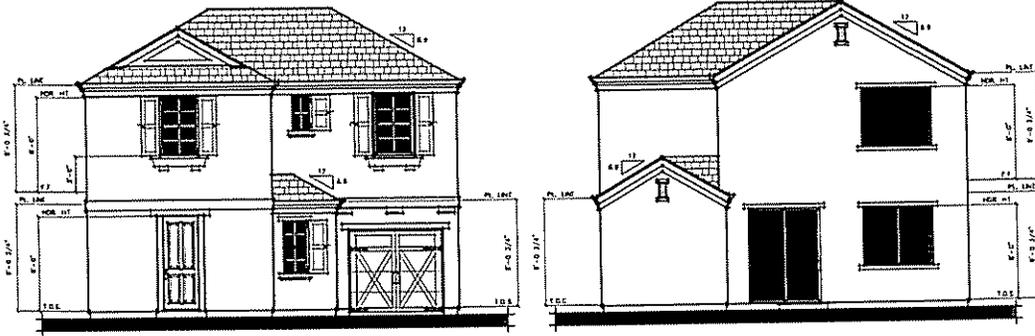
08 30 06



**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1'-0"

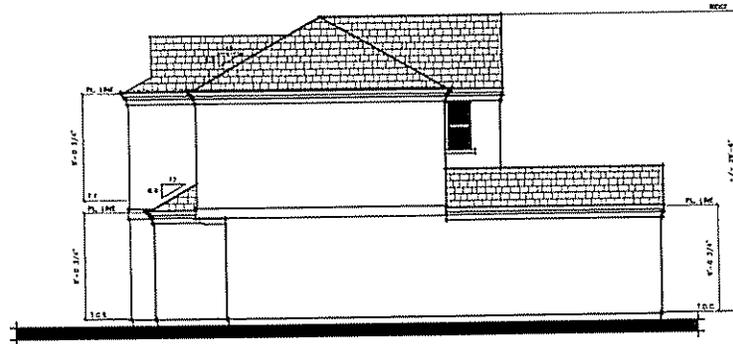


Attachment 20 – Plan 2 Farmhouse Model Elevations

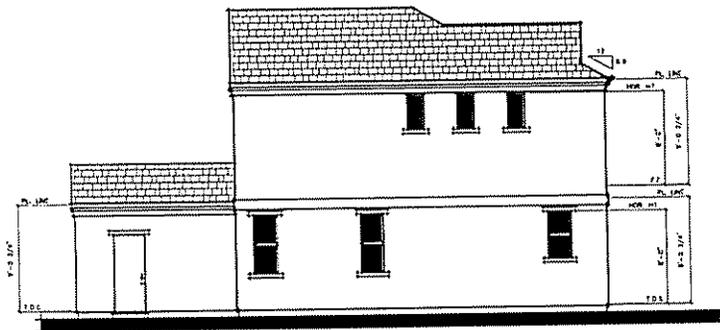


2C - FRONT (FARMHOUSE)

2C - REAR (FARMHOUSE)



2C - RIGHT (FARMHOUSE)



2C - LEFT (FARMHOUSE)

PLAN 2

1,374 sq. ft.

3 BED

2.5 BATH

2 CAR TANDEM GARAGE

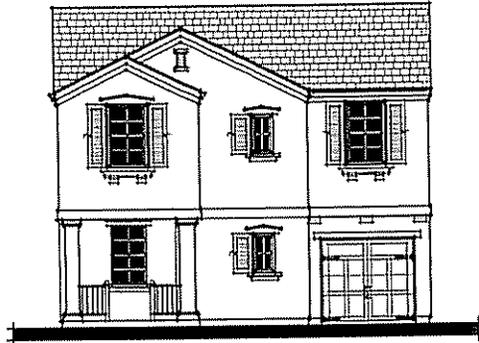
06 30 06



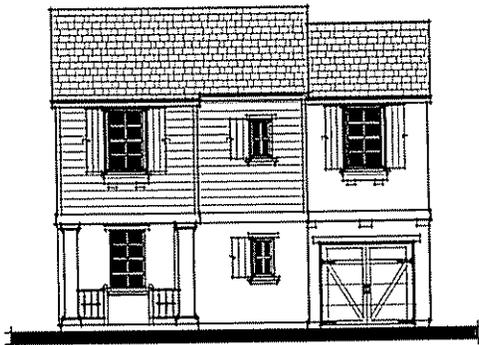
**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1'



