

RESOLUTION NO. 2005-074

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 15 2005

A RESOLUTION APPROVING THE NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR THE WEST EL CAMINO CONDOMINIUMS PROJECT, LOCATED ON THE SOUTH SIDE OF WEST EL CAMINO AVENUE AND WEST OF GATEWAY OAKS DRIVE IN SOUTH NATOMAS.

(APNs: 225-1010-006, 007, and 019)
(P04-129)

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

WHEREAS, the Negative Declaration was prepared and circulated for the above identified project pursuant to the requirements of CEQA;

WHEREAS, the proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

WHEREAS, based upon the Negative Declaration and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment, provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as proscribed in the Initial Study for the above identified project; a copy of which is attached as Exhibit 1;

WHEREAS, 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.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

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The Mitigation Monitoring Plan for West El Camino Condominiums (P04-129) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated December 06, 2004.

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

(P04-129)

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**WEST EL CAMINO CONDOMINIUMS (P04-129)
MITIGATION MONITORING PLAN**

**APPLICANT:
SIXELLS, LLC**

**TYPE OF ENVIRONMENTAL DOCUMENT:
MITIGATED NEGATIVE DECLARATION**

**PREPARED BY:
ERIK DE KOK
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL PLANNING SERVICES**

**DATE:
DECEMBER 2, 2004**

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

DATE:

ATTEST:

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DATE ADOPTED: **FEB 15 2005**

**CITY OF SACRAMENTO
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared by the City of Sacramento Development Services Department, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines section 15097.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: West El Camino Residential Condominiums Project (P04-129)

City of Sacramento Contacts: Erik de Kok, Associate Planner (916) 808-2022
Kenny Wan, Assistant Planner (916) 808-2222
City of Sacramento, Development Services Department

Applicant: Sixells, LLC
Attn: Jim Franklin
4227 Sunrise Blvd, Suite 220
Fair Oaks, CA
(916) 962-7553

Project Location/APN: South side of West El Camino and west of Gateway Oaks Drive, South Natomas Community Plan area. The site is identified as Sacramento County Assessor Parcel Number 225-1010-005, 006, 007 and a portion of 008.

Project Description: The proposed project would construct 83 individual condominium units and an associated clubhouse and recreation building. The project would include internal circulation and pedestrian improvements, landscaping and installation of utilities. Individual condominium units would range from approximately 1,100 square feet to 1,660 square feet in size, and would provide a variety of configurations including split-level, two-story and three-story units.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation measures for Biological Resources, Noise, Aesthetics/Light/Glare, 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 the 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. The MMP is designed to assist 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 as in the Initial Study. The MMP describes the actions that must take place to implement each mitigation measure, the timing of such actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and cooperating to achieve compliance with the MMP. The City of Sacramento is responsible for ensuring compliance.

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SECTION 3: MITIGATION MONITORING PLAN

Introduction

The California Environmental Quality Act (CEQA) requires review of any project that could have significant adverse effects on the environment. In 1988, CEQA was amended to require reporting on and monitoring of mitigation measures adopted as part of the environmental review process. This Mitigation Monitoring Plan is designed to aid the City of Sacramento in its implementation and monitoring of measures adopted from the Initial Study.

Mitigation Measures

The mitigation measures are taken from the Initial Study for the West El Camino Condominiums Project. 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.

MMP Components

The components of each monitoring form are addressed briefly, below.

Mitigation Measure: Each mitigation measure that was identified in the Initial Study is presented, and numbered accordingly.

Implementing responsibility: The developer of the developer's contractor, as authorized by the developer, shall be responsible.

Monitoring Responsibility for Implementing Measure: This identifies the entity that will undertake the required action.

Compliance Standard: For every mitigation measure, one or more actions is described. Each mitigation measure has been identified for the purpose of avoiding, reducing, or compensating for an environmental impact. The Mitigation Monitoring Plan identifies the manner in which each mitigation measure will be implemented, and in some instances, the criteria for determining whether a mitigation measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

Timing: Each action must take place prior to the time at which a threshold could be exceeded. Implementation of the action must occur prior to or during some part of approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

Verification of Compliance: This provides a compliance record for the entity enforcing compliance with the Mitigation Monitoring Plan.

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**MITIGATION MONITORING PLAN CHECKLIST FOR THE
WEST EL CAMINO CONDOMINIUMS (P04-129) MITIGATED NEGATIVE DECLARATION**

		VERIFICATION OF COMPLIANCE			Verification of Compliance Initials/Date)
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	
<p>Biological Resources</p> <p>For State-listed Special Status Species:</p> <p>Swainson's Hawk Foraging Habitat:</p> <p>BIO 1. The applicant / developer / construction contractor shall submit to the City of Sacramento, Department of Development Services verification from the California Department of Fish and Game (DFG) that the applicant has satisfied DFG requirements for mitigating loss of Swainson's hawk foraging habitat. The project applicant shall purchase compensatory Swainson's hawk foraging habitat at a ratio acceptable to DFG from an approved mitigation bank or develop other arrangements acceptable to the DFG prior to building/grading permits being issued.</p>	Applicant	<p>City of Sacramento – Development Services Department</p> <p>CA Dept of Fish and Game (DFG)</p>	<p>Measures shall be included with the Construction Specifications on all plans.</p> <p>The applicant will submit proof of compliance, including copy bill of sale and letter from a DFG-approved mitigation bank, prior to issuance of a grading permit.</p>	Measures shall be implemented prior to issuance of grading permits.	
<p>Noise</p> <p>NOISE 1: The performance standards for windows and doors in Plan Type B shall comply with the following STC ratings to achieve required noise level reductions:</p> <p>Living Room-Parallel Façade: STC 35 sliding glass; STC 30 windows</p> <p>Living Room-Perpendicular Face:</p>	Applicant shall specify and install windows and sliding glass doors to comply with standards identified in the mitigation measure.	City of Sacramento Development Services Department	<p>Project plans shall be reviewed to confirm compliance with mitigation measure, and inspections conducted to confirm compliance.</p>	Project plans shall be reviewed and approved prior to construction, and monitoring conducted during construction.	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance Initials/Date)
<p>STC 30 windows Master bedroom-Parallel Façade: STC 30 windows Master bedroom-Perpendicular Façade: STC 30 windows</p> <p>NOISE 2: The applicant shall construct a six-foot high masonry wall along the eastern boundary of the project site to block the line of the sight to and from the adjacent property. Location and design of the wall shall be subject to approval of the City as part of project review.</p>					
<p>Aesthetics, Light and Glare LIGHTING 1. All newly installed exterior lighting exceeding 175 watts that is installed and operated as part of the project development shall be downward directed, and shall be designed and installed in such a manner to avoid unreasonable glare on other properties.</p>	Applicant shall include design requirements in the project plans.	City of Sacramento Development Services Department	Project plans shall be reviewed to confirm compliance with mitigation measure, and inspections conducted to confirm compliance.	Project plans shall be reviewed to determine compliance, and monitored during inspections.	
<p>Cultural Resources CULTURAL 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</p>	Applicant shall include the mitigation measure on project plans, and instruct construction personnel of requirements.	City of Sacramento Development Services Department Native American Heritage Commission	Project plans shall include the required design requirements. City of Sacramento will respond on a complaint basis.	Mitigation measure will be enforced during the construction process.	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance Initials/Date)
<p>develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.</p> <p>CULTURAL 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>					

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