

# RESOLUTION NO. 2004-295

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF APR 20 2004

**A RESOLUTION APPROVING THE ADDENDUM TO A PREVIOUSLY ADOPTED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE RIVERBEND- VILLAGE A PROJECT, LOCATED SOUTH OF WEST RIVER DRIVE AND INTERSTATE 80, NORTH OF GARDEN HIGHWAY, AND WEST OF MARINA GLEN WAY.**

(APNs: 274-0220-051 and -052) (P03-034)

**WHEREAS**, Environmental Planning Services has prepared an Addendum to the Negative Declaration adopted by City Council on August 31, 1999 for the Willowcreek Reorganization & Riverbend Classics PUD (P97-063);

**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 Riverbend- Village A 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 April 20, 2004 to consider the Riverbend- Village A project, and based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds the adoption of the Riverbend- Village A project is consistent with the General Plan and the South Natomas Community Plan, as proposed.

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

1. The Addendum for Riverbend-Village A (P03-034) is approved.
2. The Mitigation Monitoring Plan is approved for the proposed Riverbend- Village A 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 A;

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c. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

  
MAYOR

ATTEST:

  
CITY CLERK

P03-034

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**RIVERBEND VILLAGE A  
(P03-034)  
MITIGATION MONITORING PLAN**

**FOR  
TIM LEWIS DEVELOPMENT / P03-034**

**TYPE OF ENVIRONMENTAL DOCUMENT:  
INITIAL STUDY/ADDENDUM TO THE WILLOWCREEK REORGANIZATION & RIVERBEND  
CLASSICS PUD (P97-063) NEGATIVE DECLARATION**

**PREPARED FOR:  
CITY OF SACRAMENTO, PLANNING AND BUILDING DEPARTMENT**

**DATE:  
March 11, 2004**

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

**DATE:  
March 11, 2004**

**ATTEST:**

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**DATE ADOPTED:** APR 20 2004

**RIVERBEND VILLAGE A  
(P03-034)  
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:** Riverbend Village A (P03-034)  
**Owner/Developer- Name:** Tim Lewis Development, Phone: (916) 966-8047  
**Address:** 5750 Sunrise Boulevard, Suite 225  
Citrus Heights, CA 95610

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

The project is located southeast of West River Drive and Interstate 80 and north of Garden Highway in the South Natomas Community Plan Area of the City of Sacramento, Sacramento County (APN: 274-0220-051).

**Project Description:**

The proposed project consists of the following entitlements:

- A. Community Plan Amendment** to re-designate 14.3± acres from Low Density (4-8 du/na) to Medium Density (7-10 du/na);
- B. Rezone** 14.3± acres from Standard Single Family Planned Unit Development (R-1-PUD) zone to Single Family Alternative Planned Unit Development (R-1A PUD) zone;
- C. PUD Guidelines Amendment** to amend the Riverbend Planned Unit Development (PUD) Guidelines to address the development of 47' x 75' residential lots;
- D. PUD Schematic Plan Amendment** to depict 47' x 75' residential lots and a future residential lot in the Riverbend Planned Unit Development (PUD);
- E. Lot Line Adjustment** to relocate the common property lines between two parcels;
- F. Tentative Parcel Map** to subdivide one 20.9± acre parcel into 2 parcels of 14.3± and 6.6± acres;
- G. Tentative Subdivision Map** to subdivide 14.3± acres into 103± parcels in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone;
- H. Subdivision Modification** to modify street standards and allow for non-standard street elbows; and
- I. Special Permit** to develop four house plans on 103 47' x 85' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone in the Riverbend Planned Unit Development (PUD).

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## **SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for, Water, 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 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 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.

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**RIVERBEND VILLAGE A (P03-034)  
MITIGATION MONITORING PROGRAM CHECKLIST**

MITIGATION MEASURE			VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)	
<p>W-3. Provide one-foot deep sumps on all drainage maintenance holes</p> <p>W-4. Educational packets shall be distributed at close of escrow on the sale to the original homeowner, and again within 24 months of close of escrow on the original sale.</p> <p>W-5. Construction of rooftop runoff dispersion systems that will direct rooftop runoff over pervious surfaces at least 15 feet away from front sidewalk. (No restrictions would be placed on homeowners who choose to modify this system, so long as they are in compliance with other applicable City Codes.)</p>			Measures shall be included on all construction plans	plans  Measures shall be verified prior to approval of building permits		
<p><b>Biological:</b> This project is required to comply with the mitigation measures set forth in the Natomas Basin Habitat Conservation Plan (NBHCP) as discussed in the Addendum to the original Willowcreek Reorganization &amp; Riverbend Classics PUD Negative Declaration. The developer has completed HCP payment in 2003, performed reconnaissance level surveys, and graded the PUD. Therefore, the NBHCP mitigation requirements include:  BR-1. The project applicant/developer shall complete pre-construction surveys for</p>	Applicant / Developer	City of Sacramento – Planning and Building Department; Department of Public Works; and California Department of Fish and Game (CDFG).	Mitigation Measures, shall be included on the Construction Specifications. Applicant / Developer shall provide the City Planning & Building Dept.	The Building Division and Dept of Public Works shall assure that measures are identified on construction plans and confirm compliance prior to issuance of		

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**MITIGATION MONITORING PROGRAM CHECKLIST**

Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
				Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>complete pre-construction surveys for potential special status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biological, botanical, or related expert</p> <p>BR-2. The project applicant/developer shall further:                      (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITP's issued by the USFWS and CDFG.</p>				with written CDFG verification of consultation, agreement, and implementation as appropriate.	any grading or building permit.  Measures shall be implemented prior to and concurrent with construction activities.	
<p><b>Noise:</b></p> <p>N-1. All residential construction activity shall conform to the Noise Ordinance</p> <p>N-2. Units along West River Drive parallel to I-80 shall be two stories. This design shall also be included in the Riverbend Classics PUD Guidelines.</p> <p>N-3. Air conditioning or other means of mechanical ventilation systems shall be installed so that windows and doors may remain closed.</p> <p>N-4. Windows and sliding glass doors shall be mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).</p> <p>N-5. Exterior door shall be solid core with</p>		Applicant / Developer	City Planning and Building Department; City Department of Public Works	Construction plans shall incorporate all of the applicable noise attenuation measures and be approved by the Building Division.  Site inspections shall be included on the Special Permit	Prior to issuance of a building permit.  Prior to issuance of any Final Building Permits, Certificate of Occupancy,	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>perimeter weather stripping and threshold seals.</p> <p>N-6. The exterior walls of the impacted units shall consist of stucco or brick veneer. Wood siding with a 1/2" minimum thickness fiberboard (soundboard) shall also be used.</p> <p>N-7. Glass in both the windows and doors should not exceed 20% of the floor area in a room.</p> <p>N-8. Windows fronting the freeway along West River Drive and A Way shall have a minimum Sound Transmission Classification (STC) rating of 35.</p> <p>N-9. Roof or attic vents facing the noise source should be boxed.</p>			<p>Special Permit conditions Attachment.</p> <p>The Building Division shall require full compliance and completion of the specified noise attenuation measures.</p>		
<p><b>Cultural Resources:</b> Mitigation Measure #8 [taken from the original negative declaration (P97-063)]</p> <p>A testing program shall be undertaken to determine the presence or absence of buried midden or other historic or prehistoric cultural resources within the Riverbend Classics PUD project area. The testing shall also assess any potential effects of the project on identified cultural resources. The full scope of the test work is described in the <u>Proposal for Archaeological Testing Within the Riverbend Classics Protect Area</u> (Revised June 15, 1999)</p>	Applicant	City Planning and Building Dept. and Dept. of Public Works	<p>Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits.</p> <p>The Site Conditions Unit staff</p>	Measures shall be implemented in field during grading and construction activities.	

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		<b>VERIFICATION OF COMPLIANCE</b>			
<b>Mitigation Measure</b>	<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Compliance Standards</b>	<b>Timing</b>	<b>Verification of Compliance (Initials/Date)</b>
<p><u>Mitigation Measure #9 (taken from the original negative declaration (P97-063))</u></p> <p>If subsurface archaeological or historical remains (including unusual amounts of bones, stones or shells) are discovered during excavation or construction of the site, work 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>person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Planning Services shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.</p>		

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