Attachment 21 – Plan 3 Front Elevations



3A - COLONIAL (FRONT)



3B - MONTEREY CARPENTER (FRONT)



3C - FARMHOUSE (FRONT)

PLAN 3

1,597 sq. ft.

4 BED

2.5 BATH

2 CAR TANDEM GARAGE

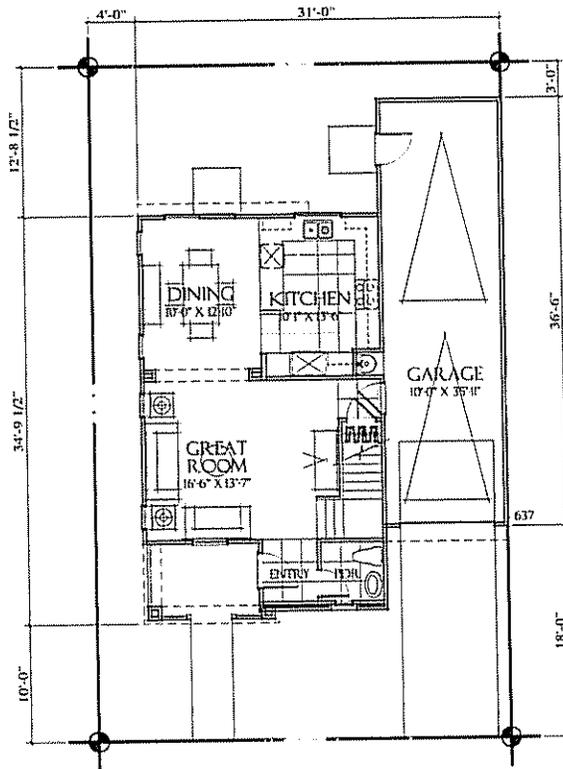


**EVERGREEN**  
 SIGNATURE PROPERTIES  
 DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1'-0"

08 30 06



Attachment 22 – Plan 3 1<sup>st</sup> Floor Plan



### PLAN 3

1,597 sq. ft.

4 BED

2.5 BATH

2 CAR TANDEM GARAGE

08 30 06

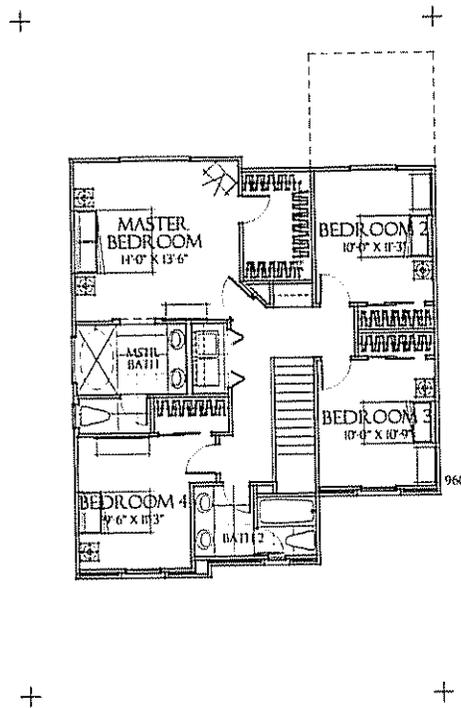


**EVERGREEN**  
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - LOWER FLOOR PLAN  
1/4" = 1'-0"



Attachment 23 - Plan 3 2<sup>nd</sup> Floor Plan



### PLAN 3

1,597 sq. ft.

