

RESOLUTION NO. 2005-666

Adopted by the Sacramento City Council

September 13, 2005

APPROVING THE NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE VILLAGE GREENS PROJECT, LOCATED SOUTHEAST AND SOUTHWEST OF THE INTERSECTION OF BAYOU ROAD AND CALLISON DRIVE, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P04-121) (APN: 225-1480-055, 225-1740-001, AND 225-1750-001)

BACKGROUND

- A. The Environmental Coordinator has prepared a Negative Declaration for the above identified project;
- B. The proposed 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 Village Greens (P04-121).
- Section 2. The City Council approves the Mitigation Monitoring Plan for the Village Greens project (P04-121) 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;

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Exhibit A. Mitigation Monitoring Plan – 9 Pages

Adopted by the City of Sacramento City Council on September 13, 2005 by the following vote:

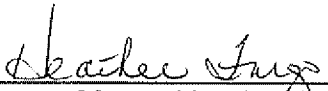
Adopted by the City of Sacramento City Council on September 13, 2005 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None

Abstain: None

Absent: None



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

**VILLAGE GREENS PROJECT (P04-121)
MITIGATION MONITORING PLAN**

FOR

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

**PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT**

**DATE:
April 6, 2005**

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

DATE:

ATTEST:

**VILLAGE GREENS PROJECT (P04-121)
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, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Village Greens Project (P04-121)
Owner/Developer- Name:
Address:

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

The proposed project site consists of three parcels, APN 225-1480-055, APN 225-1740-001, and APN 225-1750-001. The project site is located south and west of Bayou Road with Callison Drive running through the center of the project site. The project site is located within the North Natomas Community Plan area.

Project Description:

The proposed project consists of the entitlements to allow the development of medium density residential in the Westborough Planned Unit Development (PUD).

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Air Quality, Biological, Noise, 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 will be responsible for ensuring compliance.

VILLAGE GREENS PROJECT (P04-121)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Air Quality:</p> <p><u>AQ-1: Category 1: Reducing NOx emissions from off-road diesel powered equipment</u> The project shall provide a plan for approval by the lead agency, in consultation with SMAQMD, demonstrating that the heavy duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and</p> <p>The project representative shall submit to the lead agency and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p>and:</p> <p><u>AQ-2: Category 2: Controlling visible emissions from off-road diesel powered equipment</u> The project shall ensure that exhaust emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or</p>	Developer	SMAQMD; City Development Services Department	Provision of construction equipment list.	Prior to issuance of grading permit.	
	Developer	SMAQMD; City Development Services Department	Note on construction documents.	During construction	

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<p>Ringelmann 2.0) shall be repaired immediately, and the lead agency and SMAQMD shall be notified within 48 hours identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>AQ-3: Prior to the approval of improvement plans or the issuance of grading permits, the Project Proponent will submit proof that the off-site air quality mitigation fee of \$3,677.00 has been paid to SMAQMD, and that the construction air quality mitigation plan has been approved by SMAQMD and the lead agency.</p>	Developer	SMAQMD; City of Sacramento Development Services Dept.	Proof of payment of fee to SMAQMD	Prior to the issuance of a grading permit	

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Transportation/Circulation: T-1: The Project Developer shall be responsible for paying a fair share contribution toward signaling the Del Paso Road and I-5 northbound and southbound off-ramp intersections as outlined in Mitigation Measure #9 in the Westborough PUD Mitigated Negative Declaration (Pg 8-112).	Developer	City of Sacramento, Development Services Dept., Development Engineering & Finance	Submittal of payment.	Prior to the recordation of the final map.	

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Biological: BR-1: The project applicant/developer shall: (i) comply with all requirements of the NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the Natomas Basin HCP EIR/EIS; and (iii) comply with all conditions in the ITPs issued by the USFWS and CDFG.	Developer	City of Sacramento, Development Services Dept., USFWS, and DFG	Submittal of all fees and proof all conditions of the ITPs have been complied with	Prior to the issuance of a grading permit.	

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<p>Noise:</p> <p><u>Mitigation Measure for Lot B</u> N-1: A barrier of at least six-feet shall be constructed between Lot B and Bayou Road. The barrier shall be constructed with concrete or masonry block, precast concrete, earthen berm, or any combination. If other prefabricated materials are used, they shall be reviewed and approved by an acoustical expert.</p>	Developer	City of Sacramento, Development Services Dept.	Submittal of plans showing barrier.	Prior to the issuance of a grading permit.	
<p><u>Mitigation Measure for Lot 182</u> N-2: A barrier of at least six-feet shall be constructed between Lot 182 and Bayou Road. The barrier shall be constructed with concrete or masonry block, precast concrete, earthen berm, or any combination. If other prefabricated materials are used, they shall be reviewed and approved by an acoustical expert.</p>	Developer	City of Sacramento, Development Services Dept.	Submittal of plans showing barrier.	Prior to the issuance of a grading permit.	
<p><u>Mitigation Measures for Interior Noise</u> N-3: All windows on Lots 1-16, 53-70, 91-123, and 172-182 shall have a minimum STC 35 rating. All sliding glass doors in these lots shall have a minimum STC 38 rating.</p>	Developer	City of Sacramento, Development Services Dept.	Submittal of plans showing STC rated windows.	Prior to issuance of building permit for construction.	
<p>N-4: All windows on Lots 17-52, 71-90, and 124-170 shall have a minimum of STC 38 rating. All front doors on these lots shall have a minimum of STC 36 rating. All sliding glass doors on these lots shall have a minimum STC 38 rating.</p>	Developer	City of Sacramento, Development Services Dept.	Submittal of plans showing STC rated windows.	Prior to issuance of building permit for construction.	

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N-5: Air conditioning or other suitable mechanical ventilation should be provided to allow residents to close windows for the desired acoustical isolation.	Developer	City of Sacramento, Development Services Dept.	Submittal of plans showing air conditioning.	Prior to issuance of building permit for construction.	

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<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> <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>	Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.	