

RESOLUTION NO. 2003-261

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 08 2003

A RESOLUTION ADOPTING NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN FOR STOCKTON BOULEVARD MIXED USE LOCATED AT 2628 STOCKTON BOULEVARD SACRAMENTO, CA IN THE GENERAL COMMERCIAL (C-2) ZONE. (P02-009)

(APNs: 014-0085-024, -030, -034, -036, -039, & -040)

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

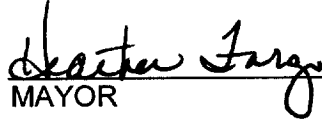
WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

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


1. The Negative Declaration for the Stockton Boulevard Mixed Use (P02-009) project be ratified and adopted.
2. The Mitigation Monitoring Plan for the Stockton Boulevard Mixed Use (P02-009) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated January 28, 2003.

FOR CITY CLERK USE ONLY

2003-261 RESOLUTION NO.:
MAY 08 2003 DATE ADOPTED:


MAYOR

ATTEST:


CITY CLERK

FOR CITY CLERK USE ONLY

2003-261 RESOLUTION NO.:

MAY 08 2003 DATE ADOPTED:

**STOCKTON BOULEVARD MIXED USE PROJECT (P02-009)(Q105)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification (Initial)
<p>4. Water:</p> <p>1. The applicant/contractor shall prepare a sewer study, for City approval, to the satisfaction of the Department of Utilities. The plan may include on-site storage with retention, pipeline up-sizing, diversion of flows, and/or other mitigation as approved by the City's Department of Utilities. If adequate drainage infrastructure cannot be provided to accommodate project flows through the CSS system, the applicant/contractor shall enter into a Mitigation Agreement that requires, among other things, the payment of fair share fees required to upgrade the CSS.</p>	Applicant	City Planning & Building Department, Department of Utilities, and Department of Public Works.	A Sewer Study, shall be provided to the Department of Utilities for approval. If a Mitigation Agreement is needed, this agreement shall be coordinated with the Department of Utilities	Verification of Utility Dept. approval shall be submitted to Planning & Building and Department of Public Works prior to issuance of a Notice to Proceed.	
<p>5. Air Quality:</p> <p>1. Stationary and mobile construction equipment shall be maintained in proper running order.</p> <p>2. Construction activities shall comply with SMAQMD Rule 403 on fugitive dust to prevent airborne dust from leaving the project site.</p> <p>3. Compliant architectural coatings (SMAQMD Rule 442) shall be used.</p>	Applicant	City Planning & Building Department, Department of Public Works 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	

FOR CITY CLERK USE ONLY

2003-261 RESOLUTION NO.:

MAY 08 2003

DATE ADOPTED:

**STOCKTON BOULEVARD MIXED USE PROJECT (P02-009)(Q105)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification (Initial)
<p>4. Use of portable construction equipment (e.g. generators, compressors, pile drivers, etc.) that has an internal combustion engine with a horsepower rating greater than 50 are required to have a SMAQMD permit or a California Air Resources Board portable equipment registration.</p>					
<p>7. Biological:</p> <p>1. The 51.5-inch coast redwood may be removed in compliance with the Heritage Tree Ordinance through issuance of a Tree Removal Permit (obtained from City Arborist, 768-8604).</p> <p>a. If the 51.5-inch coast redwood is removed, the applicant/developer shall plant seven, twenty-four-inch box size trees on site.</p> <p>b. Trees Shall be planted in the park strip along Stockton Boulevard and 2nd Avenue.</p> <p>c. Tree Services will work with the Architect/Developer on species selection.</p> <p>2. The 57.2-inch coast redwood (western most) shall be preserved in accordance with the following protection.</p> <p>a. Prior to the issue of demolition/grading permits a 6-foot chain link fence shall be installed around the drip line of the tree. The drip line is an imaginary line on the ground and directly below the outermost tips of the branches. An organic mulch shall be installed within the fenced area. Orange environmental fencing will not be an acceptable substitute.</p>	Applicant	City Planning & Building Department; Department of Public Works	Mitigation Measures shall be included on the map and on the Construction Specifications	Prior to issuance of any notice to proceed, measures shall be identified on plans. Building Division shall assure that measures are identified on construction plans prior to issuance of any grading permit. Measures shall be implemented prior to and concurrent with construction activities.	

