



REPORT TO COUNCIL 14

City of Sacramento

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 II (P06-029)

Location/Council District: North of Calvados Ave. between Evergreen St. and Green St.; APN: 277-0081-002 & 003 (District 2)

Recommendation: 1) Adopt a **Resolution** approving a Mitigated Negative Declaration and Mitigation Monitoring Plan; 2) Adopt a **Resolution** amending the General Plan; 3) Adopt a **Resolution** amending the North Sacramento Community Plan; 4) Adopt an **Ordinance** amending the Comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code)

Contacts: Steve Kowalski, Associate Planner, (916) 808-4752; Greg Bitter, Senior Planner, (961) 808-7816

Presenter: Not Applicable

Department: Development Services

Division: Planning

Organization No.: 4881

Description/Analysis

Issue: The applicant is requesting to amend the General Plan and North Sacramento Community Plan land use designations for the subject property, and to rezone it to allow for the development of a 20-lot single-family residential subdivision. The proposed Single-Family Alternative (R-1A) Zoning and "Low Density Residential" and "Residential 7-15 du/na" land use designations would allow the development of 20 single-family dwelling units on the subject property. Allowing these land use and zoning changes would be consistent with the policies of the North Sacramento Community Plan in that it would promote neighborhood revitalization, provide additional homeownership opportunities and develop an underutilized lot in close proximity to light rail with infill development. The project is not controversial and has the support of staff.

Policy Considerations: The proposed project is consistent with the following policies of the General Plan: a) Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources; b) Identify areas of potential change where denser development would be appropriate along major thoroughfares, commercial strips, and near light rail stations; and c) Provide adequate housing sites and opportunities for all households. Similarly, the project is consistent with the following goals and objectives of the North Sacramento Community Plan: a) Encourage infill development on vacant lots south of Interstate 80 where infrastructure is already in place and municipal services are readily available; and b) Identify vacant land that can accommodate increases in allowable densities without conflicting with existing land uses.

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 on a vacant lot within the urban core, 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 20 single-family residences and forward the General Plan Amendment, North Sacramento Community Plan Amendment, and Rezone to the City Council with a recommendation for approval.

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 Attachment 27).

The Negative Declaration was made available for a 20-day public review period, from June 9, 2006 through June 28, 2006. The Sacramento Regional County Sanitation District commented that the property is located outside of the County Sanitation District 1's district boundaries and that Utilities approval will be needed

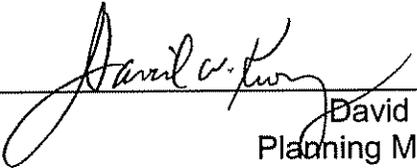
for sewage service. It also stated that sewage impacts from the project would be less than significant.

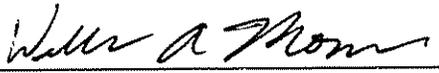
Rationale for Recommendation: The project is consistent with the objectives of the General Plan and North Sacramento Community Plan in that it provides new housing opportunities on an infill site in close proximity to a light rail transit station. The City is currently working on a transit village plan for the Swanston Station area with the intention of creating a transit-oriented village adjacent to the station containing a mix of transit-supportive uses including residential, commercial and office. In order to achieve this, a number of properties in the project area, including the subject site, will have to be redesignated from industrial to more transit-friendly uses. This proposal features residential development at the maximum density allowed for single-family residential uses; therefore staff supports the proposed land use amendments on the grounds that they will help achieve the City's goal to have a mix of transit-supportive uses in close proximity to transit stations.

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.

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 By: 
William Thomas
Director of Development Services

Recommendation Approved:


for RAY KERRIDGE
City Manager

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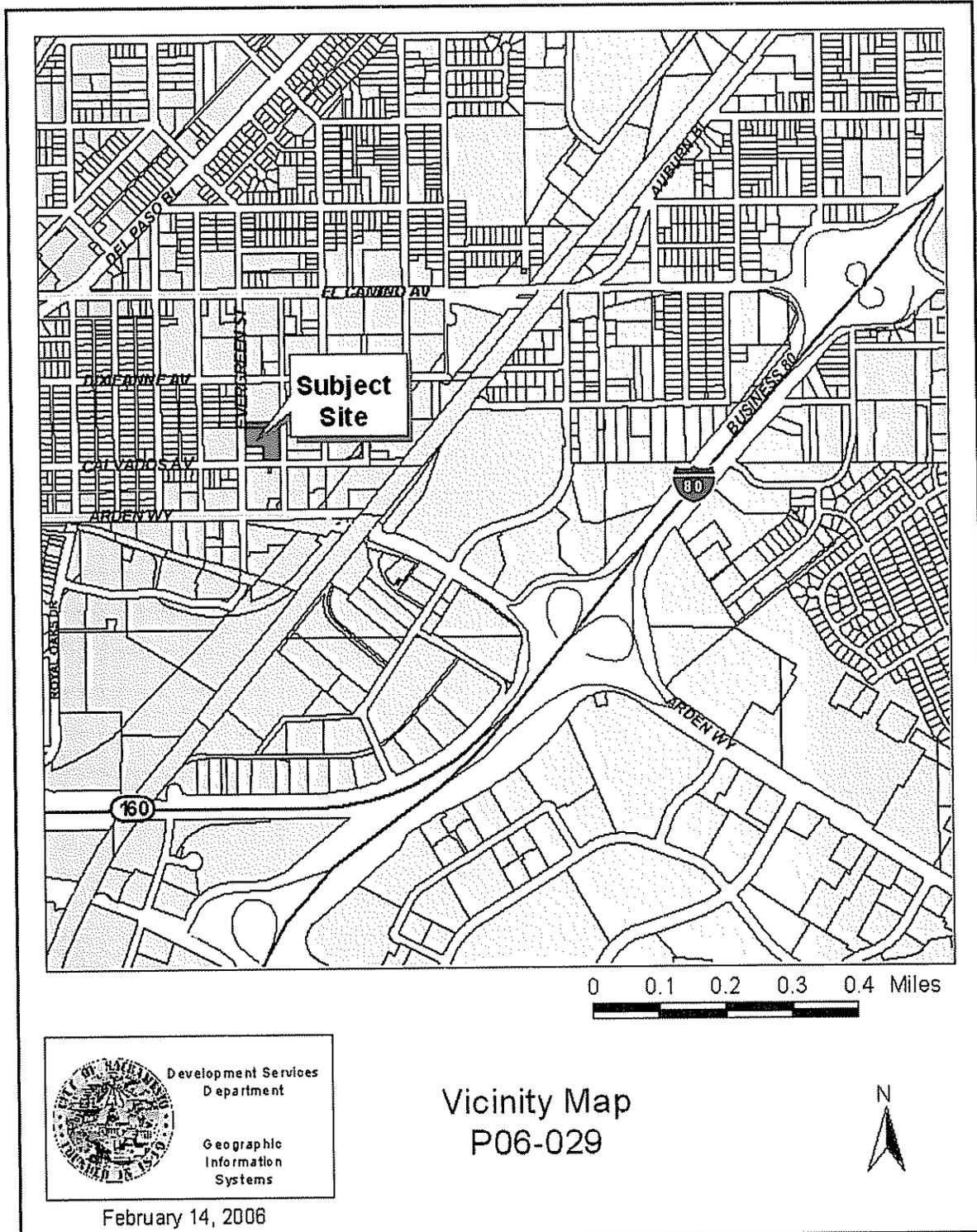
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Attachment 1 – Background Information

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

The applicant is proposing to change the existing land use designations for 1.57± acres of vacant land to allow for single-family residential development and to develop a 20-lot subdivision on the property. The proposed subdivision will feature lots ranging in size from 1,950± to 3,570± square feet and an average density of 15 dwelling units per net acre. A new 41-foot wide east-west public street will be built through the subdivision and connect Green Street to Evergreen Street. Home sizes will range from 1,200± to 1,600± square feet and feature 3 or 4 bedrooms, 2 ½ bathrooms, and tandem 2-car garages.

