



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

PUBLIC HEARING  
**February 21, 2006**

Honorable Mayor and  
 Members of the City Council

**Subject:** Del Paso Nuevo Phase V (P05-095)

**Location/Council District:**

South of Ford Road, east of Taylor Road  
 APN: 250-0220-019, -020; 250-0230-001, -006, -007, -008, -009, -010, -011, -012, -013, -014, -037, -041, -043, -047, -051, -054, -055, -059, -063, -064, -065, -068, -069, -071, -073, -075; 250-0250-022; 250-0260-001, -018; Council District 2

**Recommendation:**

Planning Commission and staff recommend the City Council: 1) Adopt the attached Resolution approving the Negative Declaration; 2) Adopt the attached Mitigation Monitoring Plan; and 3) Adopt the attached Ordinance amending the districts established by the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by removing 10.93± net acres from Standard Single Family Special Planning District (R-1-SPD) zone and placing in the Single Family Alternative Special Planning District (R-1A-SPD) zone.

**Contact:** Michael York, Associate Planner, 808-8239; Gregory Bitter, Senior Planner, 808-7816

**Presenters:** Michael York, Associate Planner, 808-8239

**Department:** Development Services

**Division:** Planning

**Organization No:** 4875

**Summary:**

The applicant is requesting to rezone the subject property to develop 95 residential units. The proposed Single Family Alternative (R-1A) zone allows development of a higher density project which is more consistent with the North Sacramento Community Plan policies that promote neighborhood revitalization, ownership opportunities and development in infill areas.

**Committee/Commission Action:**

On January 26, 2006, by a vote of 6 ayes and 1 abstention, the Planning Commission approved the related Tentative Map and Special Permit to develop 95 single family detached homes and recommended approval and forwarded to City Council the Rezone entitlement.

**Background Information:**

Del Paso Nuevo is a proposed 154-acre Master Plan area for future development in the Del Paso Heights community. In March 1998, the City Council approved various entitlements including General Plan Amendments, North Sacramento Community Plan Amendments, Rezones, and Special Planning District Guidelines for the Del Paso Nuevo Special Planning District (P97-088). This project, Del Paso Nuevo Phase V (P05-095), is a portion of the development of the 154-acre Master Plan.

This project is a request to subdivide a portion of the Del Paso Nuevo area into 95 single family lots. This proposal will require rezoning of the subject properties to Single Family Alternative (R-1A) to allow the development as proposed. The applicant intends for the development to be a mix of starter and move-up housing with homes ranging from 1,400 to 1,750 square feet.

The Del Paso Nuevo Phase V project proposes a Rezone of  $10.93\pm$  net acres to allow development of 95 single family residences. Planning Commission approved the Tentative Map and Special Permit for the project on January 26, 2006.

**Zoning Ordinance Amendment (Rezone):**

The applicant is proposing to rezone the property from Standard Single Family (R-1) to Single Family Alternative (R-1A). The R-1A zone allows lots to vary from the standard size and may provide for varying setbacks subject to a special permit creating a slightly denser development than a typical standard single family subdivision.

This project proposes some lots that do not comply with R-1 lot and area requirements which are specific to the Del Paso Nuevo SPD. Redesign of the map to comply with these specific R-1 lot and area requirements would likely result in a loss of 10-12 lots. Within the Del Paso Nuevo SPD, there is no allowance to vary from the R-1 requirements without a zoning ordinance amendment. However, this project does comply with all the Del Paso Nuevo SPD R-1A lot and area requirements. Therefore, the rezone is recommended over a zoning ordinance amendment.

The project includes lots over 7,000 square feet, and the density of the project is eight units per net acre which complies with the Del Paso Nuevo SPD designation of 4-8 units per net acre. In this case, the rezone, which allows lots to be smaller than required, is not necessarily creating a denser development that couldn't otherwise be developed in the R-1 zone with subdivision modifications.

Staff supports the rezone to Single Family Alternative Special Planning District (R-1A-SPD), since the rezone is consistent with the North Sacramento Community Plan designation of "Residential 7-15 du/na" and Del Paso Nuevo SPD designation of 4-8 du/na, adequately sized units can be developed that function on the smaller lots, it provides ownership housing in the area, is consistent with existing development, and adds to the residential character of the street.