FOR CITY CLERK USE ONLY

2003-261
MAY 08 2003

RESOLUTION NO.:
DATE ADOPTED:

**STOCKTON BOULEVARD MIXED USE PROJECT (P02-009)(Q105)
MITIGATION MONITORING PLAN**

Mitigation Measure	VERIFICATION OF COMPLIANCE				
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Veri Con (Initi
b. Within this fenced there will be no trenching, storage of materials or parking vehicles. Excavation/grade changes will be allowed within the drip line but no closer than 16-foot from the base of the trunk.					
c. The contractor shall hire an International Society of Arboriculture (ISA) certified arborist to make biweekly inspections to ensure the protective fencing stays in place and to monitor tree health. The arborist will take any required action i.e. supplemental irrigation, fertilization, soil compaction remediation to ensure the health of the trees. Contractor will be responsible for any costs incurred.					
d. If during excavation for the project or for any necessary sidewalk, curb, gutter repair or driveway/building construction, tree roots greater than two inches in diameter are encountered work shall stop immediately until project arborist can perform an on-site inspection. All roots shall be cut clean and the tree affected may require supplemental irrigation/fertilization and pruning as a result of root pruning.					
e. The contractor shall hire an International Society of Arboriculture (ISA) certified arborist to do any required pruning for building or equipment clearances. Contact the city arborist at 768-8604 for a pruning permit.					
f. The contractor shall be held liable for any damage to existing trees, i.e. trunk wounds, broken limb, pouring of any deleterious materials, or washing out concrete under the drip line of the tree. Damages will be assessed using					

FOR CITY CLERK USE ONLY

2003-261

MAY 6 8 2003

RESOLUTION NO.:

DATE ADOPTED:

**STOCKTON BOULEVARD MIXED USE PROJECT (P02-009)(Q105)
MITIGATION MONITORING PLAN**

		VERIFICATION OF COMPLIANCE				
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification (Initial)	
<p>the <i>A Guide to Plant Appraisal</i> ninth edition published by the ISA. The project arborist will submit a report to the property owner for review.</p> <p>g. The protection methods listed above shall be identified on all site plans for the project.</p> <p>Alternative mitigation measures for tree resources may be allowed subject to review and approval by the City Arborist.</p>						
<p>Hazards:</p> <p>If stained soil or other indications of hazardous materials are revealed during construction, operations shall stop until the suspect material is analyzed and disposed of properly by a certified hazardous material professional.</p> <p>Strict on-site handling rules shall be implemented to minimize spills and keep potentially contaminated materials out of the drainage waterways.</p> <p>Wastes and petroleum products used during construction shall be collected and removed from the project site.</p> <p>A spill prevention plan shall be implemented to maintain the safety of the drainage waterways.</p>	Applicant	<p>City Planning & Building Department, Department of Public Works, County Environmental Management Department.</p>	<p>Notes shall be included on the Map and within the Standard Construction Specifications</p>	<p>Measures shall be implemented in field during grading and construction activities.</p>		
<p>1. Cultural Resources:</p> <p>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 develop, if necessary, further mitigation measures to reduce any archaeological</p>	Applicant	<p>City Planning & Building Department, Department of Public Works</p>	<p>Note shall be included on the Map and within the Standard Construction Specifications</p>	<p>Measures shall be implemented in field during grading and construction activities.</p>		

FOR CITY CLERK USE ONLY

2003-261

RESOLUTION NO.:

MAY 08 2003

DATE ADOPTED:

**STOCKTON BOULEVARD MIXED USE PROJECT (P02-009)(Q105)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE			
			Compliance Standards	Timing	Verif Com (Initials)	
<p>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>						

FOR CITY CLERK USE ONLY

2003-261 RESOLUTION NO.:

MAY 08 2003 DATE ADOPTED: