

RESOLUTION NO. 2003-312

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 20 2003

A RESOLUTION RATIFYING THE MITIGATED NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR JEFFERSON COMMONS, LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION AT 65TH STREET AND 4TH AVENUE, SACRAMENTO, CA.

(P02-120) (APNs: 015-0031-001, 009, 012, 013, 024, AND 025)

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

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

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

WHEREAS, based upon the Mitigated 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 prescribed in the Initial Study for the above identified project; and

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:

1. The Mitigated Negative Declaration for Jefferson Commons (P02-120) be ratified.
2. The Mitigation Monitoring Plan is approved for the proposed Jefferson Commons project based upon the following findings:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

- a. One or more mitigation measures have been added to the above identified project;
- b. 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 1.


MAYOR

ATTEST:


CITY CLERK
P02-120

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312
DATE ADOPTED: MAY 20 2003

EXHIBIT 1 – MITIGATION MONITORING PLAN

**CITY OF SACRAMENTO
MITIGATION MONITORING PLAN**

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

Project Description

Project Name/File Number: Jefferson Commons Housing Project/P02-120

City of Sacramento Contact Person: Grace Hovey
City of Sacramento, Planning
and Building Department
1231 I Street, Room 300
Sacramento, California 95814
(916) 264-7601

Applicant: JPI

Address: 600 East Las Colinas Blvd., Suite 1800
Irving, Texas 75039

Project Site

The project site for the Jefferson Commons Housing project (Proposed Project) is located in the City of Sacramento. The site is bounded by 65th Street to the west, 4th Avenue to the north, Redding Avenue to the east, and the City's proposed 65th Street Detention Basin and commercial buildings to the south. The 15.41± acre site is currently designated in the City of Sacramento General Plan as Community/Neighborhood Commercial and Offices, and is zoned as C-2-R, C-2 (General Commercial Zone), R-2 (Two-Family Zone) and M-1 (Light Industrial Zone). The surrounding land uses are commercial, industrial, and residential.

The project site is essentially undeveloped and contains annual and perennial grasses and forbs, with a few ornamental trees growing along the edge of the site. Trees on the site consist almost entirely of

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

ornamental species that have become established and naturalized on the site due to its proximity to adjacent development. Only one small valley oak tree was observed. There is one potential jurisdictional wetland located within the site (one vernal pool), which was observed along the southern boundary of the site near the adjacent pasture. The only buildings present on the site include a service station and restaurant/nightclub, both vacant, located in the southwest corner of site.

Project Background

The majority of the project site is undeveloped. From approximately 1937 to 1953, small structures that appear to be homes were observed in the northeast and southwest corners of the site.^a From 1953 to the mid-1980s, a gas station and a restaurant/nightclub operated on the west side of the site, while the eastern portion of the site remained vacant. The gas station and restaurant/club on the western portion of the site along 65th Street are now abandoned structures, and would be demolished as part of this project. There are no other buildings or structures present on the site.

There is a gravel parking lot at the northeast corner of the site that has been used by California Diamond Products since approximately 1993.

Pacific Coast Building Products purchased the site in 1988, and is the current owner.

Adjacent Land Uses

There are several types of land uses surrounding the Proposed Project site. To the north and to the east, across Redding Avenue, are commercial and industrial uses. These include a lumberyard, a gas station and mini-mart, and other uses. To the south, there are commercial and residential uses, including two homes, and some vacant pastureland identified for development as a joint-use park detention basin under the area's long range planning efforts. To the west, across 65th Street, there are residential and commercial uses.

Project Objectives

Specific project objectives identified for the Proposed Project include:

- Supply student housing to meet the needs of the area's existing student population, especially for California State University, Sacramento students.
- Provide safe and convenient student housing opportunities close to the CSUS campus.
- Further the proposed 65th Street Transit Village South Area Plan by concentrating a significant number of potential transit riders in an area near an existing light rail station and transit center.

a City of Sacramento Application and Project Questionnaire, P02-120, Jefferson Commons, August 16, 2002.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

- Provide a north-south pedestrian linkage from 4th Avenue to the proposed joint use park/detention facility south of the project site.
- Provide an east-west bicycle/pedestrian path between Broadway and proposed park/detention basin south of the project site.
- Provide a shuttle service from the project site to the CSUS campus through the existing Hornet Express shuttle program or a private shuttle contractor.
- Construct a bus/shuttle stop on 4th Avenue to provide alternative modes of transportation for project residents.

Project Description

The project proposes to merge the 15.41 acres into three lots and develop a garden style apartment complex that would include 288 residential units, including one outdoor half-basketball court, a sand volleyball court, a swimming pool, and spa. There would also be 54 bike lockers for residents' use: 24 Class I and 30 Class II or III style lockers. The clubhouse would also include an indoor half-basketball court, an exercise room, a computer room, a clubroom, and restrooms. The residences would be housed in 18 buildings tailored to serve the housing needs of university students. There would be 792 beds available, with rents based on the bed, as opposed to the unit.

The residence buildings would be three stories tall with a height of 28 feet. Buildings would be constructed of hardi-plank siding with composition roofs. There would also be a clubhouse on site. The property would be fenced using a combination of six-foot masonry walls and wrought iron fencing. There would be a total of 705 covered and uncovered onsite parking spaces provided to the residents. Approximately 18 percent of the site would be covered with buildings, 43 percent with landscaping, and 39 percent with paved surfaces.

Vehicle access to the project site would be through one gated entrance off 4th Avenue. There would be a small visitors parking lot just outside the gate. Emergency access would be available along Redding Avenue and 65th Street. These access points would serve only as an emergency access, and would not be used for routine ingress or egress to the site.

To enable access to the site, the project would extend 4th Avenue to Redding Avenue. Currently, 4th Avenue dead-ends at the eastern edge of the existing commercial buildings. The extension would bisect the northern portion of the project site.

The project is adjacent to existing bus service and is 0.4 miles south of a major light rail and transit center. The project would also provide a shuttle service for residents to and from the CSUS campus. The shuttle would be free to project residents. The proposed shuttle stop would be located on 4th Avenue near the project clubhouse to provide easy transit vehicle access and a waiting area for students. It is anticipated the shuttle would operate, during fall and spring semesters, Monday through Friday and would be operated by either the CSUS Hornet Express or be privately contracted by the developer. If the shuttle is

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

operated by the CSUS Hornet Express, it would provide service every one half hour and be open to all CSUS students including those not residing at Jefferson Commons. If the shuttle is privately operated, it will be open to project residents only and operation hours would be determined based on usage.

Much of the project site would be landscaped with trees and shrubs lining the parking lots, and along the perimeter of the project site. Setbacks along 65th Street, 4th Avenue and Redding Avenue would also be landscaped. Lighting onsite would be provided via pole-mounted lights in the parking lot and around the perimeter of the site, as well as building lights. Trash and recycling enclosures would be provided for residents' use. The enclosures would be located in the parking lot at seven different locations.

The project would require a General Plan Amendment to change the land use designation from Commercial to Medium Density Residential. A Zoning Ordinance amendment would also be required to rezone the site from C-2-R, C-2 (General Commercial Zone), R-2 (Two-Family Zone) and M-1 (Light Industrial Zone) to R-3 (Multi Family Zone).

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 (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of measures adopted from the Jefferson Commons Housing Project Mitigated Negative Declaration and Draft Initial Study (MND/DIS).

Mitigation Measures

The mitigation measures are taken from the Jefferson Commons Housing Project MND/DIS, and are assigned the same number they had in the MND/DIS. 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: All mitigation measures that were identified in the Jefferson Commons Housing Project MND/DIS are presented, and numbered accordingly. The mitigation measures from the MND/DIS are presented by topic (e.g., Noise).

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

Monitoring Program: For every mitigation measure, one or more action is described. These are the center of the MMP, as they delineate the means by which MND/DIS measures will be implemented, and, in some instances, the criteria for determining whether a 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.

Parties Responsible for Implementing Measure: This item identifies the entity that will undertake the required action.

Entity Responsible for Ensuring Compliance: The City of Sacramento is responsible for ensuring that most mitigation measures are successfully implemented. Within the City, a number of departments and divisions will have responsibility for monitoring some aspect of the overall project. Occasionally, monitoring parties outside the City are identified. These parties are referred to as "Responsible Agencies" by CEQA.

Verification of Compliance: This section provides confirmation that a measure has been implemented, with space for the signature, title, and department of the individual who is verifying compliance. A space is also provided for notes.

Where more than one action is required in the monitoring program, each item is numbered, and the timing and responsible parties are numbered accordingly.

INITIAL STUDY SECTION 6 – AIR QUALITY

Mitigation Measure 1

Mitigation Measure:

The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

An enforcement plan shall be established to evaluate weekly project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.

Construction contracts should stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

175 hp - 750 hp	1996 and newer engines
100 hp - 174 hp	1997 and newer engines
50 hp - 99 hp	1998 and newer engines

Monitoring Program:

1. Submit inventory of heavy-duty off-road equipment to the Sacramento County Air Pollution Control District, per Mitigation Measure 1.
2. Conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list, per Mitigation Measure 1.
3. Demonstrate that construction equipment use complies with California Code of Regulations, Title 13, Sections 2180 - 2194, per Mitigation Measure 1.

