

# RESOLUTION NO. 2004-892

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF NOV 23 2004

**A RESOLUTION APPROVING THE ADDENDUM TO A PRIOR NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR THE LAGUNA VISTA MINI-STORAGE LOCATED ALONG THE WEST SIDE OF WEST STOCKTON BOULEVARD BETWEEN JACINTO AND SHELDON ROADS, SACRAMENTO, CALIFORNIA.**

(P03-001) (APN: 117-1410-056)

**WHEREAS**, Environmental Planning Services has prepared an Addendum to the Negative Declaration adopted by City Council on September 4, 2001, for the Laguna Vista Tentative Map and Rezone (P00-096, Res. 2001-605);

**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 Laguna Vista Mini-storage 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 November 23, 2004 to consider the Laguna Vista Mini-storage project, and based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds the adoption of the Laguna Vista Mini-storage project is consistent with the General Plan and the South Sacramento Community Plan, as proposed.

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

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1. The Addendum for the Laguna Vista Mini-storage (P03-001) is approved.
2. The Mitigation Monitoring Plan is approved for the proposed Laguna Vista Mini-storage 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;
  - c. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

HEATHER FARGO

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MAYOR

ATTEST:

SHIRLEY CONCOLINO

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CITY CLERK  
P03-001

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## Exhibit 1 – Mitigation Monitoring Plan

### Laguna Vista Mini-Storage (P03-001) Mitigation Monitoring Plan

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services 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:** Laguna Vista Mini-Storage/P03-001

**Owner/Developer- Name:** INNOVATIVE STRUCTURES, Inc.  
**Address:** 5222 Pirrone Ct., Suite 301  
Salida, CA 95368

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

The subject property is located on W. Stockton Blvd. between Jacinto and Sheldon Roads in the Jacinto Creek Planning Area. The site is bounded by residential to the north and west, commercial to the south, and Highway 99 to the east (Assessors Parcel Number 117-1410-056).

**Project Description:**

Development of the 3.6± acre mini storage facility will consist of 2,100 square feet of office/manager's residence and 128,000± square feet of storage units. The total number of off-street parking spaces provided is 15, including 14 regular spaces and 1 handicap accessible space. The perimeter wall will be constructed of masonry block to a height of eight feet. Buildings A and B will be two-story structures with a height of approximately 18 feet.

#### SECTION 2: GENERAL INFORMATION

The Plan includes project specific mitigation for Water, Air Quality, Biological Resources, Noise 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

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to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

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.

### 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 Sycamore Terrace Apartments Mitigated Negative Declaration and Draft Initial Study (MND/DIS).

#### **Mitigation Measures**

The mitigation measures are taken from the Sycamore Terrace Apartments 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 Sycamore Apartments Project MND/DIS are presented, and numbered accordingly. The mitigation measures from the MND/DIS are presented by topic (e.g., Noise).

Monitoring Program: For every mitigation measure, one or more actions are 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

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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.

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### MITIGATION MONITORING PROGRAM CHECKLIST FOR THE LAGUNA VISTA MINI-STORAGE ADDENDUM TO A PRIOR NEGATIVE DECLARATION (P03-001)

Mitigation Measure	Reporting Milestone	Reporting /Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
<b>WATER</b>					
<ol style="list-style-type: none"> <li>1. Prior to the issuance of a grading permit, the City of Sacramento shall ensure the project applicant has complied with the City's Grading, Erosion, and Sediment Control Ordinance.</li> <li>2. Staging of heavy equipment shall be established so that spills of oil, grease, or other petroleum by-products shall not be discharged into the stream course. All machinery shall be properly maintained and cleaned to prevent spills.</li> </ol>	<p>Before and During Construction</p>	<p>Developer/ Contractor</p>			
<b>AIR QUALITY</b>					
<ol style="list-style-type: none"> <li>1. Automatic sprinkler system installed on all soil piles.</li> <li>2. Water exposed soil with adequate frequency to keep spoil moist at all times.</li> <li>3. Water all haul roads twice daily</li> <li>4. Cover load of all haul/dump trucks securely</li> <li>5. Maintain construction equipment (stationary and mobile) in optimum running condition.</li> <li>6. The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40% opacity for more than 3 minutes in any one hour.</li> </ol>	<p>During Construction</p>	<p>Developer /Contractor</p>			

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BIOLOGICAL RESOURCES					
<ol style="list-style-type: none"> <li>1. Prior to construction erect protective fencing at the drip line of the trees to be preserved (two Heritage Valley Oaks, <i>Quercus lobata</i>). The drip line is an imaginary line on the ground and directly below the outermost tips of the branches. Plastic orange environmental fence may be used but it must be installed using eight foot "T" posts spaced 15 feet apart.</li> <li>2. Within this fenced area no grade changes, trenching, storage of materials or parking of vehicles are permitted.</li> <li>3. Landscaping under the drip line of valley oaks requires special measures. No turf grass is allowed, only drought tolerant native plants.</li> <li>4. Landscape restrictions shall be included in any covenants, codes and restrictions for this property and disclosed to potential buyers.</li> <li>5. The contractor shall be held liable for any damage to existing trees, i.e., trunk wounds, broken limbs, pouring of any deleterious materials, or washing out concrete under the drip line of the tree. Damages will be assessed using the "Guide to Plant Appraisal," ninth edition published by the ISA. The developer will hire an International Society of Arboriculture (ISA) certified arborist to do the appraisal and submit a report for review by the city arborist.</li> <li>6. Any roots encountered outside the fenced area shall be cut clean. Roots, greater than 2 inches in diameter require an inspection by an ISA certified arborist prior to root pruning.</li> <li>7. Pruning will be allowed by permit, when approved by the city arborist (768-8604)..</li> <li>8. These Tree Protection Methods noted above shall be identified on</li> </ol>	<p>Before construction</p>	<p>Developer /Contractor</p> <p>City Arborist</p>			

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all grading and building site plans for the project.							
<b>NOISE</b>							
<ol style="list-style-type: none"> <li>1. Limit hours of construction activity in areas next to residences, or if noise-sensitive areas will be impacted</li> <li>2. Hours shall be limited to 7:00 a.m. to 6:00 p.m. on weekdays and Saturdays. Hours shall be limited on Sundays from 9:00 a.m. to 6:00 p.m. No internal combustion engines or powered equipment should operate on the project area before or after these hours.</li> <li>3. Truck haul routes shall be designated to minimize the sound impact on residential and other noise-sensitive areas.</li> <li>4. Stationary construction equipment shall be located as far as possible from noise-sensitive land uses.</li> <li>5. All internal combustion powered equipment shall be fitted with an exhaust silencer rated for standard or critical applications.</li> <li>6. Commercial developments shall include a minimum 6-foot tall sound and visual barrier around the perimeter of the property. The wall shall weigh a minimum of 3.5 lbs. Per square foot. No gaps shall be permitted in the wall vertically at seams or along the bottom.</li> </ol>	During Construction	Developer/Contractor					
<b>CULTURAL RESOURCES</b>							
<ol style="list-style-type: none"> <li>1. In the event that historic surface or subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction., work within 100 feet of the find shall cease and a qualified archaeologist shall be contacted to determine if the resource is significant.</li> <li>2. When Native American</li> </ol>	During construction	Developer /Contractor					

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<p>archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or who meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives who are approved by the local Native American community as scholar of their cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R. 61 requirements.</p> <p>3. If human bone or bone of unknown origin is found during construction all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for for reinterment of human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out.</p>				
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