4 BED

2.5 BATH

2 CAR TANDEM GARAGE

08 30 06

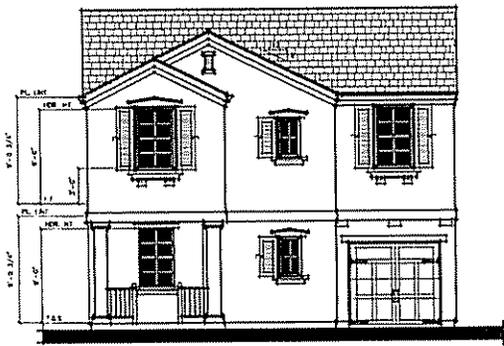


**EVERGREEN**  
SIGNATURE PROPERTIES

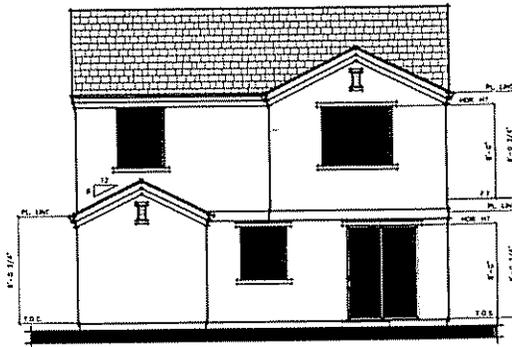
DESIGN DEVELOPMENT - UPPER FLOOR PLAN  
1/4" = 1'-0"



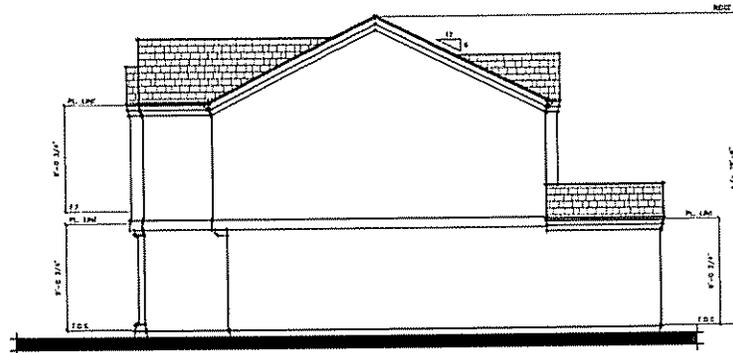
Attachment 24 – Plan 3 Colonial Model Elevations



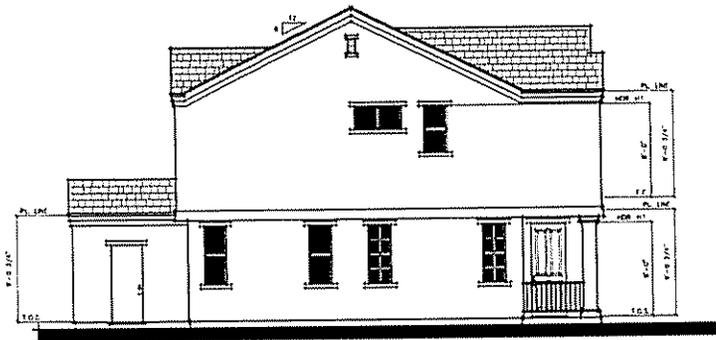
3A - FRONT (COLONIAL)



3A - REAR (COLONIAL)



3A - RIGHT (COLONIAL)



3A - LEFT (COLONIAL)

PLAN 3

1,597 sq. ft.