Timing:

1. Prior to issuance of building permit.
2. Prior to issuance of building permit.
3. During construction.

Parties Responsible for Implementing Measure:

1. Project developer/contractor.
2. Project developer/contractor.
3. Project developer/contractor.

Entities Responsible for Ensuring Compliance:

1. City of Sacramento, Department of Public Works.
2. City of Sacramento, Department of Public Works.
3. City of Sacramento, Department of Public Works.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

Verification of Compliance:

The required monitoring of Mitigation Measure 1 has been performed and the measure was found to be successfully implemented:

Notes:

Title: _____

Agency/Department: _____

INITIAL STUDY SECTION 2 – AIR QUALITY

Mitigation Measure 2

Mitigation Measure:

If fireplaces are proposed, the project developer shall install only natural gas fireplace or wood burning fireplaces that meet EPA Phase II standards. Examples of fireplaces meeting the Phase II standards include, but are not limited to, the Fireplace Xtrodinaire and OPEL 2000.

Monitoring Program:

Install only natural gas fireplace or wood burning fireplaces that meet EPA Phase II standards, per Mitigation Measure 2.

Timing:

Prior to issuance of a building permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

City of Sacramento, Planning and Building Department.

Verification of Compliance:

The required monitoring of Mitigation Measure 2 has been performed and the measure was found to be successfully implemented:

Notes:

Title: _____

Agency/Department: _____

INITIAL STUDY SECTION 7 – TRANSPORTATION/TRAFFIC

Mitigation Measure 3

Mitigation Measure:

Install a traffic signal at the 65th Street/4th Avenue intersection.

Monitoring Program:

Install a traffic signal at the 65th Street/4th Avenue intersection, per Mitigation Measure 3.

Timing:

During construction.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

City of Sacramento, Department of Public Works.

Verification of Compliance:

The required monitoring of Mitigation Measure 3 has been performed and the measure was found to be successfully implemented:

Notes:

Title: _____

Agency/Department: _____

INITIAL STUDY SECTION 7 – TRANSPORTATION/TRAFFIC

Mitigation Measure 4

Mitigation Measure:

The project applicant shall provide a dedicated shuttle service between the Proposed Project site and the CSUS campus that provides similar service to the CSUS Hornet Express shuttle, *or the project applicant shall work with Regional Transit to develop a plan to mitigate transit impacts.*

Monitoring Program:

Applicant shall provide to the Planning Department and the Department of Public Works proof of a contract with a shuttle service provider to provide a dedicated shuttle *service or proof of a Regional Transit mitigation plan per Mitigation Measure 4.*

Timing:

Prior to issuance of occupancy permit.

Parties Responsible for Implementing Measure:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

Project developer.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Department of Public Works.
City of Sacramento, Planning and Building Department

Verification of Compliance:

The required monitoring of Mitigation Measure 4 has been performed and the measure was found to be successfully implemented:

Notes:

Title: _____

Agency/Department: _____

INITIAL STUDY SECTION 8 – BIOLOGICAL RESOURCES

Mitigation Measure 5

Mitigation Measure:

In the event that the onsite vernal pool is removed, filled, interrupted or otherwise disturbed, it is the developer's responsibility to provide replacement of the vernal pool at a 1:1 ratio or purchase of mitigation credits at a mitigation bank.

Monitoring Program:

Demonstrate no net loss of the onsite vernal pool through replacement at a 1:1 ratio or purchase of mitigation credits, per Mitigation Measure 5.

Timing:

During initial site preparation/grading.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department.

Verification of Compliance:

The required monitoring of Mitigation Measure 5 has been performed and the measure was found to be successfully implemented:

Notes:

Title: _____

Agency/Department: _____

INITIAL STUDY SECTION 10 – HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measure 6

Mitigation Measure:

In the event that underground tanks or other features, such as stained or discolored soil or oily or odorous water, or materials that could present a threat to human health or the environment are discovered during construction, activities in that immediate area shall cease immediately. A qualified environmental consultant shall evaluate the find and make appropriate recommendations regarding the health and safety of site workers and the environment. The City shall implement the recommendations to ensure public and environmental safety.

Monitoring Program:

1. Cease construction if hazardous materials are discovered, per Mitigation Measure 6

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

2. A qualified environmental consultant shall be retained to evaluate the dangers, per Mitigation Measure 6.

Timing:

1. During initial site preparation/grading and construction.
2. During initial site preparation/grading and construction.

