

RESOLUTION NO. 93-654

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF NOV 23 1993

MITIGATION MONITORING PLAN FOR P92-325 7320 14TH AVENUE PROJECT FOR A SPECIAL PERMIT TO CONSTRUCT AN 11,800 SQUARE FOOT TWO-STORY MOSQUE AND A 4,090 SQUARE FOOT TWO STORY CLASSROOM IN THREE PHASES ON 1.36± PARTIALLY DEVELOPED ACRES IN THE LIGHT INDUSTRIAL (M-1) AND TWO-FAMILY (R-2) ZONES; A SPECIAL PERMIT TO OPERATE A 4,090 SQUARE FOOT ELEMENTARY SCHOOL FOR 150 CHILDREN; A REZONE OF 0.86± DEVELOPED ACRES FROM THE STANDARD SINGLE-FAMILY (R-1) ZONE TO THE TWO-FAMILY (R-2) ZONE; AND A LOT LINE ADJUSTMENT TO RELOCATE A COMMON PROPERTY LINE BETWEEN TWO PARCELS TOTALING 1.79± PARTIALLY DEVELOPED ACRES AT 7320 14TH AVENUE IN THE EAST BROADWAY COMMUNITY PLAN AREA. (APN: #021-0092-003; 021-0092-015; 021-0092-015)

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project; held a public hearing to review the above described project;

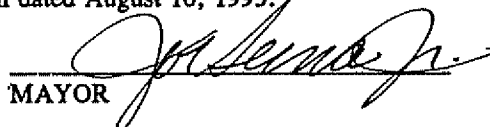
WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

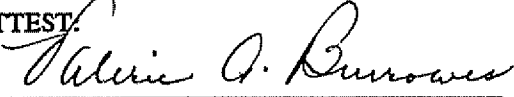
WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

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 CITY OF SACRAMENTO CITY COUNCIL THAT:

1. The Mitigation Monitoring Plan for the 7320 14TH Avenue (P92-325) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated August 10, 1993.


MAYOR

ATTEST:

CITY CLERK
P92-325

FOR CITY CLERK USE ONLY

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Recording
Not
Required

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MITIGATION MONITORING PLAN

FOR

7320 14th Avenue / P92-325


Initial Study

Prepared By:
City of Sacramento Planning Division
August 10, 1993

Adopted By:
City of Sacramento City Council

Date: 11-23-93

Valerie G. Burrows
City Clerk


MAYOR

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CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-5691, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: 7320 14th Avenue / P92-325
Applicant/Owner/Developer: Arktegraf Inc. (Peter Simon, Principal Architect)
Address: 2929 K Street STE 310
Sacramento, CA 95816

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

**All that real property situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:
Lots 9501, 9502, and 9503, as shown on the "Plat of Bonniemead or H.J. Goethe Company's Subdivision No. 95", filed in the Office of the County Recorder of Sacramento County on December 26, 1906, in Book 7 of Maps, Map No. 40, records of said County.**

EXCEPTING THEREFROM the South 53 feet of said Lots 9501 and 9502, said dimensions of South 53 feet being measured along the West line of said Lot 9501, and along the East line of said Lot 9502.

ALSO EXCEPTING THEREFROM the North 160 feet of said lots 9501 and 9502, said dimension of North 160 feet being measured along the West line of said Lot 9501 and along the East line of said Lot 9502, said measurements being computed to the centerlines of adjoining roads.

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Trees. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant/owner/developer identified above.

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SECTION 3: PLAN CONTENTS

A: Tree Preservation Plan

- A. No parking of vehicles or storage of materials, trenching, or grade changes shall occur within the dripline of the 30" black walnut located along the western property line. This protection method shall be identified on all grading and building site plans for the project.
- B) If during construction, tree branches are damaged or disturbed, construction shall stop and a certified arborist contacted for development of appropriate tree protection measures (subject to approval by the City Arborist).
- C) If any utilities must be installed within the dripline of the 30" black walnut tree, horizontal boring shall be permitted. No trenching shall occur within the dripline of this tree. The proposed masonry wall should have a pile-type footing (not trench-type) within the dripline of the tree.
- D) If during construction or grading, tree roots of 2" in diameter or greater are encountered, work shall stop immediately and a Certified Arborist shall be contacted for a root inspection. Root cutting of any roots over 2" in diameter must have prior approval of the City Arborist.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Parks and Community Services, City of Sacramento

MONITORING PROGRAM

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate tree protection measures as specified above and by the above mitigation measures A-D.

In the event that any protective measures are violated, as described above, the responsible City department shall require that all work within the dripline of affected tree, as shown on the original project plans, be ceased. The responsible City department shall verify the accuracy of the required arborist report by referring the report to the Environmental Services Division for review. If the tree is determined to be damaged or removed as a result of construction activities, the Building Division shall require that alternative mitigation measures be developed and implemented subject to approval by the Environmental Services Division. The Building Division shall require the approved alternative measures to be incorporated into the project plans, prior to resumption of work with the affected area.

In the case of additional review as required above, the developer shall deposit with the City, adequate funds as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will

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be deposited prior to resumption of work within the affected area.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

-The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits, a Certificate of Occupancy or a Certificate of Compliance for the project.