Attachment 2 - Vicinity Map



 Development Services
Department

Geographic
Information
Systems

February 14, 2006

Vicinity Map
P06-029



Attachment 5 – Landscape/Site Plan



DATE: JUNE 23, 2006
 TITLE: P06-029
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 CIRCULAR: [Signature]

PHASE 2
 PROJECT AND CLIENT NAME
EVERGREEN
 SACRAMENTO, CALIFORNIA

SIGNATURE PROPERTIES
 622 BLUE OAK BLVD. #600
 SACRAMENTO, CA 95811
 PHONE: 916.738.1400
 WEBSITE: EVERGREEN.COM

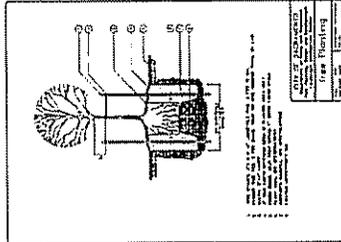
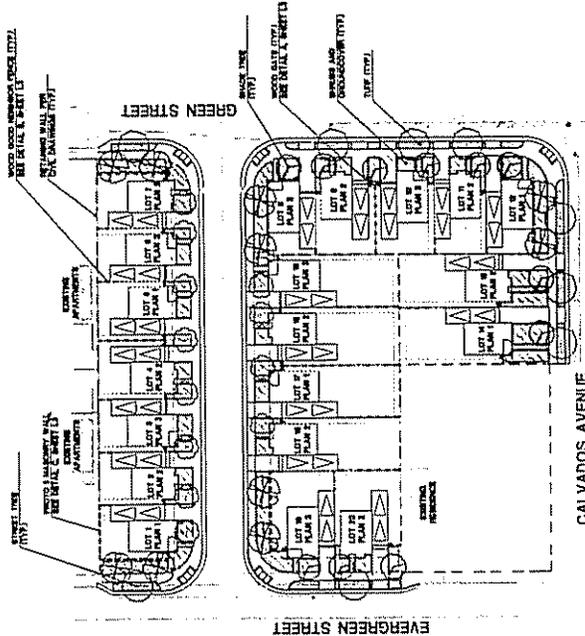
LANDSCAPE
 SITE PLAN



LANDSCAPE ARCHITECTURE
 AND PLANNING

1028 GREENHILL LANE STE. 2
 SAN LEANON, CALIFORNIA
 P.O. BOX 144332-14531
 TEL: 913.319.3733
 FAX: 913.319.3733

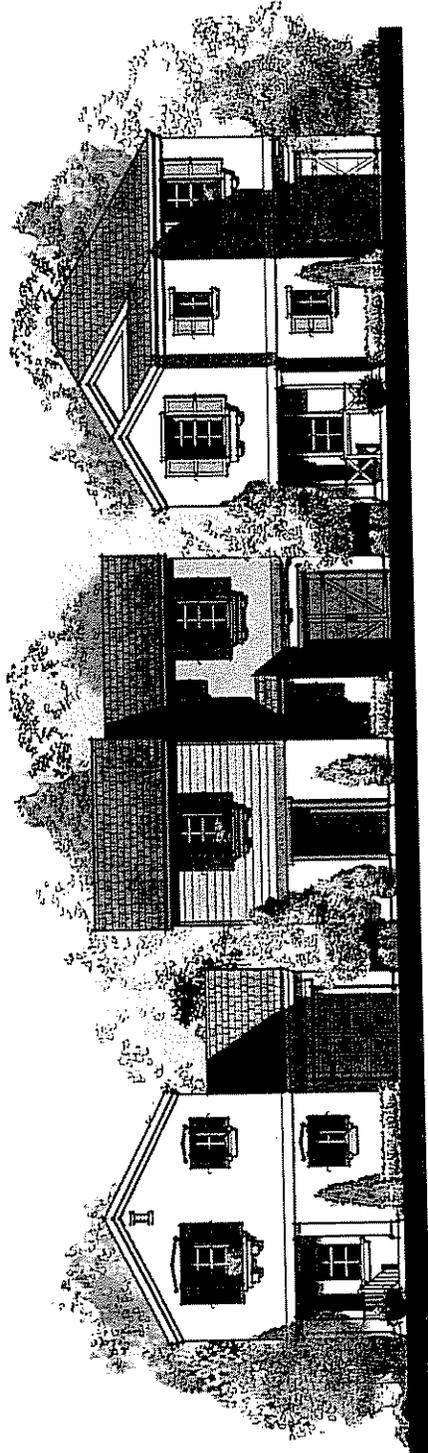
PROJECT NUMBER: 11-013
 PROJECT NAME: 06-02901
 DATE: 10/24/06



REGIGATION NOTES:
 1. ALL LANDSCAPE PLANTING AREAS TO BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
 2. TREE REGIGATION SHALL BE SEPARATED FROM ALL WALKWAYS AND DRIVEWAYS.

PLANTING NOTES:
 1. ALL TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF THE MONUMENTAL CURB.
 2. ALL TREES, SHRUBS AND PLANTS SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE MONUMENTAL CURB.
 3. ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
 4. ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
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 9. ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
 10. ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.

Attachment 8 – Streetscene



3C - FARMHOUSE

2B - MONTEREY CARPENTER

1A - COLONIAL



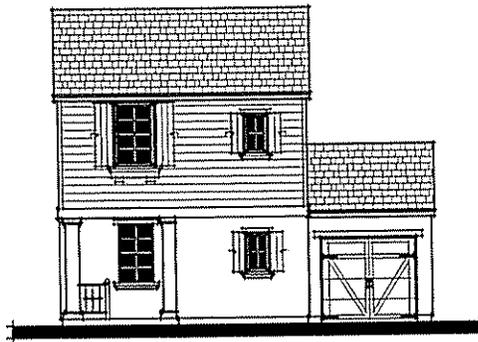
EVERGREEN
 DESIGN DEVELOPMENT STREETSCENE
10/24/06



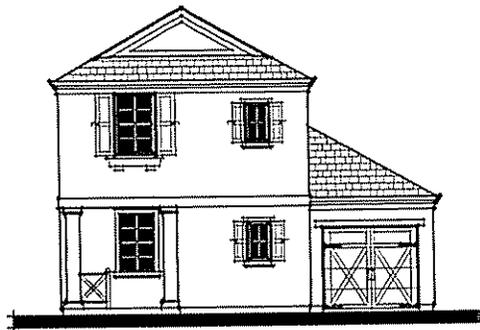
Attachment 9 – Plan 1 Front Elevations



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



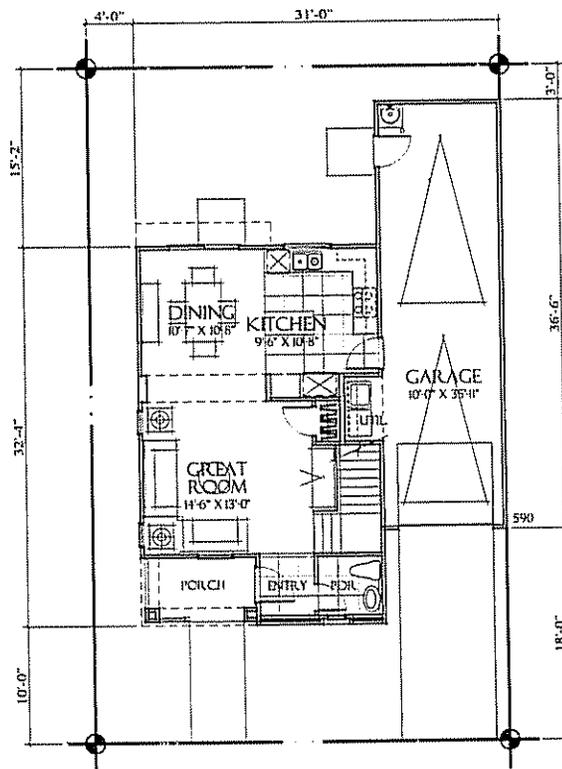
EVERGREEN
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - ELEVATIONS
14" x 14"

08 30 06



Attachment 10 – Plan 1 1st Floor Plan



PLAN 1

1,232 sq. ft.

