

**RESOLUTION NO. 2004-705**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF AUG 31 2004

**A RESOLUTION APPROVING THE ADDENDUM TO A PREVIOUSLY ADOPTED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE NATOMAS PARK COTTAGES PROJECT, LOCATED SOUTHEAST OF THE INTERSECTION OF CLUB CENTER DRIVE AND DUNLAY DRIVE, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA**

(APN: 201-0340-003) (P03-063)

**WHEREAS**, Environmental Planning Services has prepared an Addendum to the Negative Declaration adopted by City Council on August 29, 1995 for the Northborough Planned Unit Development (P95-085);

**WHEREAS**, on the basis of the whole record before it, the City has determined that there is no substantial evidence that the project, with implementation of the mitigation measures as identified in the Addendum, would have a significant effect on the environment;

**WHEREAS**, the Negative Declaration with the Addendum reflects the lead agency's independent judgment and analysis;

**WHEREAS**, the City Council has considered the Negative Declaration with the Addendum and determined that the environmental impacts of the proposed Natomas Park Cottages project are within the scope of analysis contained in the Negative Declaration. Only technical changes as noted in the Addendum are necessary;

**WHEREAS**, The City Council conducted a public hearing on August 31, 2004 to consider the Natomas Park Cottages project, and based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds the adoption of the Natomas Park Cottages project is consistent with the General Plan and the North Natomas Community Plan, as proposed.

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

1. The Addendum for Natomas Park Cottages (P03-063) is approved.
2. The Mitigation Monitoring Plan is approved for the proposed Natomas Park Cottages project based upon the following findings:
  - 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;

The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

**HEATHER FARGO**

\_\_\_\_\_  
MAYOR

ATTEST:

**SHIRLEY CONCOLINO**

\_\_\_\_\_  
CITY CLERK

P03-063

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DATE ADOPTED: AUG 31 2004

**NATOMAS PARK COTTAGES  
(P03-063)  
MITIGATION REPORTING PLAN**

**FOR  
LENNAR WINNCREST LLC**

**TYPE OF ENVIRONMENTAL DOCUMENT:  
INITIAL STUDY/ADDENDUM TO THE NORTHBOROUGH PUD  
NEGATIVE DECLARATION**

**PREPARED FOR:  
CITY OF SACRAMENTO, PLANNING AND BUILDING DEPARTMENT**

**DATE:  
May 13, 2004**

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

DATE:  
\_\_\_\_\_

ATTEST:  
\_\_\_\_\_

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**NATOMAS PARK COTTAGES (P03-063)  
MITIGATION REPORTING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Planning and Building 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:** Natomas Park Cottages / P03-063  
**Owner/Developer- Name:** Lennar Winncrest LLC  
**Address:** 2240 Douglas Blvd., Suite 200  
Roseville, CA 95661

**Project Location / Legal Description of Property:**

The project is located in the North Natomas Community Plan area of the City of Sacramento, south of Club Center Drive, west of Sherington Way, north of Fredericksburg Way and Heron Park, and east of Northborough Park 10-A (APN: 201-0340-003).

**Project Description:**

The proposed project consists of entitlements to allow development of single-family residences on 31' x 73' lots in the Northborough Planned Unit Development. The specific entitlement consists of:

- A. Community Plan Amendment to re-designate 7.1± acres from High Density Residential to 7.1± acres of Medium Density Residential;
- B. Rezone of 7.75± gross acres from Multi-Family Planned Unit Development (R-3-PUD) zone to Multi-Family Planned Unit Development (R2B-PUD) zone;
- C. PUD Schematic Plan Amendment to the Northborough Planned Unit Development to depict ninety-seven single-family lots on 7.75± gross acres in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone;
- D. PUD Guidelines Amendment to reduce the interior side yard setbacks for this development in the Northborough Planned Unit Development;
- E. Tentative Subdivision Map to subdivide 7.75± acres into 102± lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone;
- F. Subdivision Modification to allow for non-standard street elbows and non-standard intersection offsets;

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- G. PUD Special Permit to develop four house plans on ninety-seven lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone;
- H. Variance to reduce the street side setback.

