

RESOLUTION NO. 2005-366

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 24 2005

A RESOLUTION APPROVING THE NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR THE SONORA SPRINGS PROJECT, LOCATED NORTHWEST OF THE INTERSECTION OF TRUXEL ROAD AND SAN JUAN ROAD.

(APN: 225-0170-059) (P04-067)

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

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The Mitigation Monitoring Plan for the Sonora Springs (P04-067) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated February 15, 2005.

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

(P04-067)

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**SONORA SPRINGS PROJECT (P04-067)
MITIGATION MONITORING PLAN**

FOR

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

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

**DATE:
February 15, 2005**

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

DATE:

ATTEST:

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**SONORA SPRINGS PROJECT (P04-067)
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: Sonora Springs Project (P04-067)
Owner/Developer- Name: DR Horton Inc. - Sacramento
Address: 4401 Hazel Avenue, Suite 225
Fair Oaks, CA 95628

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

The project site is located north of San Juan Road and south of Interstate-80 on APN 225-0170-059 in the South Natomas Community Plan area.

Project Description:

The proposed project consists of the entitlements to construct 192 single-family residential units on 26.4± acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Air Quality, Biological, Noise, and Cultural Resources. The intent of the MMP 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 the MMP shall be funded by the owner/developer identified above. The 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.

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**SONORA SPRINGS PROJECT (P04-067)
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 TPs that were issued by the USFWS and CDFG.</p>	Developer	City of Sacramento, Development Services Dept., CA Dept. of Fish and Game, USFWS	<p>Submission of proof that the requirements of the NINCP EIR, NBHCP EIR/EIS, and the issued TPs have been met.</p>	<p>Prior to the issuance of a grading permit.</p>	

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VERIFICATION OF COMPLIANCE					
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Noise:</p> <p><i>Mitigation Measure for Residential Exterior</i></p> <p>N-1: The Developer shall construct a solid noise barrier along the northern and eastern boundaries of the project site (the areas adjacent to Interstate-80, the off-ramp, and Truxel Road). The solid noise barrier shall vary from 8 to 11 feet. The noise barrier adjacent to Lots 35 and 36 shall be 11 feet in height. The noise barrier adjacent to Lots 37 through 39 shall be 10 feet in height. The noise barrier adjacent to Lots 40 through 71 shall be 9 feet in height. The noise barrier adjacent to Lots 71, 72, 133, and 134 (along the eastern boundary) shall be 8 feet in height.</p> <p>The noise barrier adjacent to the elevated eastbound off-ramp must be sufficient enough in height so that the off-ramp does not provide a "view" into the residential backyards.</p> <p>The noise barrier must be constructed from masonry block, precast concrete panels or other massive materials that would provide a surface density of four lbs/square feet.</p> <p><i>Mitigation Measures for Residential Interior</i></p> <p>N-2: All proposed residences must be equipped with air conditioners.</p>	Developer	City Development Services Dept.	<p>Submission of site plan /construction documents showing the barrier.</p> <p>Submission of construction documents showing the implementation of the mitigation measures.</p>	<p>Prior to issuance of a building permit.</p> <p>Prior to issuance of a building permit.</p>	

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N-3: Windows on the first floor must be at least STC rating of 26.						
N-4: Second floor building facades adjacent to Interstate-80 and Truxel Road (Lots 35 through 40, 51 through 53, 56 through 59, 62 through 69, 70 through 72, and 133 through 134) must be constructed of stucco siding. The windows must have a minimum STC rating of 30.						

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE			
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)	
Cultural Resources: 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. CR-2: If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be	Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications	Measurements shall be implemented in field during grading and construction activities.		

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<p>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>						

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