3 BED

2.5 BATH

2 CAR TANDEM GARAGE

08 30 06

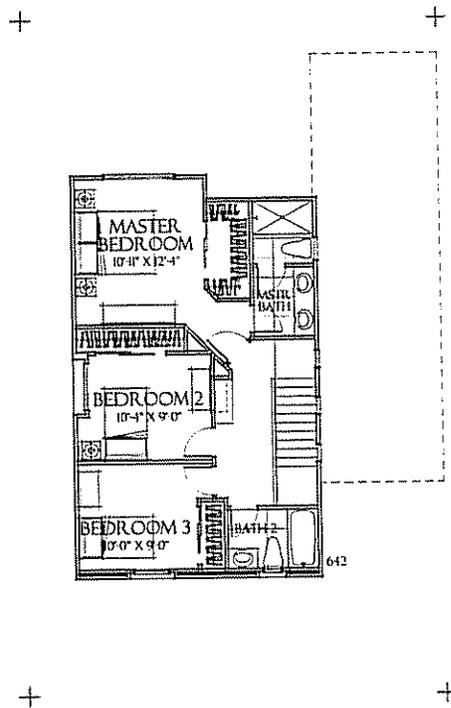


EVERGREEN
SIGNATURE PROPERTIES

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



Attachment 11 – Plan 1 2nd Floor Plan



PLAN 1

1,232 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

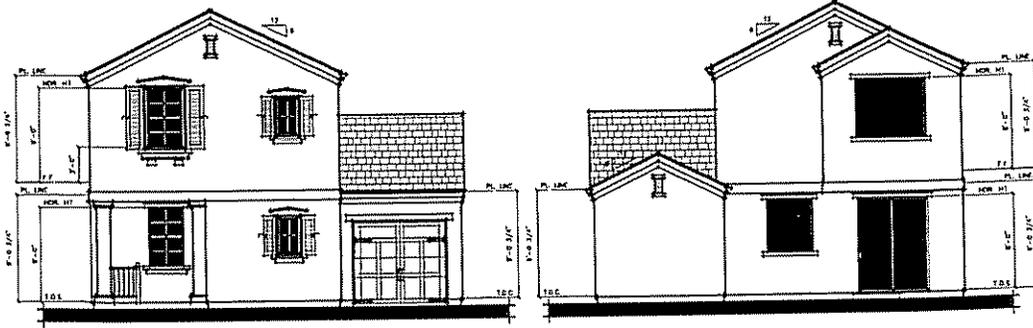
08 30 06



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

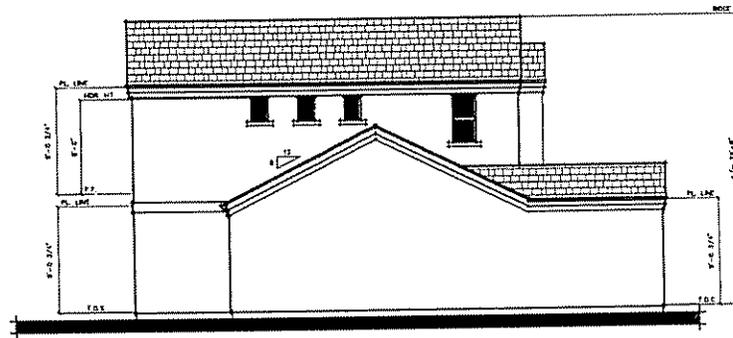


Attachment 12 – Plan 1 Colonial Model Elevations

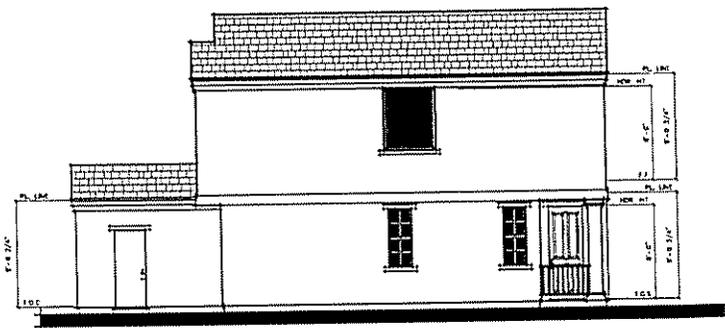


1A - FRONT (COLONIAL)

1A - REAR (COLONIAL)



1A - RIGHT (COLONIAL)



1A - LEFT (COLONIAL)

PLAN 1

1,232 sq. ft.
 3 BED
 2.5 BATH
 2 CAR TANDEM GARAGE

08 30 06

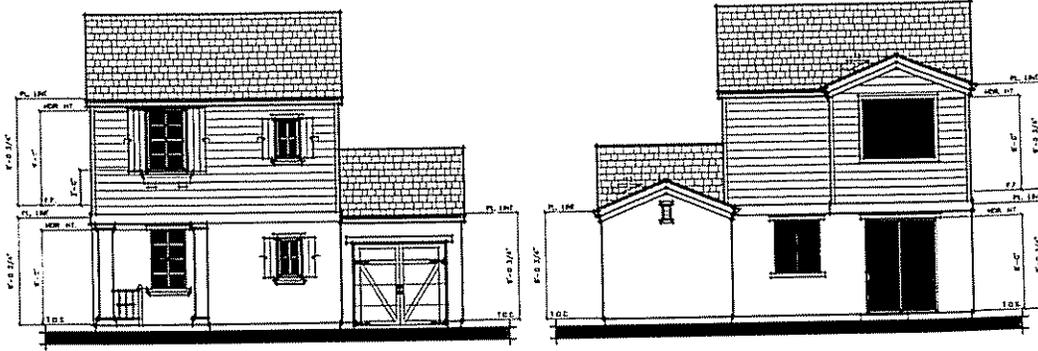


EVERGREEN
 SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - ELEVATIONS
1/8" = 1'-0"