**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Water, Air Quality, Transportation and Circulation, Biological Resources, Hazards, 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 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 with the MMP. The City of Sacramento will be responsible for ensuring compliance.

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**NATOMAS PARK COTTAGES (P03-063)  
MITIGATION MONITORING PLAN CHECKLIST**

VERIFICATION OF COMPLIANCE				
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p><b>4. Water</b></p> <p><u>Mitigation Measure #3 (from prior Negative Declaration, P95-085)</u></p> <p>The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Planning and Building Department, including:</p> <ul style="list-style-type: none"> <li>• All residential and non-residential structures must be anchored to their foundations per regulations in the City Building Code</li> <li>• Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters, and</li> </ul>	Applicant	City Planning & Building Dept., Dept. of Utilities, Dept. of Public Works	Compliance with the applicable Residential and Non-Residential Development Guidelines	Applicable residential measures shall be identified on construction plans prior to issuance of Building permits
<p><b>5. Air Quality:</b></p> <p>AQ-1. The developer/contractor shall enclose, cover or water twice daily all soil piles;</p> <p>AQ-2. The developer/contractor shall water exposed soil with adequate frequency to keep soil moist at all times;</p> <p>AQ-3. The developer/contractor shall water all haul roads twice daily;</p> <p>AQ-4. The developer/contractor shall maintain at least two feet of freeboard during truck hauling;</p> <p>AQ-5. The developer/contractor shall maintain construction equipment in proper running order.</p>	Applicant	City Planning and Building Department and SMAQMD	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><u>Mitigation Measure #1 (directly from prior Negative Declaration, P95-085)</u></p> <p>Prior to issuance of any building permit, the applicant shall comply with the NNCp's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses.</p>	Applicant	City Planning & Building Dept.	Applicant shall submit copy of mitigation strategy	Prior to issuance of building permit	
<p><b>6. Transportation and Circulation:</b></p> <p><u>Mitigation Measure #8 (taken from original Negative Declaration, P95-085)</u></p> <p>The applicant shall comply with the City's Transportation Systems Management Ordinance and prepare a Transportation Management Plan.</p>	Applicant	City Planning & Building Dept., Dept. of Public Works	Applicant shall submit copy of TMP	Prior to issuance of building permit	
<p><b>7. Biological:</b></p> <p>BR-1. The project applicant/developer shall complete pre-construction surveys for potential special status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biological, botanical, or related expert</p> <p>BR-2. The project applicant/developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the NBHCP</p>	Applicant	City of Sacramento - Planning and Building Department; California Department of Fish and Game; and US Fish and	Measures shall be included within the improvement plans and construction specifications indicating the need for pre-construction surveys and report to CDFG	Prior to the issuance of a Notice to Proceed by Public Works and prior to the issuance of any building permit by the Building Div.	Implementation

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			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
EIR/EIS; and (iii) comply with all conditions in the ITP's issued by the USFWS and CDFG.		Wildlife Service.	and USFWS. Measures shall be implemented in the field prior to, during, and after construction activities, as appropriate.	of measures: in field prior to, during, and after construction activities.	
<b>9. Hazards:</b> Mitigation Measure #9 (taken from original Negative Declaration, P95-085). The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.	Applicant	City Planning and Building Department; Sacramento-Yolo Mosquito & Vector Control District	Documentation of the establishment of the District	Prior to issuance of a building permit	
<b>11. Cultural Resources:</b> Mitigation Measure #10 (taken from original Negative Declaration, P95-085) If subsurface archaeological or historical remains (including unusual amounts of bones, stones or shells) are discovered during excavation or construction of the site, work 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.	Applicant	City Planning and Building Dept. and Dept. of Public Works	Note shall be included on the Map and within the Standard Construction Specifications  Site inspections by the Building Division and the Department of Public Works shall watch for	Measures shall be implemented in field during grading and construction activities.	

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			any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division and the Department of Public Works shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.	

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