**Financial Considerations:**

This project has no fiscal considerations.

**Environmental Considerations:**

The Environmental Planning Services has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, mitigation measures have been identified to reduce impacts to a less-than-significant level. These mitigation measures address biological resources and cultural resources. The mitigation measures are listed in the Mitigation Monitoring Plan. The draft Initial Study/Mitigated Negative Declaration was available for public review and comment during the period of December 19, 2005 through January 6, 2006. No comment letters were received. Therefore, Planning Commission recommends the City Council approve the Mitigated Negative Declaration and adopt the Mitigation Monitoring Plan.

**Policy Considerations:**

The project is consistent with General Plan policies to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources

**Smart Growth Principles:**

City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed project meets the above goals by supporting redevelopment of existing lots to allow for efficient use of existing facilities.

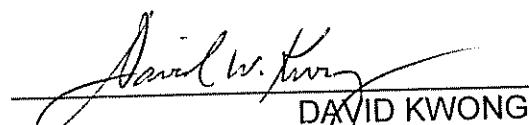
**Strategic Plan Implementation:**

The project conforms with the City of Sacramento Strategic Plan, specifically by advancing the goals to achieve sustainability, enhance livability, and increase opportunities for all Sacramento residents to live in safe and affordable housing.

**Emerging Small Business Development (ESBD):**

No goods or services are being purchased under this report.

Respectfully submitted by:

  
DAVID KWONG  
Interim Planning Manager

Approved by:

  
WILLIAM THOMAS  
Director of Development Services

Recommendation Approved:

  
RAY KERRIDGE  
Interim City Manager  
*fr*

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| Pg 9     | Resolution – Negative Declaration                |
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| Pg 22-23 | Ordinance - Rezone                               |
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## ATTACHMENT 1

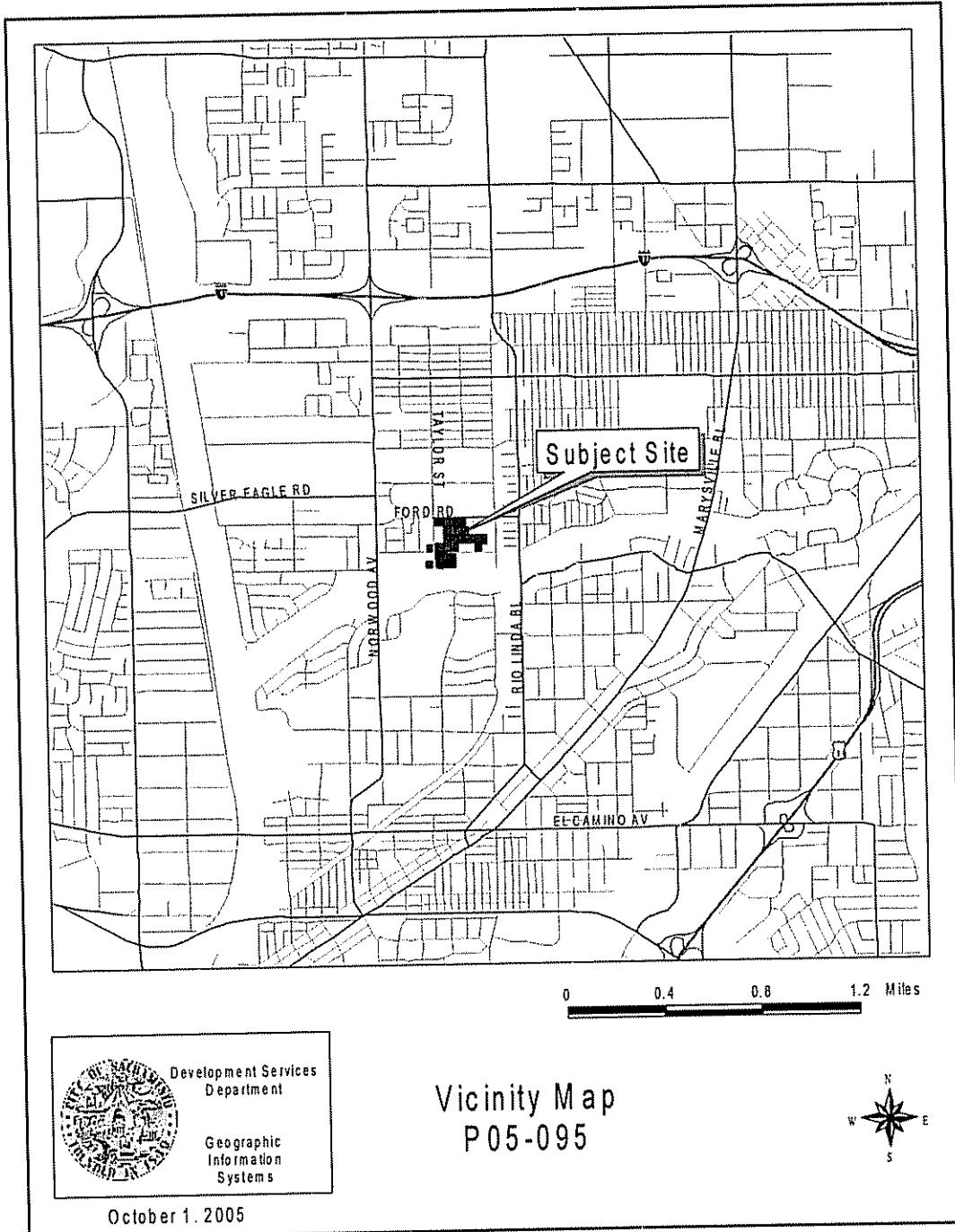
**CITY PLANNING COMMISSION  
CONSENT ITEMS**
**CPC AGENDA DATE: January 26, 2006**

Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
2		Synopsis of January 12, 2006 Planning Commission Meeting	APPROVED
3	P05-120	Creekside Office Building C, located at 6420 South Elder Court	APPROVED
7	P04-253	Morrison Creek Tentative Map	W/b Applicant
8	P05-054	Laguna Place Apartments	APPROVED
9	P04-143	Strawberry Creek Centre	APPROVED
10	P04-219	Sheldon 20 Rezone and TM	APPROVED
11	P05-166	Beverages and more!	APPROVED CONT'D 2/9
13	P04-212	Parkebridge	APPROVED
15	P05-070	Calvary Christian Center Sign Variance	APPROVED
16	P05-081	Splash & Dash Car Wash	APPROVED
17	P05-095	Del Paso Nuevo Phase V	APPROVED w/ CONDITIONS
18	P05-102	Valero Gas Station Mini Mart Expansion	APPROVED
20	P05-111	Starbucks Drive-thru	APPROVED
21	P05-134	536 Wilson Avenue	CONT'D 2/9
23	P05-162	15th & L Hotel/Condo	APPROVED

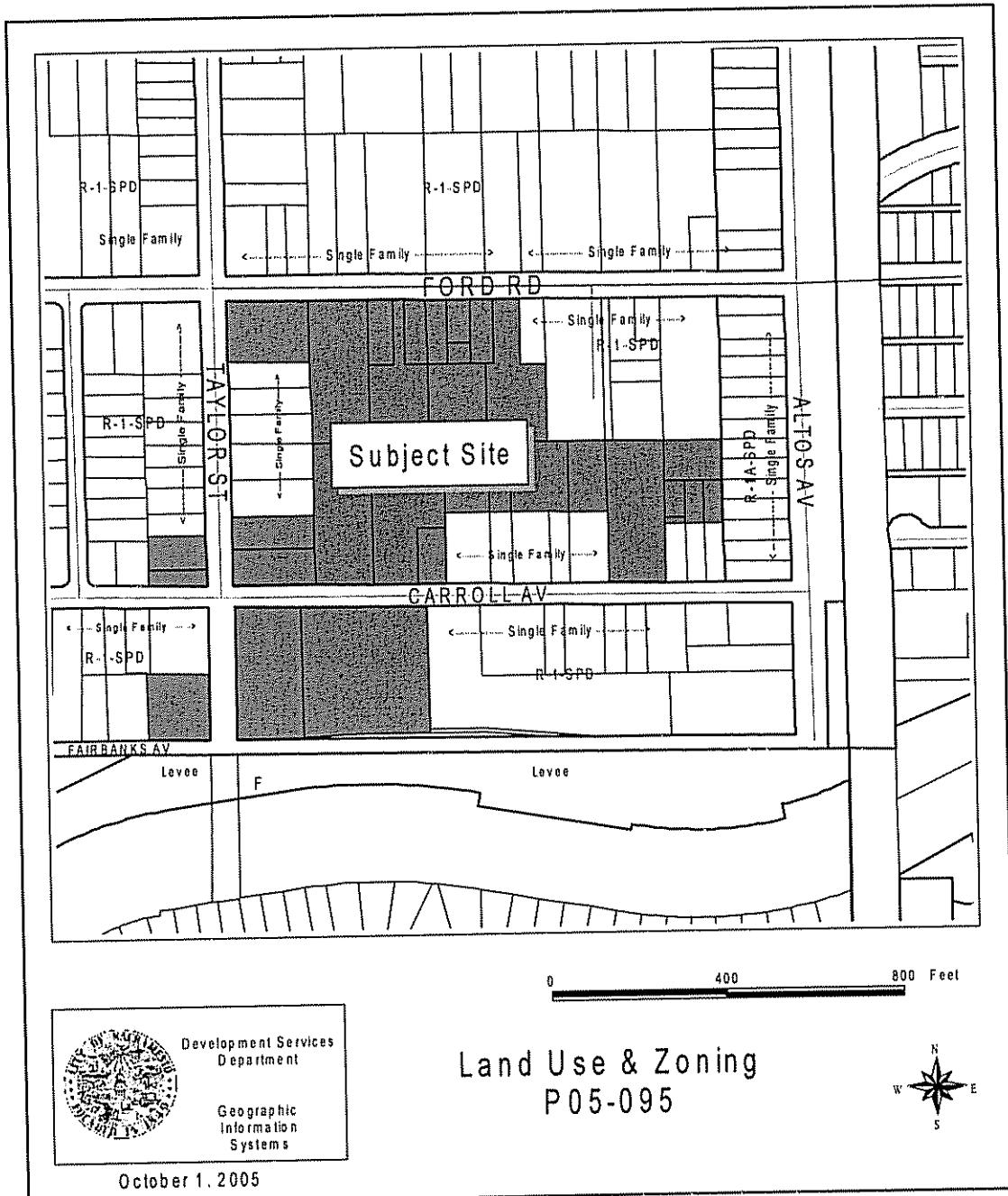
**VOTE OF THE PLANNING COMMISSION:**

COMMISSIONER	Motion(Y)/ Second(S)	YEA'S	NO'S	ABSTAIN
Valencia				
Notestine		1	ON 20	ON 9,17
Woo		1		
Banes - Vice Chair	M	1		
Taylor-Carroll - Chair		1		
Boyd	S'	1		
Yee		1		
Wasserman	SZ	1		
Vacant				

