

ATTACHMENT C

P93-150

NOVEMBER 18, 1993

ITEM # 10
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RESOLUTION NO. 1487

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 18, 1993

A RESOLUTION ADOPTING A MITIGATION MONITORING PLAN FOR A TENTATIVE MAP TO SUBDIVIDE 79.0± ACRES INTO 184 LOTS FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF FRANKLIN BOULEVARD AND CALVINE ROAD

(P93-150) (APN: 117-0160-019, 62, 63, 64)

WHEREAS, the City Planning Commission on November 18, 1993, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment because mitigation measures have been added to the project;

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; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan.

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

1. The Mitigation Monitoring Plan for the Tentative Map - Arlington Park Creekside (P93-150/P90-259) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated October 20, 1993.

Viii Rita Donahue
CHAIRPERSON

ATTEST:

Suzanne Alimsted
SECRETARY TO PLANNING COMMISSION
P93-150/P90-259

Recording
Not
Required

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MITIGATION MONITORING PLAN

FOR

Tentative Map - Arlington Park Creekside/P93-150 (P90-259)

Initial Study

Prepared By:
City of Sacramento Environmental Services Division
October 20, 1993

Adopted By:
City of Sacramento Planning Commission

Date: 11-18-93

Rita Donahue
Vice - CHAIRPERSON

Suzanne Alimstad
Secretary to Planning Commission

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) 264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Arlington Park Creekside/P93-150 (P90-259)

Owner/Developer- Name: Live Oak Associates II

Address: 1646 N. California Boulevard, Suite 440
Walnut Creek, CA 94591

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

Southeast corner of Franklin Boulevard and Calvine Road

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Plant/Animal Life, Noise, Light and Glare, and Transportation. 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.

The applicant is proposing a Tentative Map to subdivide 79.0± vacant developed acres into 184 lots (182 for residential development, 1 for commercial, and 1 for a park) in the Single Family Alternative and General Commercial (R-1A[PUD] and C-2[PUD]) zones. The site is located on both sides of the Laguna Creek Floodway (APN: 117-0160-019, 62, 63, and 64) within the South Sacramento Community Plan (SSCP) area. The Sacramento General Plan designation is Low Density Residential (4-15 du/na) and Community/Neighborhood Commercial & Offices. The SSCP designation is Residential (4-8 du/na) and General Commercial.

SECTION 3: PLAN CONTENTS

A. Plant & Animal Life

1. If the placement of new drainages into the Laguna Creek Floodway is required under this application, coordinate the placement with the City's

Utilities Department and Planning and Development Department (Environmental Services Division) prior to development. In no instance shall new drains be allowed to drain directly into reconstructed or preserved vernal pools within the floodway. The final placement of new drains (if required) shall be agreed to by the developer, City Utilities Department, and City Planning and Development Department (Environmental Services Division).

2. In addition to the requirements under the Erosion and Sediment Control Ordinance, the applicant shall:
 - a. Install a six foot high chain link construction fence on the property line between the project site and the adjacent wetlands areas to prevent intrusion into the floodway by construction vehicles and personnel during the development of the north and south parcels.
 - b. The fence shall be indicated on all construction drawings for property adjacent to the floodway.
 - c. The fence shall be installed prior to the commencement of grading work for development projects permitted by this project.
 - d. Construction contractors shall designate a person or persons to oversee the maintenance of the construction fence during construction of the project site.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate the adjacent wetlands area protection measures as specified by the above mitigation measures. Prior to the issuance of a Notice to Proceed, the Department of Public Works shall require that the project plans incorporate the wetlands area protection measures as specified by the above mitigation measures.

In the event that any protective barriers are penetrated, moved or removed as a result of construction activities, the City department with responsibility for inspection of the particular component of the project which is affected by the discovery shall require that all work within the protected wetlands area, as shown on the original project plans, be ceased. If damage has occurred within the protected area, the Building Division/Department of Public Works shall require the Department of Fish and Game be notified to develop alternative mitigation

measures (reviewed and approved by the Planning Division), prior to resumption of work within the affected area.