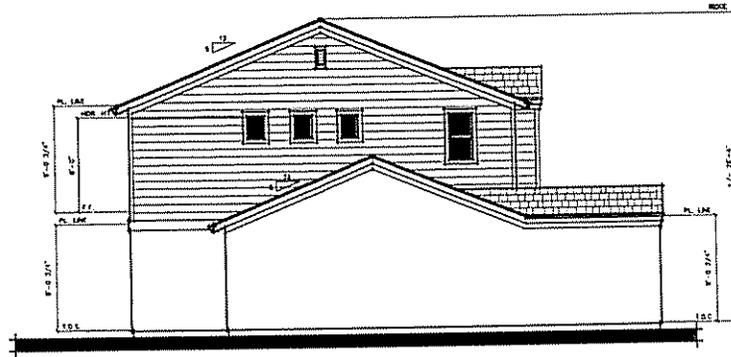


Attachment 13 – Plan 1 Monterey Carpenter Model Elevations

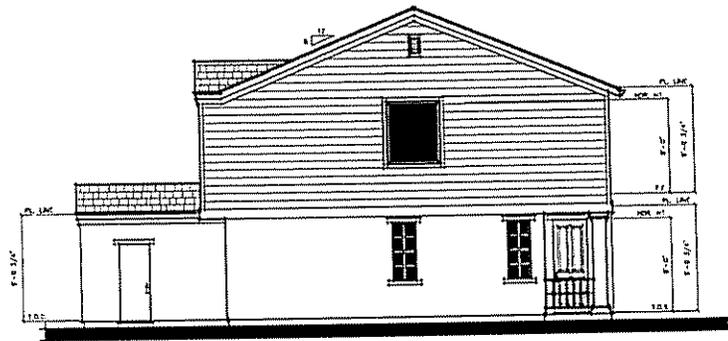


1B - FRONT (MONTEREY CARPENTER)

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

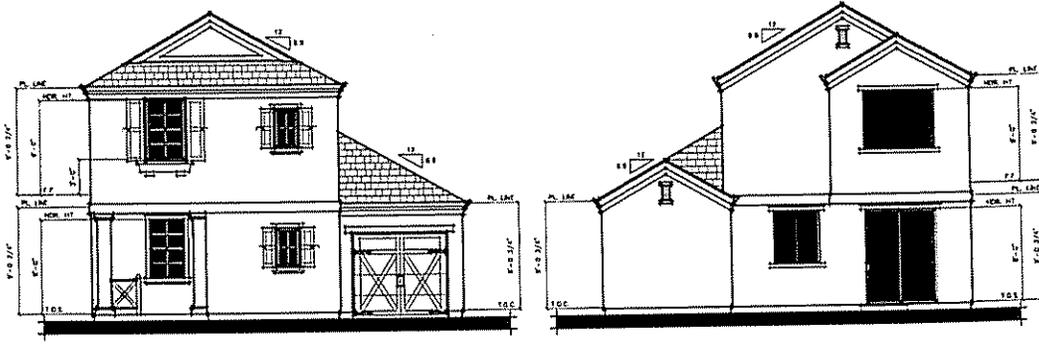
08 30 06



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

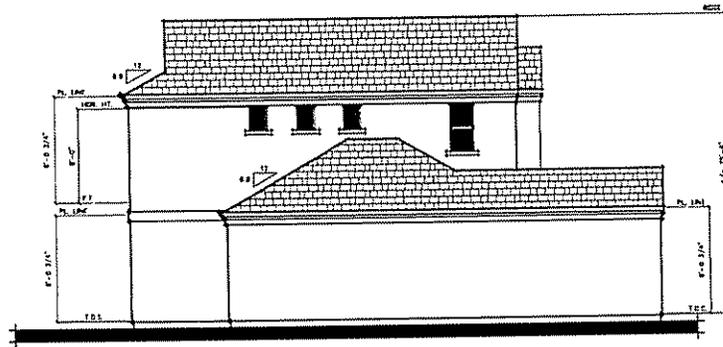


Attachment 14 – Plan 1 Farmhouse Model Elevations

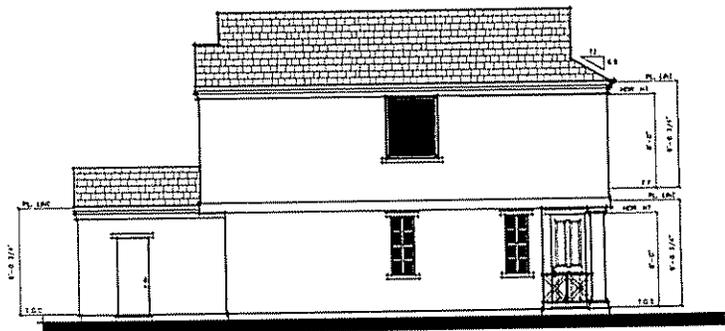


1C - FRONT (FARMHOUSE)

1C - REAR (FARMHOUSE)



1C - RIGHT (FARMHOUSE)



1C - LEFT (FARMHOUSE)

PLAN 1

1,232 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

08 30 06



EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
107-108



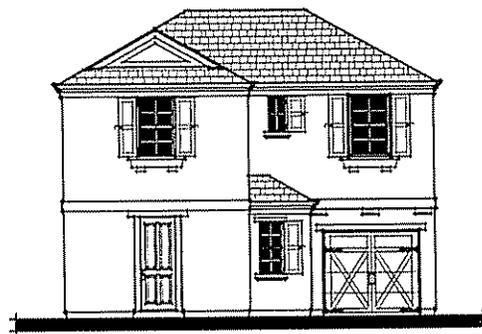
Attachment 15 – Plan 2 Front Elevations



2A - COLONIAL (FRONT)



2B - MONTEREY CARPENTER (FRONT)



2C - FARMHOUSE (FRONT)

PLAN 2

1,374 sq. ft.

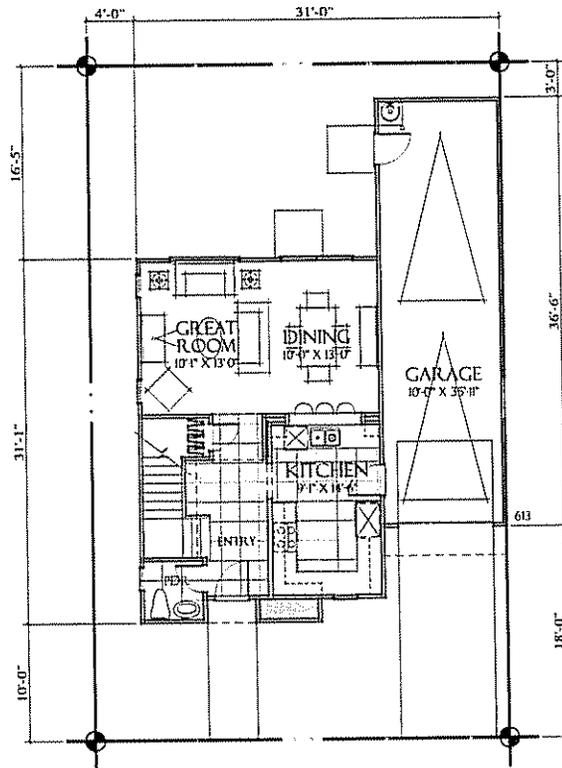
3 BED
2.5 BATH
2 CAR TANDEM GARAGE



EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
10' = 1"0"