4 BED

2.5 BATH

2 CAR TANDEM GARAGE

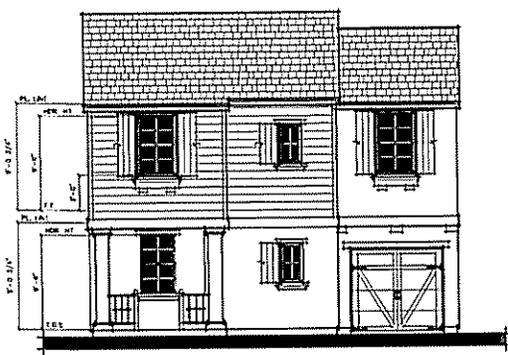
06 30 06



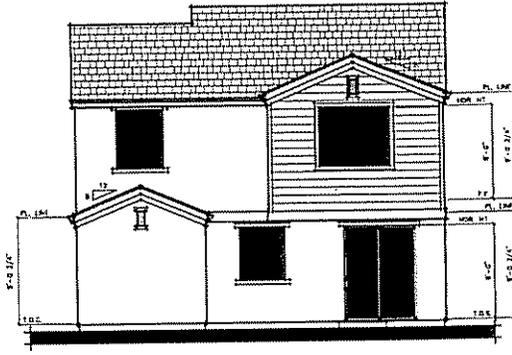
**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1'-0"



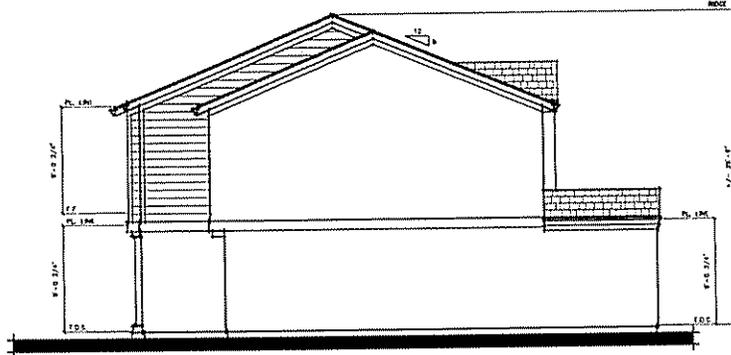
Attachment 25 – Plan 3 Monterey Carpenter Model Elevations



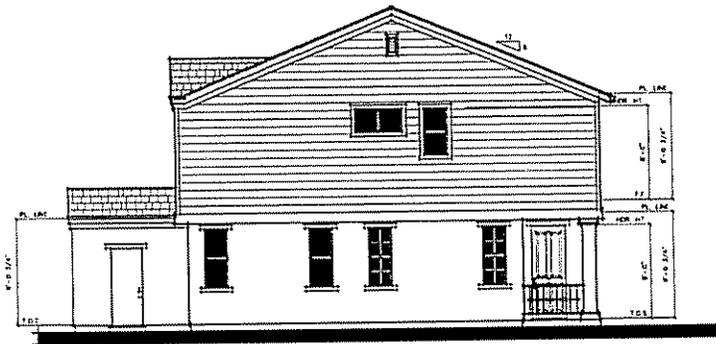
3B - FRONT (MONTEREY CARPENTER)



3B - REAR (MONTEREY CARPENTER)



3B - RIGHT (MONTEREY CARPENTER)



3B - LEFT (MONTEREY CARPENTER)

PLAN 3

1,597 sq. ft.

- 4 BED
- 2 5 BATH
- 2 CAR TANDEM GARAGE

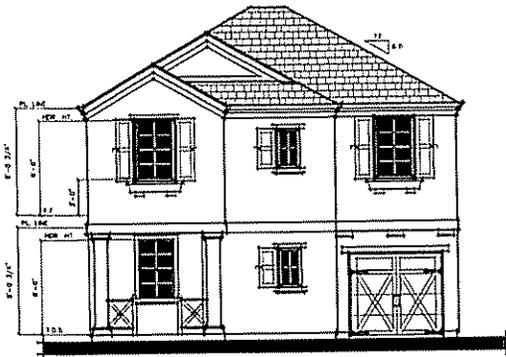
DR 30 06



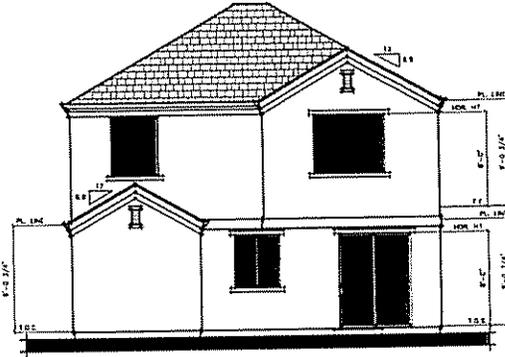
**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1"