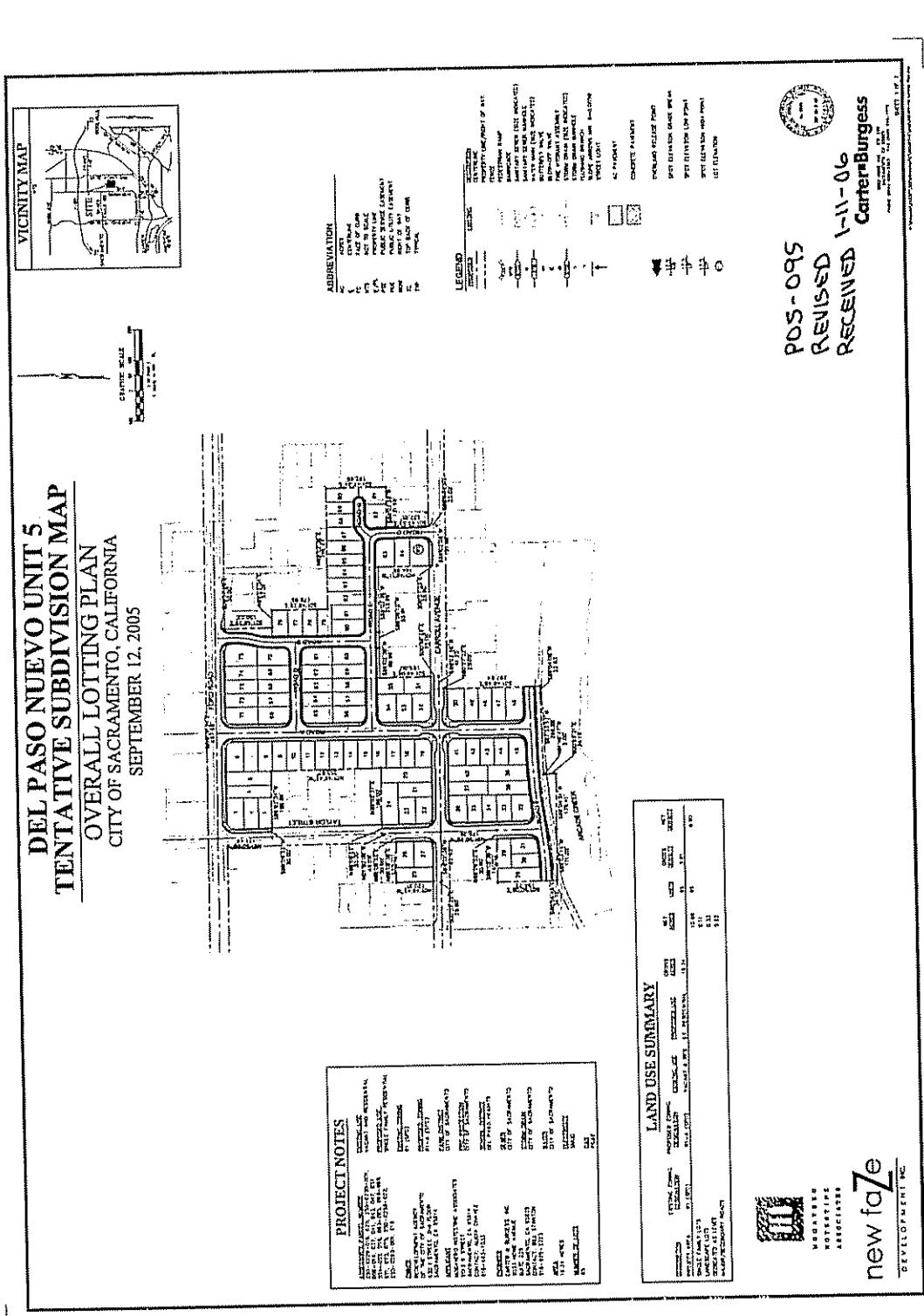
ATTACHMENT 2



**ATTACHMENT 3**



## ATTACHMENT 4



**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

February 21, 2006

**A RESOLUTION APPROVING THE NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE DEL PASO NUEVO PHASE V PROJECT, LOCATED SOUTH OF FORD ROAD, EAST OF TAYLOR STREET IN NORTH SACRAMENTO, SACRAMENTO, CALIFORNIA. (P05-095) (APN: 250-0220-019, -020; 250-0230-001, -006, -007, -008, -009, -010, -011, -012, -013, -014, -037, -041, -043, -047, -051, -054, -055, -059, -063, -064, -065, -068, -069, -071, -073, -075; 250-0250-022; 250-0260-001, -018)**

**BACKGROUND**

- A. The Environmental Coordinator has prepared a Negative Declaration for the above identified project; and
- B. The proposed project Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;
- C. The Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and
- D. In accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project.

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

- Section 1. The City Council ratifies the Negative Declaration for the Del Paso Nuevo Phase V project (P05-095).
- Section 2. The City Council approves the Mitigation Monitoring Plan for the Del Paso Nuevo Phase V project (P05-095) 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 A.

**Table of Contents:**

Exhibit A: Mitigation Monitoring Plan – 12 Pages

**Exhibit A**

## **MITIGATION MONITORING PLAN**

**FOR:**  
DEL PASO NUEVO PHASE 5 (P05-095)

**PREPARED BY:**  
CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL PLANNING SERVICES  
MIKE PARKER  
808-7483

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

**DATE:**  
DECEMBER 6, 2005

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

**DATE:**

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**ATTEST:**

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## DEL PASO NUEVO PHASE 5 (P05-095) 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 Blvd., Ste 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6