Attachment 16 – Plan 2 1st Floor Plan



PLAN 2

1,374 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

08 30 06



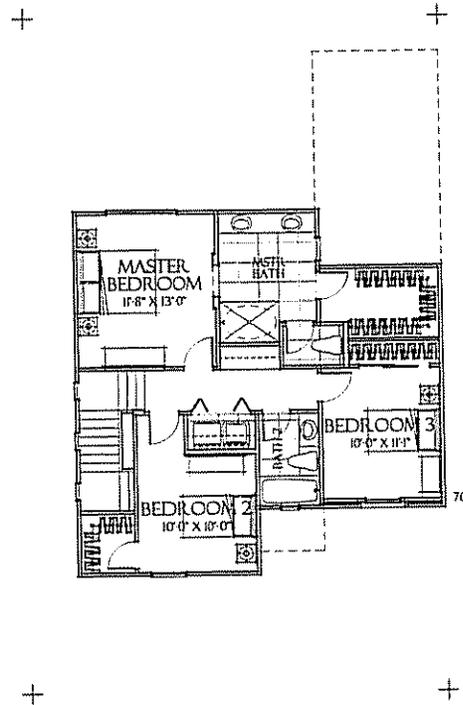
EVERGREEN

SIGNATURE PROPERTIES

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



Attachment 17 – Plan 2 2nd Floor Plan



PLAN 2

1,374 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

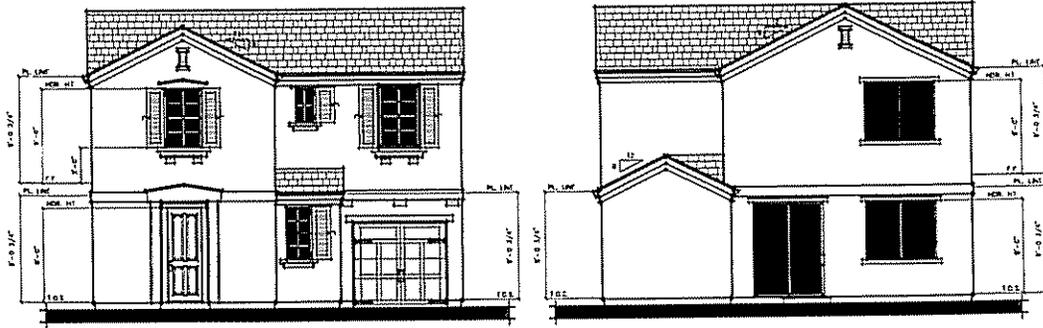
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EVERGREEN
 SIGNATURE PROPERTIES
 DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/4" = 1'-0"

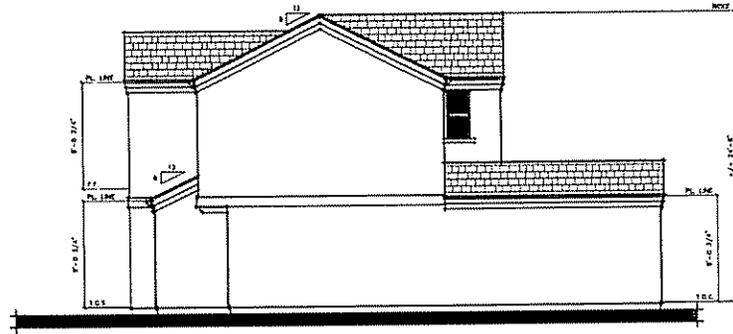


Attachment 18 – Plan 2 Colonial Model Elevations

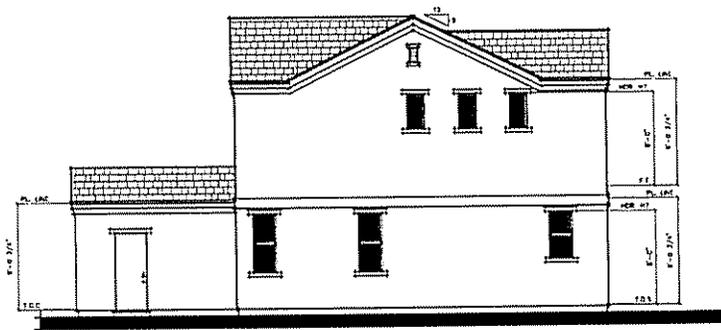


2A - FRONT (COLONIAL)

2A - REAR (COLONIAL)



2A - RIGHT (COLONIAL)



2A - LEFT (COLONIAL)

PLAN 2

1,374 sq. ft.

3 BED

2.5 BATH

2 CAR TANDEM GARAGE

08 30 06

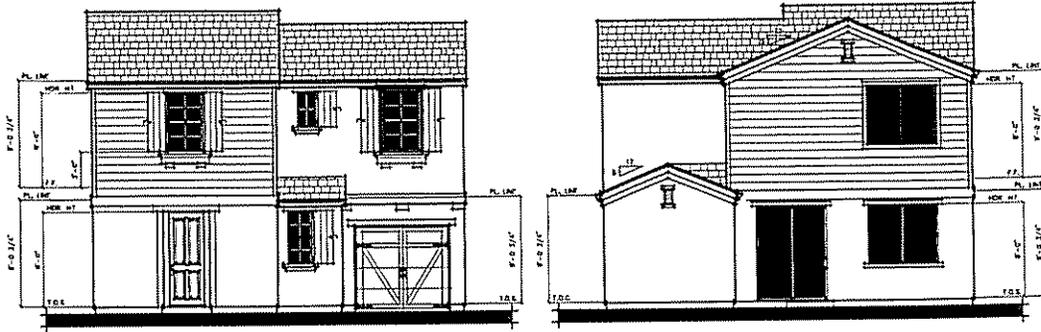


EVERGREEN
SIGNATURE PROPERTIES

DESIGN DEVELOPMENT - ELEVATIONS
1/8" = 1/8"

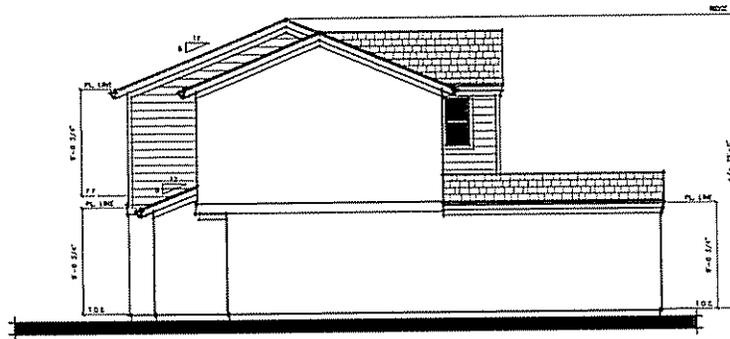


Attachment 19 – Plan 2 Monterey Carpenter Model Elevations

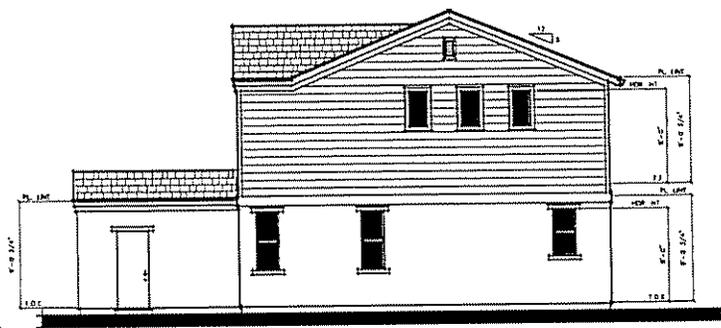


2B - FRONT (MONTEREY CARPENTER)