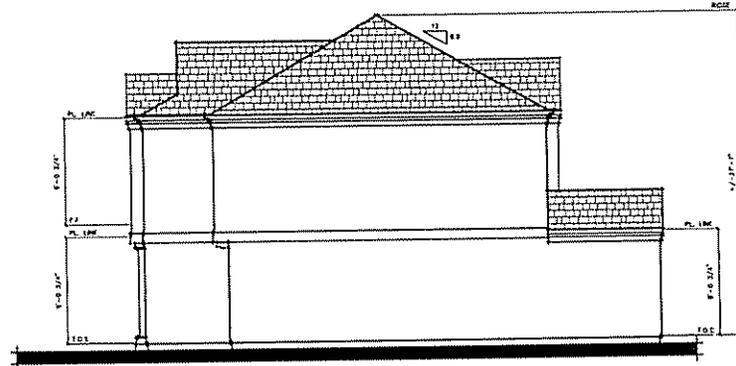
Attachment 26 – Plan 3 Farmhouse Model Elevations



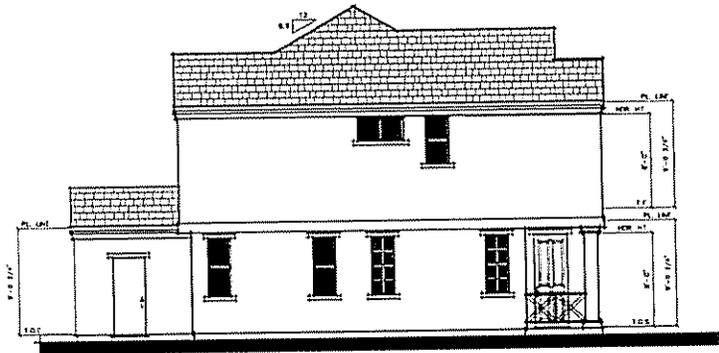
3C - FRONT (FARMHOUSE)



3C - REAR (FARMHOUSE)



3C - RIGHT (FARMHOUSE)



3C - LEFT (FARMHOUSE)

**PLAN 3**

1,597 sq. ft.

- 4 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

08 30 06



**EVERGREEN**  
SIGNATURE PROPERTIES  
DESIGN DEVELOPMENT - ELEVATIONS  
1/4" = 1"



Attachment 27 – Resolution for Negative Declaration & Mitigation Monitoring Plan

**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

**APPROVING THE MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE EVERGREEN PHASE I PROJECT, LOCATED SOUTH OF EL CAMINO AVENUE AND NORTH OF DIXIEANNE AVENUE BETWEEN ERICKSON STREET AND BOXWOOD STREET IN NORTH SACRAMENTO, SACRAMENTO, CALIFORNIA.**

**(P06-028) (APN: 277-0012-001, -002, -008 & -011,)**

**BACKGROUND**

A. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an initial study on Evergreen Phase I, P06-028 ("Project") to determine if the Project may have a significant effect on the environment.

B. The initial study identified potentially significant effects of the Project which were agreed to by the applicant before the proposed mitigated negative declaration and initial study were released for public review. Mitigation measures were determined by the City's Environmental Planning Services Division to avoid or reduce the potentially significant effects to a less-than-significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

i. On June 9, 2006 a Notice of Intent (NOI) to Adopt the MND dated June 9, 2006 was circulated for public comments for twenty days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought during the twenty-day review period.

ii. On June 9, 2006 the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

C. The City Council has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, as well as the hearing of the Project. Some comments were received during

the public review process; however, they did not affect the findings of the MND. The City Council has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

D. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

The City Council has final approval authority over the following Project entitlement:

A. Rezone 3.79± acres from General Commercial (C-2) to Multi-Family (R-2B).

E. Pursuant to CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1.** With respect to the entitlements over which the City Council has final approval authority, the City Council adopts the Mitigated Negative Declaration for the Project.
- Section 2.** Pursuant to CEQA Guidelines Section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Plan to require that all reasonably feasible mitigation measures be implemented.
- Section 3.** Upon approval of the Project, the City's Environmental Planning Services Division shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to Section 21152(a) of the Public Resources Code and the State Environmental Impact Report Guidelines adopted pursuant thereto.