Parties Responsible for Implementing Measure:

1. Project developer/contractor.
2. Project developer/contractor.

Entities Responsible for Ensuring Compliance:

1. City of Sacramento, Planning and Building Department.
2. City of Sacramento, Planning and Building Department.

Verification of Compliance:

The required monitoring of Mitigation Measure 6 has been performed and the measure was found to be successfully implemented:

Notes:

Title: _____

Agency/Department: _____

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

INITIAL STUDY SECTION 10 – HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measure 7

Mitigation Measure:

Prior to demolition of the former service station and nightclub/restaurant, the City shall ensure the buildings are tested for the lead-based paints and asbestos-containing materials (ACM) in accordance with adopted State regulations set forth in Title 8 of the California Code of Regulations and Sacramento Metropolitan Air Quality Management District Rule 902 (asbestos) standards. The City shall ensure lead-based paint and ACM removal and disposal of contaminated materials is performed in accordance with applicable regulations.

Monitoring Program:

Test for lead-based paints and asbestos-containing materials, and properly remove and dispose of, if necessary, per Mitigation Measure 7.

Timing:

Prior to issuance of a demolition permit.

Parties Responsible for Implementing Measure:

Project developer; City of Sacramento, Planning and Building Department.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department.

Verification of Compliance:

The required monitoring of Mitigation Measure 7 has been performed and the measure was found to be successfully implemented:

Notes:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

Title: _____

Agency/Department: _____

INITIAL STUDY SECTION 11 – NOISE

Mitigation Measure 8

Mitigation Measure:

As a means of complying with the 45 dB Ldn interior noise level standard at first and second floor facades, the following recommendations will be required for the first row of facades facing 65th Street. Normal construction practices per the latest edition of the Uniform Building Code are sufficient provided that:

1. Air conditioning or mechanical ventilation systems are installed so that windows and doors may remain closed.
2. Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
3. Exterior doors are solid core with perimeter weather-stripping and threshold seals.
4. Exterior walls consist of stucco or brick veneer.
5. Glass in both windows and doors should not exceed 20% of the floor area in a room.
6. Windows should have an Sound Transmission Classification (STC) rating of at least 35.
7. Roof or attic vents facing the noise source of concern should be boxed.

If the above recommendations cannot be implemented into the construction of the proposed buildings facing 65th Street, a detailed analysis of interior noise levels at first and second floor rooms shall be conducted when floor plans and construction details are available.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

Monitoring Program:

The first row of facades (windows) facing 65th Street shall be constructed to comply with the 45 dB Ldn interior noise level standard at first and second floor facades, per Mitigation Measure 8.

Timing:

During construction.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department.

Verification of Compliance:

The required monitoring of Mitigation Measure 8 has been performed and the measure was found to be successfully implemented:

Notes:

Title: _____

Agency/Department: _____

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003

INITIAL STUDY SECTION 13 – UTILITIES AND SERVICE SYSTEMS

Mitigation Measure 9

Mitigation Measure:

The project applicant shall either (a) pay into an existing facilities mitigation fund to pay for the cost of upgrading the existing combined sewer system, or (b) make improvements to the combined sewer system.

Monitoring Program:

Pay fair share fee for upgrading the existing combined sewer system, or make improvements to the system, per Mitigation Measure 9.

Timing:

Prior to issuance of a grading permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Department of Public Works.

Verification of Compliance:

The required monitoring of Mitigation Measure 9 has been performed and the measure was found to be successfully implemented:

Notes:

Title: _____

Agency/Department: _____

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312
MAY 20 2003

DATE ADOPTED: _____

INITIAL STUDY SECTION 15 – CULTURAL RESOURCES

Mitigation Measure 10

Mitigation Measure:

In the event of the discovery of buried archaeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. If human remains are found, the Sacramento County Coroner's Office shall be contacted immediately. The coroner shall contact the Native American Heritage Commission, which shall notify the appropriate descendant.

Monitoring Program:

If an archeological deposit or human remains are discovered, construction shall cease and the discovery shall be evaluated by a qualified archeologist or the County Coroner, as applicable, per Mitigation Measure 10.

Timing:

During initial preparation/grading and construction.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department.

Verification of Compliance:

The required monitoring of Mitigation Measure 10 has been performed and the measure was found to be successfully implemented:

Notes:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

MAY 20 2003

DATE ADOPTED: _____

Title: _____

Agency/Department: _____

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-312

DATE ADOPTED: MAY 20 2003