

RESOLUTION NO. 2003-686

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF SEP 30 2003

A RESOLUTION ADOPTING NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN FOR AIRGAS ANNEXATION AND PREZONE LOCATED AT 6715 FLORIN PERKINS ROAD SACRAMENTO, CA IN THE HEAVY INDUSTRIAL REVIEW (M-2S-R) ZONE. (P02-149)

(APNs: 064-0020-027, & -028)

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;

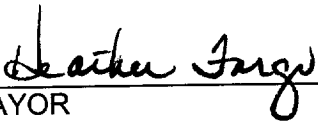
FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-686

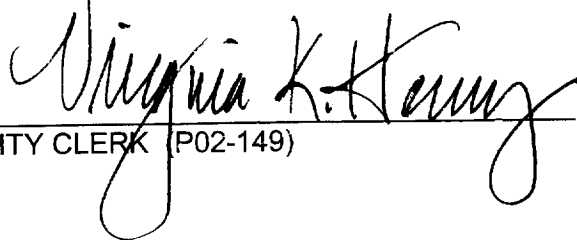
DATE ADOPTED: SEP 30 2003

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

1. The Negative Declaration for the Airgas Annexation and Prezone (P02-149) project be ratified and adopted.
2. The Mitigation Monitoring Plan for the Airgas Annexation and Prezone (P02-149) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated April 1, 2003.


MAYOR

ATTEST:


CITY CLERK (P02-149)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2003-686

DATE ADOPTED: SEP 30 2003

Mitigation Monitoring Plan - Exhibit 1
AIRGAS ANNEXATION PROJECT (P02-149)(Q106)
MITIGATION MONITORING PLAN

FOR

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, PLANNING AND BUILDING DEPARTMENT

DATE:
March 24, 2003

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

ATTEST:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**AIRGAS ANNEXATION PROJECT (P01-149)(Q106)
MITIGATION MONITORING 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: Airgas Annexation Project (P02-149)
Owner/Developer- Name: Airgas Annexation
Address: 6790 Florin Perkins
Sacramento, CA 95828

Project Location / Legal Description of Property (if recorded):
The project site is East of Florin Perkins Road and approximately 245 feet south of Morrison Creek Drive. The Assessor's Parcel Numbers (APNs) are: 064-0020-027 and 028.

Project Description:
The proposed project consists of an application from Airgas NCN, Inc. to obtain the necessary entitlements to Pre-zone, Plan Review and Annex two parcels into the City of Sacramento. The necessary entitlements include:

- Pre-Zone the two parcels from County M-1 to City M-2S-R.
- Plan Review on Airgas new plant facility
- Lot Merger to merge two lots into one parcel
- Reorganization (annexation and related detachments)

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Air Quality, 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 verbatim 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 within the MMP. The City of Sacramento will be responsible for ensuring compliance.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**AIRGAS ANNEXATION PROJECT (P02-149)(Q106)
MITIGATION MONITORING PLAN**

VERIFICATION OF COMP				
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
<p>5. Air Quality:</p> <ol style="list-style-type: none"> 1. The construction contractor shall enclose, cover, or water all soil piles twice daily. 2. The construction contractor shall water all exposed soil twice daily. 3. The construction contractor water all haul roads twice daily. 4. The construction contractor shall maintain at least two feet of freeboard on trucks when hauling loads. 5. The following shall be included to ensure reduction of NOx emissions from off-road diesel-powered equipment: <ol style="list-style-type: none"> a) The prime contractor shall provide a plan for approval by the City of Sacramento and SMAQMD demonstrating that replacement heavy-duty (>50 horsepower) off-road vehicles to be used in the construction of the project including owned, leased, and subcontractor vehicles, will achieve a fleet-averaged 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. b) The prime contractor shall submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction period. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughout for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the 	Applicant	City Planning and Building Department and SMAQMD	Note shall be included on all construction plans and documents	Prior to issuance of any Notice to Proceed, the mitigation measures shall be verified on grading plans. Measures shall be implemented in field during construction

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**AIRGAS ANNEXATION PROJECT (P02-149)(Q106)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE	
			Compliance Standards	Timing
<p>construction period, except that an inventory shall not be required for any 30-day period in which no activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the prime contractor shall provide SMAQMD with the anticipated construction activity timeline including start date, and name and phone number of the project manager and on-site foreman.</p>				
<p>6. The following shall be included to assist in controlling visible emissions from off-road diesel powered equipment:</p> <p>a) The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Sacramento and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.</p>				
<p>7. Equipment idling shall be kept to a minimum when equipment is not in use. No piece of equipment shall be left to idle in one place for more than 30 minutes.</p>				

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**AIRGAS ANNEXATION PROJECT (P02-149)(Q106)
MITIGATION MONITORING PLAN**

		VERIFICATION OF COMI			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	
<p>9. Hazards:</p> <ol style="list-style-type: none"> To determine whether the paint contains lead greater than 5,000 ppm, 0.5% by weight or 1.0 mg/cm², sampling of lead from the rural residence shall be conducted prior to demolition. If the amount of lead is greater than 5,000 ppm, 0.5% by weight or 1.0 mg/cm², all Federal, State, and local regulations shall be followed. 	Applicant	City Planning & Building Department, Cal-OSHA, OSHA, U.S. EPA, Dept. of Toxics Substances Control & SMAQMD	Prior to issuance of demolition permits, the Planning & Bldg. Dept will verify that the sampling has been completed and that all regulatory requirements have been followed.	Prior to issuance of a demolition permit, the applicant/developer shall submit a lead survey results report, showing the amount of lead found on the rural residence.	
<p>11. Cultural Resources:</p> <ol style="list-style-type: none"> 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 impact to a less than significant level before construction continues. 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 	Applicant	City Planning & Building Department	Prior to Issuance of Grading Permits, the Planning & Bldg. Dept. will verify that these mitigation measures are included on all construction plans.	Prior to Issuance of a Notice to Proceed, the applicant/developer shall submit plans to building division with the measures identified on plans. Building Division shall assure that measures are identified on	

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**AIRGAS ANNEXATION PROJECT (P02-149)(Q106)
MITIGATION MONITORING PLAN**

				VERIFICATION OF COMI	
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	
recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.				grading plans prior to issuance of building permit. Measures shall be implemented during construction.	

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____