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

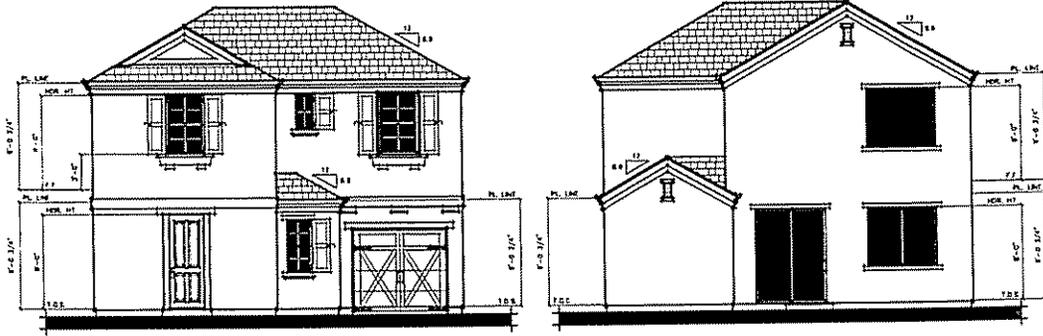
DN 30 06



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

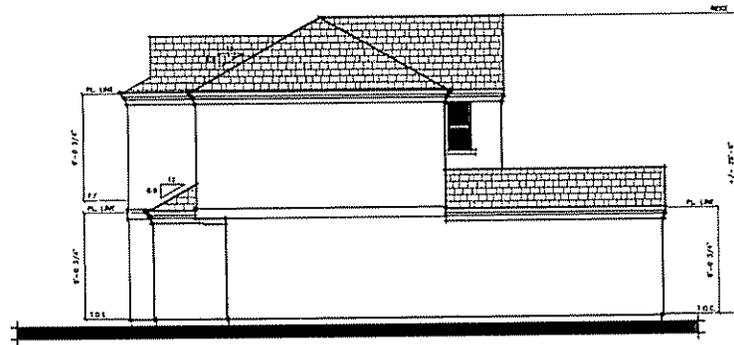


Attachment 20 – Plan 2 Farmhouse Model Elevations

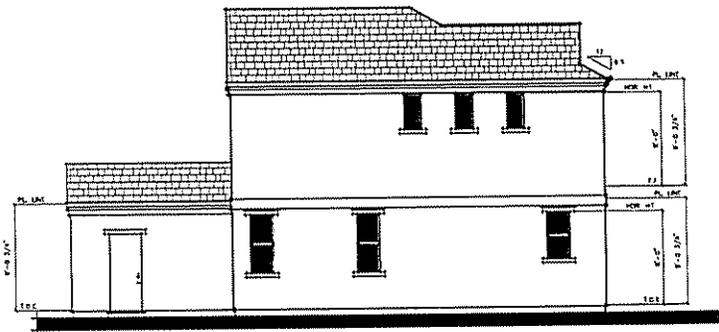


2C - FRONT (FARMHOUSE)

2C - REAR (FARMHOUSE)



2C - RIGHT (FARMHOUSE)



2C - LEFT (FARMHOUSE)

PLAN 2

1,374 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

08 30 06



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



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

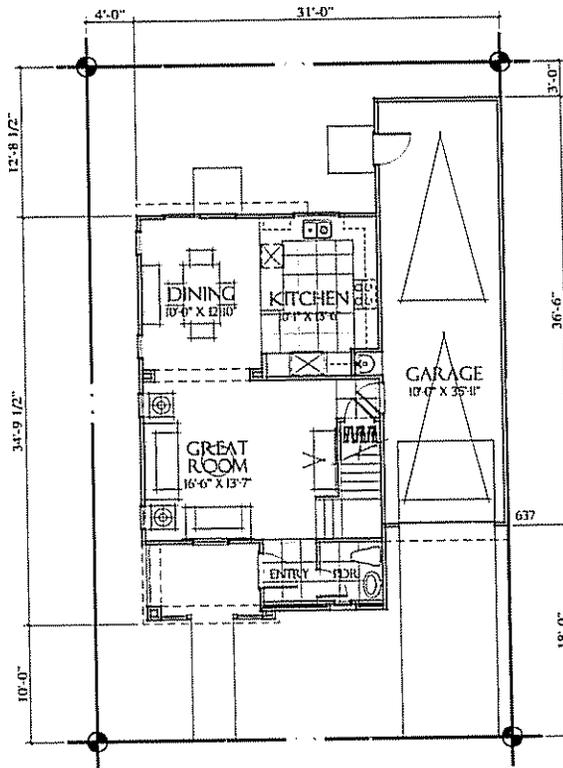


EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1'-0"

08 30 06



Attachment 22 – Plan 3 1st Floor Plan



PLAN 3

1,597 sq. ft.

- 4 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

08 30 06

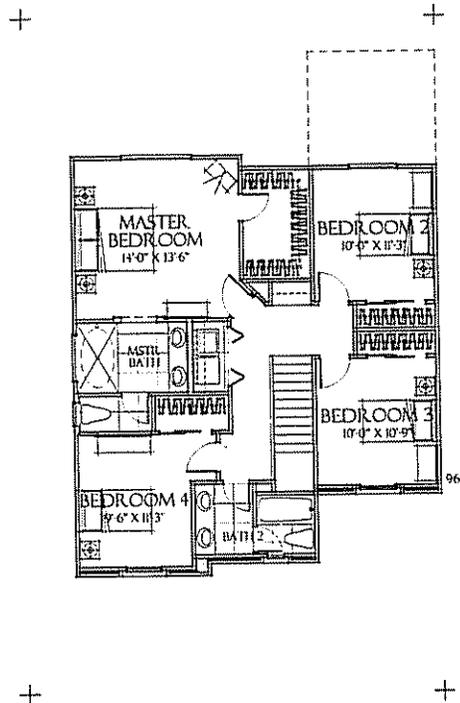


EVERGREEN
SIGNATURE PROPERTIES

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



Attachment 23 - Plan 3 2nd Floor Plan



PLAN 3

1,597 sq. ft.

4 BED

2.5 BATH

2 CAR TANDEM GARAGE

08 30 06

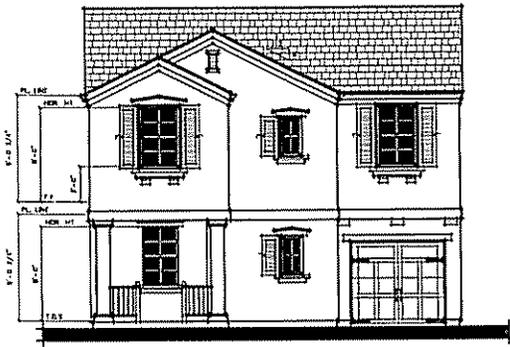


EVERGREEN
SIGNATURE PROPERTIES

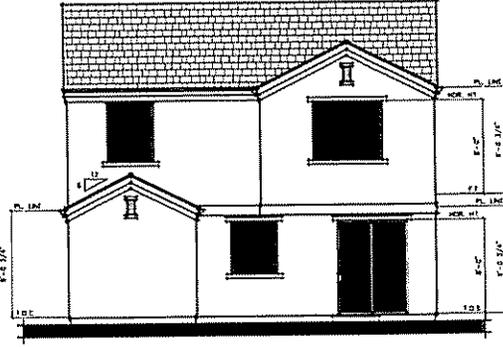
DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/4" = 1'-0"



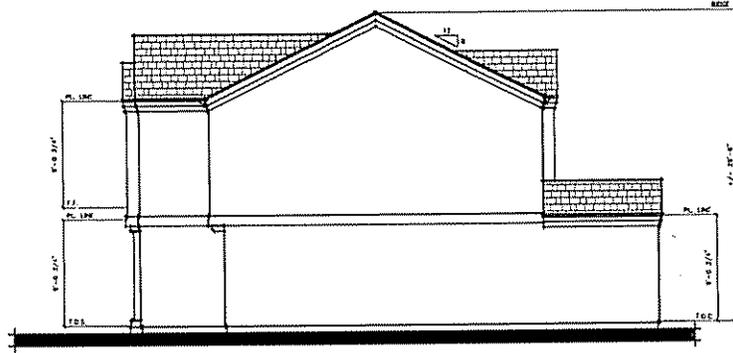
Attachment 24 – Plan 3 Colonial Model Elevations



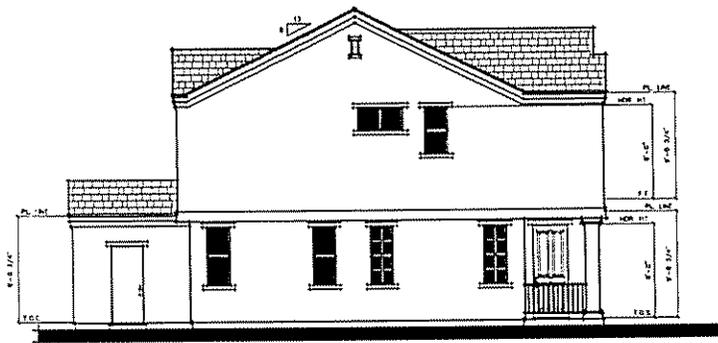
3A - FRONT (COLONIAL)



3A - REAR (COLONIAL)



3A - RIGHT (COLONIAL)



3A - LEFT (COLONIAL)

PLAN 3

1,597 sq. ft.