### SECTION 1: PROJECT IDENTIFICATION

**Project Name/File Number:** Del Paso Nuevo Phase 5 (P05-095)

**Owner/Developer:**  
Allen Warren  
Nuevo Partners, LLC  
1825 Del Paso Blvd.  
Sacramento, CA 95815  
(916) 929-6402

**City of Sacramento Contact:**  
Mike Parker, Assistant Planner  
Environmental Planning Services  
Development Services Dept  
2101 Arena Blvd., Ste. 200  
Sacramento, CA 95834  
(916) 808-7483

#### Project Location

The proposed project site is irregularly shaped and is bounded on the north by Ford Road and on the south by the Arcade Creek levee. The project site is also generally located between the Altos Avenue, east of the site, and Taylor Street, west of the site (although the site crosses the Taylor Street right-of-way in two locations). The project site consists of 31 parcels, which include the following: 250-0220-019, -020; 250-0230-001, -006, -007, -008, -009, -010, -011, -012, -013, -014, -037, -041, -043, -047, -051, -054, -055, -059, -063, -064, -065, -068, -069, -071, -073, -075; 250-0250-022; 250-0260-001, -018

#### Project Components

The proposed project consists of the following entitlements:

- A **Rezone** from Special Planning District Standard Single-Family (R-1-SPD) to Special Planning District Single-Family Alternative (R-1A-SPD) to allow a minimum lot width of 35 feet (R-1-SPD allows a minimum lot width of 45 feet)
- B **Tentative Subdivision Map** to subdivide 31 existing parcels totaling approximately 16.33 gross acres (10.29 net acres) into 98 lots (95 single family lots, 2 open space lots, and 1 remnant lot)
- C **Special Permit** for the development of 95 single-family residential units.

## **SECTION 2: GENERAL INFORMATION**

The Mitigation Monitoring Plan (MMP) includes mitigation for Biological Resources and 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, along with other applicable local, state or federal agencies, will be responsible for ensuring compliance.

**MITIGATION MONITORING PLAN  
DEL PASO NUEVO PHASE 5 PROJECT (P05-095)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<b>BIOLOGICAL RESOURCES</b>					
BR-1a If construction begins outside the 1 March to 15 September breeding season, preconstruction surveys, or other mitigation for active Swainson's hawk nests, are not necessary.	Applicant	City of Sacramento – Development Services Department	A copy of pre-construction surveys submitted to Development Services Dept	Measure shall be implemented prior to issuance of a grading permit and during construction activities.	
BR-1b If construction is scheduled to occur between March 1 and September 15 then the applicant shall hire a qualified biologist to conduct preconstruction surveys for raptor nests within a 0.25-mile radius of the construction site, not less than 30 days prior to construction. If no raptor nests are found, then no further mitigation measures are necessary.		California Department of Fish and Game	Proof of CDFG concurrence, where applicable		
BR-1c If an active Swainson's hawk nest is located within 250 ft of the construction site, a biologist will record the location(s) on a site map. A minimum 250 ft Environmentally Sensitive Area (buffer) will be established around the nest tree. A biologist shall delineate the Environmentally Sensitive Area with yellow caution tape, temporary flagging, or temporary exclusion fencing.					
BR-1d The construction contractor shall install stakes or temporary flagging, fencing, etc., at the edge of the buffer zone, if it occurs on the					

**MITIGATION MONITORING PLAN  
DEL PASO NUEVO PHASE 5 PROJECT (P05-095)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
construction site. A qualified biologist will approve the proposed location of the buffer zone. The Environmentally Sensitive Area shall be maintained throughout the construction period. No disturbance shall occur within 250 ft of a nest tree during the breeding season.					
BR-1e If an active Swainson's hawk nest is located within 250 ft of the area under construction, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance caused by construction activities. The biological monitor shall have the authority to stop construction if construction appears to be adversely affecting a nesting raptor.					
BR-2 Heritage trees identified by the City Arborist (listed in the Arborist Report as numbers 82, 92, 93, 95, 98, 100, 101, 102, 104, 158, 163, 171, 172, and 173), both on- and off-site, shall be preserved to the extent feasible without substantially altering the project site plan. The project applicant/developer shall coordinate with the City of Sacramento Urban Forest Services Division to identify any trees able to be preserved. If trees are identified for preservation, the applicant/developer shall coordinate with the Urban Forest Services Division in preparation of a	Applicant	Heritage Tree Preservation Plan approved by the City of Sacramento Urban Forest Services Division (if Heritage Trees are able to be preserved).	City of Sacramento – Development Services Department	Measure shall be implemented prior to issuance of a grading permit.	