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

-The Department of Public Works shall document implementation of all mitigation measures prior to the issuance of a Notice of Completion.

B. Noise Exposure

General:

1. An 8 foot high noise barrier shall be constructed along the western property line adjacent to Franklin Boulevard. This barrier shall extend around corners a minimum of 15 feet and/or connect to the dwelling in order to completely enclose the rear yard areas of affected lots. Barrier materials shall be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels or 3/4" plywood sheathing with caulked, overlapping joints.

All structures with exterior walls facing Franklin Boulevard (lots 130-142 and 176-182 as shown on the Tentative Map) shall incorporate the following mitigation measures:

2. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
3. All sleeping spaces shall be provided with carpet and pad.
4. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.

5. The roof shall be finished with a minimum 1/2" particle board or plyboard of equivalent surface weight, minimum 12 lb. felt paper and minimum 240 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 30 or better.
6. Windows must have a minimum STC rating of 29. Windows facing the noise source should comprise less than 20 percent of the small bedroom wall area, 26 percent of master bedroom wall area, and 22 percent of large living areas. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
7. Sliding glass doors shall have a minimum STC rating of 29.
8. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
9. Gravity vent openings in attic space shall not exceed code minimum in size and number.
10. Second story bedrooms facing Franklin Boulevard shall be constructed using a dense stucco finish or with a wood siding using resilient channels beneath the interior gypsum board.
11. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.

All commercial structures adjacent to the boundary of the wetlands area shall incorporate the following mitigation measure:

12. Mechanical equipment, truck docks, loading doors and trash enclosures shall be located away from the sides of structures adjacent to the Laguna Creek area or shall be placed within solid enclosures to reduce noise impacts on adjacent habitat areas.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate all applicable noise attenuation measures. The soundwall in Measure 1 shall be adjacent to the residential lots along Franklin

Boulevard. The Building Division shall also require that site inspections are included on the Special Conditions Attachment. Prior to issuance of any Final Permits, Certificate of Occupancy, or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

C. Light and Glare

1. All exterior lighting will be directed away from or properly shaded to minimize glare on adjacent residential uses and oncoming traffic.
2. All exterior lighting will be directed away from or properly shaded to minimize glare beyond the commercial property lines adjacent to the wetlands areas.

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate all applicable light and glare mitigation measures. Prior to issuance of any Final Permits, Certificate of Occupancy, or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified light and glare mitigation measures.

D. Transportation

1. The project applicant will provide funding for the construction and maintenance of bus shelters, per the requirements of the Sacramento Regional Transit District, at the northeast corner of the intersection of Franklin Boulevard and Street H and at the northeast corner of Franklin Boulevard and Calvine Road.
2. The shelters and any necessary street improvements shall be included on the improvement plans for the subdivision.
3. Design of the shelters shall be in accord with Regional Transit standards and plans for the shelters shall be accompanied by documentation indicating District approval.

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Public Works, City of Sacramento

Department of Planning and Development, City of Sacramento

Sacramento Regional Transit

MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate the bus shelters and any necessary street improvements as specified by the mitigation listed above. Prior to the issuance of a Notice to Proceed, the Department of Public Works shall require that the project plans incorporate the bus shelters and any necessary street improvements. The street improvements shall be designed subject to the approval of the Department of Public Works Transportation Division.

Prior to issuance of final Building Permits, a Certificate of Occupancy, or Certificate of Compliance by the Building Division and prior to issuance of a Notice of Completion by the Department of Public Works, the City Building Division and Department of Public Works must receive a document from Regional Transit (R.T.) stating mutual agreement (between the Applicant and R.T.) and satisfaction of a funding and maintenance agreement and of placement and design of bus shelters and necessary street improvements.