4 BED

2.5 BATH

2 CAR TANDEM GARAGE

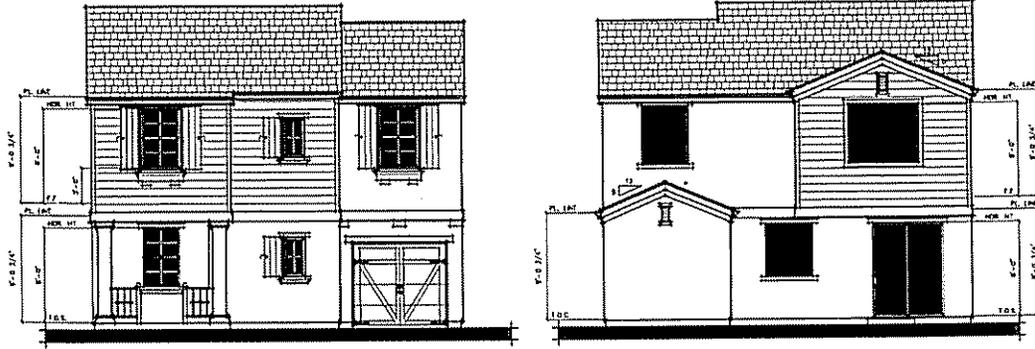
08 30 06



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

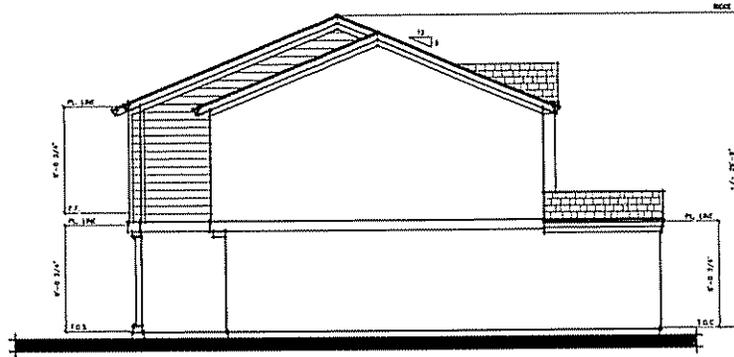


Attachment 25 – Plan 3 Monterey Carpenter Model Elevations

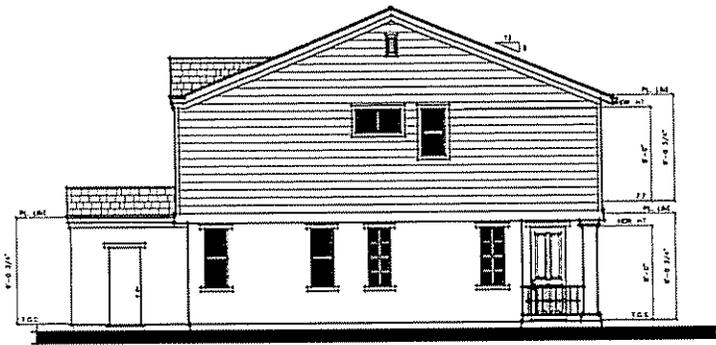


3B - FRONT (MONTEREY CARPENTER)

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

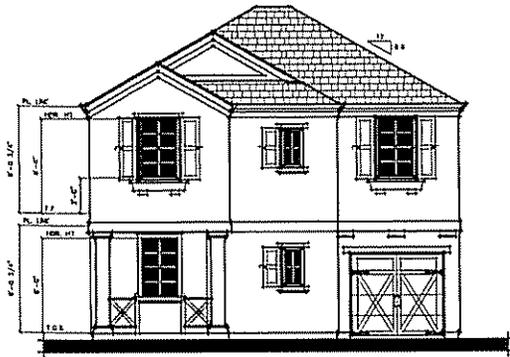
08 30 06



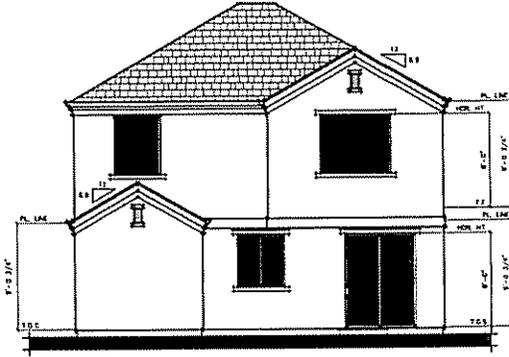
EVERGREEN
SIGNATURE PROPERTIES
DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1'-0"



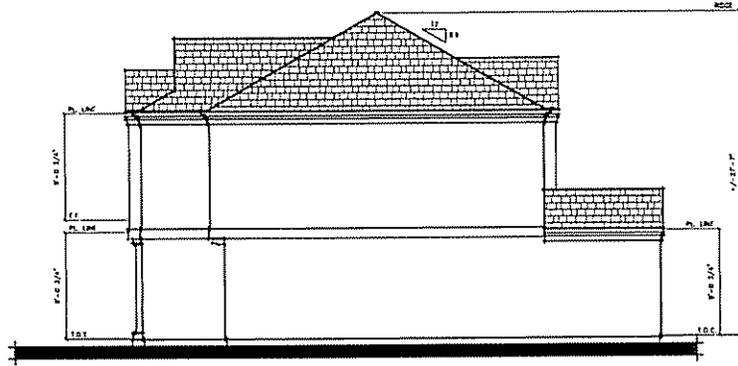
Attachment 26 – Plan 3 Farmhouse Model Elevations



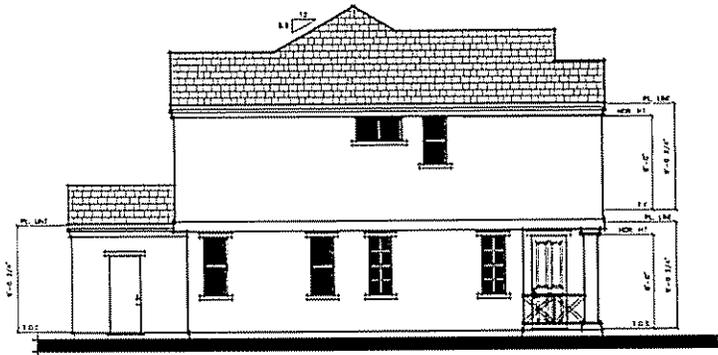
3C - FRONT (FARMHOUSE)



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
3/4" = 1'-0"



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 II PROJECT, LOCATED NORTH OF CALVADOS AVENUE BETWEEN EVERGREEN STREET AND GREEN STREET IN SACRAMENTO, CALIFORNIA. (P06-029) (APN: 277-0081-002 & -003)

BACKGROUND

A. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an initial study on Evergreen Phase II, P06-029 ("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 to (NOI) 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. No comments were received during the public review process. 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 entitlements:

1. General Plan Amendment to redesignate 1.26± acres from Heavy Commercial / Warehouse to Low Density Residential;
2. Community Plan Amendment to redesignate 1.57± acres from Industrial to Residential 7-15 dwelling units per net acre; and
3. Rezone 1.57± acres from Light Industrial (M-1) to Single-Family Alternative (R-1A).