**MITIGATION MONITORING PLAN  
DEL PASO NUEVO PHASE 5 PROJECT (P05-095)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>Preservation plan for any and all trees identified for preservation. The preservation plan shall include, but not be limited to the following measures to prevent impacts to the trees during construction of the proposed project:</p> <ul style="list-style-type: none"> <li>The contractor shall hire an International Society of Arboriculture (ISA) certified arborist to perform any required pruning for equipment clearance. The contractor shall contact the City Arborist (Duane Goosen 808-4996) for a root inspection(s) for trenching activities within the dripline(s) of trees to be saved.</li> </ul>	Contractor	City of Sacramento – Development Services Department	Inspection by City Arborist of trenching near trees to be preserved	Measure to be noted on all construction plans and implemented during trenching activities near trees identified on Preservation Plan	
<p>If during excavation for the project, tree roots greater than two inches in diameter are encountered, work shall stop immediately until the City Arborist can perform an on-site inspection. All roots shall be cut clean and the tree affected may require supplemental irrigation/fertilization and pruning as a result of the root cutting. The contractor will be responsible for any costs incurred. Depending upon the amount of roots encountered and the time of year, wet burrap may be required along the sides of the trench.</p>	Contractor	City of Sacramento – Development Services Department	Work stopped until City Arborist notifies the contractor to proceed. Project sponsor responsible for costs incurred.	Measure to be noted on all construction plans and implemented during any ground-related construction activities	

**MITIGATION MONITORING PLAN  
DEL PASO NUEVO PHASE 5 PROJECT (P05-095)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<ul style="list-style-type: none"> <li>The contractor shall be held liable for any damage to existing trees, i.e. trunk wounds, broken limbs, pouring of any deleterious materials, or concrete washout under the drip line of the trees. Damages will be assessed using the "Guide to Plant Appraisal" eighth edition, published by the International Society of Arboriculture. An appraisal report shall be submitted for review by the City Arborist.</li> <li>Tree protection methods noted above shall be identified on all construction plans for the project.</li> </ul>	Contractor  City of Sacramento – Development Services Department  City of Sacramento – Urban Forest Services Division	Project sponsor responsible for costs incurred.  Project to be noted on all construction plans and implemented during construction activities			
BR-3 For Heritage Trees (listed in the Arborist Report as numbers 82, 92, 93, 95, 99, 100, 101, 102, 104, 158, 163, 171, 172, and 173) that are unable to be preserved, prior to removal of these trees, the project applicant/developer shall coordinate with City of Sacramento Urban Forest Services Division to obtain the necessary permits for removal of	Applicant	City of Sacramento – Development Services Department  City of Sacramento – Urban Forest Services Division	Tree protection identified on all construction plans.	Measure to be implemented prior to approval of any construction plans	Measure to be implemented prior to issuance of grading permits.

**MITIGATION MONITORING PLAN  
DEL PASO NUEVO PHASE 5 PROJECT (P05-095)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>the trees in accordance with the Heritage Tree Ordinance (City Code 12.64). The City Arborist has calculated a mitigation value that totals \$60,300 for the removal of all trees (201 inches dbh x \$300/inch = \$60,300). This value would be used to provide planting and care of replacement trees. If some trees can be saved, this value will be reduced by the value of the tree to be saved as provided by the City Arborist. Additionally, the Landscape Plan may provide on-site mitigation, which will be credited at a rate of \$300 per planted 15 gallon tree subject to the following City of Sacramento Urban Forest Services conditions:</p> <ul style="list-style-type: none"> <li>• mitigation planting is limited to separated sidewalk planters (and planting that meets specifications listed in 11/10/05 Arborist comments on the Landscape Plan)</li> <li>• mitigation design and programming reviewed and approved by Urban Forest Services</li> <li>• review and approval of species by Urban Forest Services</li> <li>• inspection of nursery stock (prior to planting) by Urban Forest Services</li> <li>• post-planting inspection by Urban Forest Services.</li> </ul>					