**Table of Contents:**

Exhibit A: Mitigation Monitoring Plan -- 3 pages

**MITIGATION MONITORING PLAN**

**FOR:**  
EVERGREEN PHASE 1 AND PHASE 2 (P06-028 AND P06-029)

**PREPARED BY:**  
CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DEPARTMENT

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

**DATE:**  
June 8, 2006

**ADOPTED BY:**  
CITY OF SACRAMENTO,  
PLANNING COMMISSION

**DATE:**

---

**ATTEST:**

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**EVERGREEN PHASE 1 AND PHASE 2 (P06-028 AND P06-029)**

## Exhibit A – Mitigation Monitoring Plan, p. 2

**MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Second Floor, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name/File Number:** Evergreen Phase 1 and Phase 2 (P06-028 and P06-029)

**Owner/Developer:** David Nybo  
Signature Properties, Inc  
1322 Blue Oaks Blvd., Ste 100  
Roseville, CA 956378  
(916) 789-2400

**Project Location:**

Phase 1 (P06-028) is located on the south side of El Camino Ave. Ave. between Boxwood St. and Erickson St. (APN 277-0012-001, 002, 008 & 011), in North Sacramento. Phase 2 (P06-029) is located on the north side of Calvados Ave. between Evergreen St. and Green St. (APN 277-0081-002, 003), in North Sacramento

**Project Description:**

The project Applicant proposes to develop two separate and vacant plots of land in the North Sacramento Community Plan Area into residential uses. Each site will require a zoning change to accommodate the residential use. The project will be done in two phases. Phase 1 is the location at El Camino Ave. Ave., between Boxwood St. and Erickson St. Phase 2 is the location at Calvados Ave. between Evergreen St. and Green St. A total of 79 new single family homes will be built upon completion.

P06-028 (Phase 1): Entitlement to rezone the existing C-2 zone to R-2B zone and construct 60 detached single family residential units on 3.79± acres undeveloped parcels within the North Sacramento Community Plan. P06-029 (Phase 2): Entitlement to rezone the existing M-1 zone to R-2B zone and construct 19 detached single family residential units on 1.57± acres undeveloped parcels within the North Sacramento Community Plan.

**SECTION 2: GENERAL INFORMATION**

The MMP includes mitigation for Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento will be responsible for ensuring compliance.

Exhibit A – Mitigation Monitoring Plan, p. 3

EVERGREEN PHASE 1 AND PHASE 2 (P06-028 AND P06-029) Mitigation Monitoring Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p><b>Cultural Resources:</b></p> <p>CR-1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>	Project Applicant/ Developer	City of Sacramento Development Services Department	<p>Incorporate the protocol and procedures into grading and construction contracts.</p> <p>If any cultural resources are discovered:</p> <p>a) Cease all work in the immediate area</p> <p>b) Retain a qualified archaeologist or cultural resources consultant to perform a site investigation and take appropriate action.</p>	<p>During grading and construct contract agreements</p> <p>During construction activities</p>	

**ORDINANCE NO. 2006-**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REZONING ALL OF THE PROPERTY LOCATED SOUTH OF EL CAMINO AVENUE, NORTH OF DIXIEANNE AVENUE, WEST OF ERICKSON STREET AND EAST OF BOXWOOD STREET FROM GENERAL COMMERCIAL (C-2) TO MULTI-FAMILY (R-2B).**

**(P06-028) (APN: 277-0012-001, -002, -008 AND -011)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The property generally described, known and referred to as Evergreen Phase I (APN: 277-0012-001, -002, -008 & -011) which is shown on Exhibit A, consists of 3.79± acres currently located in the General Commercial (C-2) Zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property is hereby removed from the General Commercial (C-2) Zone and placed in the Multi-Family (R-2B) Zone.

SECTION 2

Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

**Table of Contents:**

Exhibit A – Rezone Exhibit