F. 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:

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. 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. 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>Cultural Resources:</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>	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 construction agreements</p> <p>During construction activities</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 construction agreements</p> <p>During construction activities</p>	

Attachment 28 - General Plan Amendment Resolution

RESOLUTION NO. 2006-

ADOPTED BY THE SACRAMENTO CITY COUNCIL

RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP TO REDESIGNATE 1.26± ACRES FROM HEAVY COMMERCIAL / WAREHOUSE TO LOW DENSITY RESIDENTIAL FOR PROPERTY LOCATED IN NORTH SACRAMENTO, NORTH OF CALVADOS AVENUE BETWEEN EVERGREEN STREET AND GREEN STREET. (P06-029) (APN: 277-0081-003)

BACKGROUND

- A. The Planning Commission conducted a public hearing on September 14, 2006, and the City Council conducted a public hearing on October 24, 2006 concerning the above General Plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:
1. The proposed General Plan land use amendment is compatible with the surrounding land uses;
 2. The subject site is suitable for single-family residential development; and
 3. The proposal is consistent with the policies of the North Sacramento Community Plan and the General Plan.

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

- Section 1. The City Council adopts the General Plan Land Use Map Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento, which hereby re-designates 1.26± acres from Heavy Commercial/Warehouse to Low Density Residential (APN: 277-0081-003)

Table of Contents:

Exhibit A: General Plan Land Use Map Amendment Exhibit (1 Page)

Attachment 29 – North Sacramento Community Plan Amendment

RESOLUTION NO. 2006-

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING THE NORTH SACRAMENTO COMMUNITY PLAN LAND USE MAP TO REDESIGNATE 1.57± ACRES FROM INDUSTRIAL TO RESIDENTIAL 7-15 DU/NA (DWELLING UNITS PER NET ACRE) FOR PROPERTY LOCATED IN NORTH SACRAMENTO, NORTH OF CALVADOS AVENUE BETWEEN EVERGREEN STREET AND GREEN STREET. (P06-029) (APN: 277-0081-002 AND -003)

BACKGROUND

The City Council conducted a public hearing on October 24, 2006 concerning the North Sacramento Community Plan land use map, and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed Community Plan Amendment is compatible with the surrounding land uses;
- B. The subject site is suitable for single-family residential development; and
- C. The proposal is consistent with the policies of the General Plan and the North Sacramento Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice.

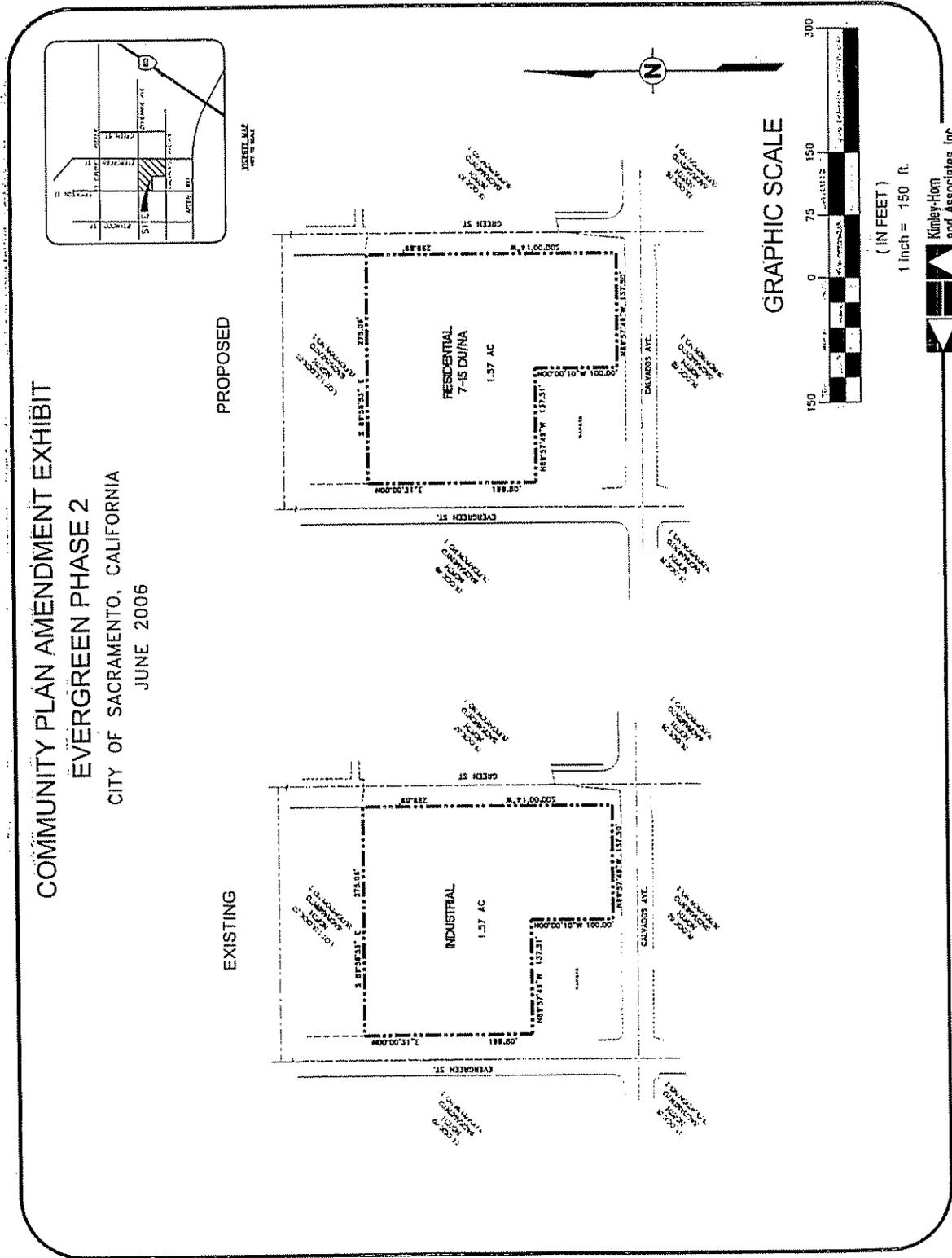
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Council adopts the Community Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento, which hereby re-designates 1.57± acres on the North Sacramento Community Plan land use map from Industrial to Residential 7-15 du/na. (APN: 277-0081-002 and -003)

Table of Contents:

Exhibit A: North Sacramento Community Plan Map Amendment Exhibit (1 page)

Exhibit A – North Sacramento Community Plan Amendment



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 1.57± ACRES LOCATED NORTH OF CALVADOS AVENUE BETWEEN EVERGREEN STREET AND GREEN STREET FROM LIGHT INDUSTRIAL (M-1) TO SINGLE-FAMILY ALTERNATIVE (R-1A). (P06-029) (APN: 277-0081-002 AND -003)

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

SECTION 1

The property generally described, known and referred to as Evergreen Phase II (APN: 277-0081-002 & -003) which is shown on Exhibit A, consists of 1.57± acres currently in the Light Industrial (M-1) Zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property is hereby removed from the M-1 Zone and placed in the Single-Family Alternative (R-1A) 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.

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

Exhibit A – Rezone Exhibit

