

RESOLUTION NO. 2005-171

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAR 22 2005

A RESOLUTION APPROVING THE NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR THE STRAWBERRY FIELD PROJECT, LOCATED SOUTH OF ARENA BOULEVARD, WEST OF AIRPORT ROAD AT ENDEAVOR WAY.

(APNs: 225-0150-015, -018, and a portion of -036) (P03-134)

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

WHEREAS, the Negative Declaration was prepared and circulated for the above identified project pursuant to the requirements of CEQA;

WHEREAS, the proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

WHEREAS, based upon the Negative Declaration and the comments received during the public review process, there is no substantial evidence that the project will 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 proscribed in the Initial Study for the above identified project; a copy of which is attached as Exhibit 1;

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:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: **2005-171**
MAR 22 2005
DATE ADOPTED: _____

The Mitigation Monitoring Plan for the Strawberry Field (P03-134) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated February 10, 2005.

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

(P03-134)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: **2005-171**

DATE ADOPTED: **MAR 22 2005**

**STRAWBERRY FIELD PROJECT (P03-134)
MITIGATION MONITORING PLAN**

FOR

**TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION**

**PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT**

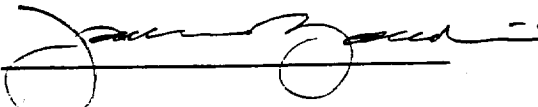
**DATE:
October 21, 2004**

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

DATE:

2/10/05

ATTEST:



FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2005-171

DATE ADOPTED: MAR 22 2005

**STRAWBERRY FIELD PROJECT (P03-134)
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: Strawberry Field Project (P03-134)
Owner/Developer- Name: Towne Development
Address: 775 Sunrise Avenue, #270
Roseville, CA 95662

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

The project site is located south of Arena Boulevard, west of Airport Road at Endeavor Way in the North Natomas Community Plan area. The project site is located on Assessor's Parcel Numbers (APNs): 225-0150-015 and -018.

Project Description:

The proposed project consists of the entitlement to develop 135 alternative single-family residential units on 13.8+/- gross acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Biological, 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 with the MMP. The City of Sacramento will be responsible for ensuring compliance.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2005-171
DATE ADOPTED: MAR 22 2005

**STRAWBERRY FIELD PROJECT (P03-134)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Biological</p> <p><i>Mitigation Measures for Special-Status Species Covered Under the NBHCP</i></p> <p>BR-1: The project applicant/developer shall: (i) comply with all requirements of the NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the Natomas Basin HCP EIR/EIS; and (iii) comply with all conditions in the ITPs that were issued by the USFWS and CDFG.</p> <p><i>Mitigation Measures for Special-Status Bat Species</i></p> <p>BR-2: A pre-construction survey (approximately two weeks prior to construction) by a qualified biologist shall be conducted prior to the start of any construction activities.</p> <p>BR-3: If no bats and no bat habitat are found during the pre-construction survey, the Developer could proceed forward with removal of the on-site buildings. No additional mitigation measures are required.</p> <p>If bats and/or bat habitat are found during the pre-construction survey, the Developer shall work with a qualified biologist to have the bat habitat removed outside of the hibernation season of November through March and outside of the maternity season of May through August. Removal of bat habitat outside of the hibernation and maternity season would reduce impacts to the resident bat population. This means that bat habitat removal should be planned for April, September, or</p>	Developer	City of Sacramento, Development Services Dept., CA Dept. of Fish and Game, USFWS, and US Army Corps of Engineers	<p>Submittal of construction plans with mitigation measures identified.</p> <p>Implementation of mitigation measures prior, during, and after construction.</p> <p>Consultation with the appropriate agencies.</p>	<p>Prior to the issuance of a grading permit.</p>	

FOR CITY CLERK USE ONLY

RESOLUTION NO.: **2005-171**
DATE ADOPTED: **MAR 22 2005**

**STRAWBERRY FIELD PROJECT (P03-134)
MITIGATION MONITORING PLAN**

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p>October. During these "approved" times, a roost exit survey should be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods should be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion should be conducted for two nights prior to habitat removal and habitat removal should occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost so exit surveys cannot be used to assess presence and removal should be delayed to the end of this time period.</p> <p><i>Mitigation Measures for Waters of the U.S.</i></p> <p>BR-4: The Project Applicant/Developer shall coordinate with the U.S. Army Corps of Engineers to determine whether Nationwide Permit 39 (or an equivalent Nationwide Permit with a >1/10 acre rule) could apply to the project or whether a formal wetland delineation must be completed.</p> <p>BR-5: If a formal wetland delineation is determined by the U.S. Army Corps of Engineers to be appropriate, the Project Applicant/Developer must have the drainage canal verified by the U.S. Army Corps of Engineers. If the U.S. Army Corps of Engineers determines that the drainage canal is jurisdictional, the Project</p>				

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2005-171
DATE ADOPTED: MAR 2 2 2005

**STRAWBERRY FIELD PROJECT (P03-134)
MITIGATION MONITORING PLAN**

Mitigation Measure	VERIFICATION OF COMPLIANCE				
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Applicant/Developer shall obtain the appropriate Section 404, Section 401, and Fish and Game Agreement 1601 permit. The Project Applicant/Developer shall follow all the mitigation measures in the permits.</p> <p>If the U.S. Army Corps of Engineers determines that the drainage canal is not jurisdictional, implementation of Mitigation Measures BR-1 through BR-3 would reduce impacts to a less-than-significant level, as the NBHCP will provide an Incidental Take Permit (ITP) for non-jurisdictional waters under the Endangered Species Act (ESA) Section 10 process.</p>					

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2005-171
DATE ADOPTED: MAR 22 2005

**STRAWBERRY FIELD PROJECT (P03-134)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Hazards:</p> <p>H-1: The Project Applicant/Developer shall work with the California Regional Water Quality Control Board (CRWQCB) to develop a remediation plan for the project site. The project site, including soils and groundwater, shall be remediated to a level commensurate with residential health standards. Remediation must be completed to the satisfaction of the CRWQCB before any construction activities begins. Evidence that the remediation on contaminated areas has been completed to the satisfaction of the CRWQCB must be submitted to the City's Development Services Department, Building Division prior to the issuance of a building permit.</p> <p>H-2: The on-site buildings shall be surveyed for asbestos containing materials and lead based paint prior to demolition. If the on-site buildings contain asbestos or lead, the following mitigation measures shall be followed:</p> <p>H-2(a): All asbestos and lead-based paint work must comply with California Occupational Safety and Health Administration regulations, local air district and/or California Air Resources Board regulations, as well as any local ordinances. Prior to demolition of the existing structures, the Applicant/Developer shall also ensure compliance with all requirements and regulations promulgated through the SMAQMD Rule 902. Rule 902 regulates the renovation and demolition of any commercial structure and requires special provisions for structures containing asbestos. These provisions focus on limiting the emission of asbestos to the atmosphere and require an appropriate</p>	<p>Developer</p>	<p>City Development Services Dept., CA Regional Water Quality Control Board</p>	<p>Submittal of remediation plan and evidence that remediation has been completed.</p> <p>Submittal of asbestos and lead-based survey report.</p>	<p>Prior to issuance of a grading permit.</p> <p>Prior to issuance of a demolition permit.</p>	

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2005-171

DATE ADOPTED: MAR 22 2005

**STRAWBERRY FIELD PROJECT (P03-134)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>waste disposal procedure. Rule 902 specifically requires:</p> <ul style="list-style-type: none"> The inspection of buildings to be renovated or demolished for asbestos containing materials (ACMs). In the event no ACMs are found, no further mitigation is required. In the event ACMs are found, comply with the following mitigation measures: the removal of ACMs prior to demolition or the wetting of ACMs (subject to exemptions and further requirements); the installation of physical barriers to prevent asbestos emissions upon removal of ACMs (i.e., tenting); asbestos hazard postings at the site; proper asbestos waste maintenance and waste handling; and an on-site representative (foreman) certified to be familiar with the provisions of Rule 902 and trained in the Asbestos Hazard Emergency Response Act (AHERA) which meets the United States Environmental Protection Agency asbestos abatement consultant certification requirements. The Applicant/Developer shall hire a State certified contractor to perform lead-related construction work. Cal/OSHA requires contractors and workers to be state-certified for high exposure lead work. All actions required by Cal/OSHA and any other responsible agencies shall be followed. 					

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2005-171

DATE ADOPTED: MAR 22 2005

**STRAWBERRY FIELD PROJECT (P03-134)
MITIGATION MONITORING PLAN**

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p>Cultural Resources:</p> <p>CR-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 impact to a less-than-significant level before construction continues.</p> <p>CR-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>	Developer	City Development Services Department	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

RESOLUTION NO.: 2005-171

DATE ADOPTED: MAR 22 2005