**MITIGATION MONITORING PLAN  
DEL PASO NUEVO PHASE 5 PROJECT (P05-095)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
BR-4 Prior to issuance of a grading permit, the project applicant shall submit a wetland mitigation and monitoring plan to the City. The wetland mitigation and monitoring plan shall meet the following requirements:	Applicant	City of Sacramento – Development Services Department; US Army Corps of Engineers.	Wetland Mitigation and Monitoring Plan approved by City of Sacramento Development Services Department, including a copy of bill of sale for purchase of wetland mitigation credits	Measures shall be implemented prior to issuance of grading permits.	
BR-5 The grading plan shall indicate no grading activities within 10 feet of any jurisdictional wetland until the project applicant provides the City of Sacramento evidence that the discharge of fill into jurisdictional wetlands is authorized under Section 404 of the Clean Water Act. In addition, the grading plan shall require temporary fencing to be installed around the 10-foot buffer to exclude construction equipment	Applicant	City of Sacramento – Development Services Department; US Army Corps of Engineers	Grading Plan indicates 10-foot buffer around any jurisdictional wetland until proof of Section 404 compliance is provided to the City of Sacramento Development Services	Measure shall be implemented prior to issuance of grading permits and during construction activities.	10

**MITIGATION MONITORING PLAN  
DEL PASO NUEVO PHASE 5 PROJECT (P05-095)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
Department					
until the project applicant provides the City of Sacramento evidence that the discharge of fill into jurisdictional wetlands is authorized under Section 404 of the Clean Water Act.					
BR-6 Prior to issuance of grading permits, the Building Department shall verify that the Stormwater Pollution Prevention Plan (SWPPP) for the project indicates the location of the wetlands, including the 10-foot buffer, and includes water quality control measures to prevent any discharge of construction-related pollutants or sediment into the identified wetlands.	Applicant	City of Sacramento – Development Services Department; US Army Corps of Engineers	Verify location of wetlands and water quality control measures in	Measure shall be implemented prior to issuance of grading and during construction activities.	
<b>CULTURAL RESOURCES</b>		Applicant	City of Sacramento Development Services Department Native American Heritage Commission	Measures shall be included on all grading plans.	Measures shall be implemented during construction activities, as specified.
CR-1a In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified					

**MITIGATION MONITORING PLAN  
DEL PASO NUEVO PHASE 5 PROJECT (P05-095)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
CR-1a archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.					
CR-1b If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.					In the event that no such Native

**MITIGATION MONITORING PLAN  
DEL PASO NUEVO PHASE 5 PROJECT (P05-095)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Professional Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.					
CR-2 if a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.	Applicant	City of Sacramento Development Services Department Native American Heritage Commission	Measures shall be included on all grading plans.	Measures shall be implemented during construction activities, as specified.	

**ORDINANCE NO.**

Adopted by the Sacramento City Council  
February 21, 2006

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING 10.93± NET ACRES FROM THE STANDARD SINGLE-FAMILY SPECIAL PLANNING DISTRICT (R-1-SPD) ZONE AND PLACING IN THE SINGLE FAMILY ALTERNATIVE SPECIAL PLANNING DISTRICT (R-1A-SPD) ZONE, FOR THE PROPERTY LOCATED SOUTH OF FORD ROAD, EAST OF TAYLOR STREET (P05-095) (APN: 250-0220-019, -020; 250-0230-001, -006, -007, -008, -009, -010, -011, -012, -013, -014, -037, -041, -043, -047, -051, -054, -055, -059, -063, -064, -065, -068, -069, -071, -073, -075; 250-0250-022; 250-0260-001, -018)

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

**SECTION 1**

The property generally described, known and referred to as APN: Various Apn's which are shown on attached Exhibit A, consists of 10.93± net acres and is currently in the Standard Single Family Special Planning District (R-1-SPD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R-1-SPD zone and placed in the Single Family Alternative Special Planning District (R-1A-SPD) zone.

**SECTION 2**

Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance will be considered to be in compliance with the requirements for the zoning 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 maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

**Table of Contents:**

Exhibit A: Del Paso Nuevo Phase V Rezoning Map – 1 Page

Adopted by the City of Sacramento City Council on February 21, 2006, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

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Mayor Heather Fargo

Attest:

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Shirley Concolino, City Clerk

**EXHIBIT A**