

RESOLUTION NO. 2003-232

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF APR 29 2003

A RESOLUTION RATIFYING THE ADDENDUM TO PRIOR NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR RYLAND COTTAGES LOCATED IN NORTH NATOMAS, SOUTHWEST CORNER OF MYOTIS DRIVE AND DUCKHORN DRIVE, SACRAMENTO, CALIFORNIA.

(P02-140) (APN: portion of 225-0180-046)

WHEREAS, the Environmental Coordinator has prepared an Addendum to Prior Negative Declaration for the above identified project;

WHEREAS, the proposed Addendum to Prior 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.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento that:

1. The Addendum to Prior Negative Declaration for Ryland Cottages (P02-140) be ratified.
2. The Mitigation Monitoring Plan is approved for the proposed Ryland Cottages project based upon the following findings:

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- a. One or more mitigation measures have been added to the above identified project; and
- 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.

Heather Furg MAYOR

ATTEST:
Melanie A. Burrows
CITY CLERK

P02-140

Exhibit 1: Mitigation Monitoring Plan

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PLANNING & BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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Sacramento, CA
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Environmental Planning
Services
916-264-1909
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MEMORANDUM

SUBJECT: Parkview Parcel 9 (P02-140) Name Change in the Addendum and Mitigation Monitoring Plan

DATE: March 27, 2003

FROM: Susanne Tam, Assistant Planner, Planning and Building Department

Starting on March 27, 2003, the name "Parkview Parcel 9" (P02-140) has changed to "Ryland Cottages." The Addendum and Mitigation Monitoring Plan for the project indicate that the name is "Parkview Parcel 9" and do not include the name change. Therefore, the name "Parkview Parcel 9" in the Addendum and Mitigation Monitoring Plan should now read, "Ryland Cottages."

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**PARKVIEW PARCEL 9 (P02-140)
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: Parkview 9/P02-140
Owner/Developer- Name & Address: Alleghany Properties, Inc.
2150 River Plaza Dr., Ste 155
Sacramento, CA 95833

Ryland Homes
Attn: Kristina Davis
3005 Douglas Blvd., Suite 115
Roseville, CA 95661

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

The project site is located at the southwest corner of Myotis Drive and Duckhorn Drive in the North Natomas Community Plan area within the City of Sacramento, CA, Sacramento County (APN 225-0180-046)

Project Description:

The proposed project includes entitlements to subdivide a 9.5± gross acre (7.3± net acres) parcel into 93 cluster and non-cluster lots, 13 private drive lots, 4 landscape lots, and to develop 93 single family dwelling units in the Multi-Family Planned Unit Development (R-2A-PUD) zone at Parkview - Parcel 9. The proposed project is located at the southwest corner of Myotis Drive and Duckhorn Drive in the River View/Parkview PUD in the North Natomas Community Plan Area (a portion of APN: 201-0180-046).

- PUD Guidelines Amendment to modify the setback requirements for single-family development in the River View/Parkview Planned Unit Development;
- Tentative Map to subdivide 9.5± gross acres (7.3± net acres) into 93 cluster and non-cluster lots, 13 private drive lots and 4 landscape lots;
- Subdivision Modification to allow non-standard elbow design on 'A' Circle;
- Special Permit to develop four single-family house plans on 93 cluster and non-cluster lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Air Quality, Biological Resources, Noise, 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

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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. 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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MITIGATION REPORTING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>5. Air Quality:</p> <ol style="list-style-type: none"> Prior to approval, all grading plans will show that the construction contractor shall enclose, cover, or water all soil piles twice daily. Prior to approval, all grading plans will show that the construction contractor shall water all exposed soil twice daily. Prior to approval, all grading plans will show that the construction contractor water all haul roads twice daily. Prior to approval, all grading plans will show that the construction contractor shall maintain at least two feet of freeboard on trucks when hauling loads. Prior to approval, all construction plans will show that the construction contractor shall maintain a fifteen-mile per hour speed limit on all dirt roads within the project site. Prior to approval, all construction plans will show that the construction contractor shall stabilize all construction entrances to the site pursuant to the Administrative and Technical Procedures Manual for Grading and Erosion and Sediment Control to reduce or eliminate the tracking of sediment onto public rights-of-way or streets. The construction contractor shall maintain construction equipment (stationary and mobile) in optimum running condition. Prior to issuance of a grading permit, the developer shall submit to the City of Sacramento Planning and Public Works 	Applicant	City Planning and Building Department and SMAQMD	Note shall be included on the Map and within the Standard Construction Specifications	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	

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	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p>Department an air quality mitigation strategy plan for review and approval that identifies current air quality measures that result in construction fleet emission reductions necessary to achieve ROG and NOx. These measures may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Use of heavy duty off road vehicle equipment that will achieve NOx and particulate matter reduction; • Exhaust from off-road diesel powered equipment will not exceed 40%opacity; and • Appropriate documentation and/or on-site monitoring as deemed acceptable to the City of Sacramento 				

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		VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>7. Biological:</p> <p>1. The applicant/developer shall comply with Phase 2 requirements of the 5/15/01 Settlement Agreement prior to the issuance of a grading permit. The applicant shall either: (i) provide ½ acre of mitigation land for each acre of land authorized for disturbance; or (ii) pay the required HCP fees and await acquisition of the required acreage by the Natomas Basin Conservancy. No permit can be issued unless one of these has occurred. If the applicant acquires land and transfers it to the Conservancy, the applicant must pay that portion of the HCP fees other than the acquisition portion. Applicant land acquisitions must be approved in advance by the Conservancy.</p> <p>2. Grading of the project site shall occur only during the grading season of May 1 to September 30.</p> <p>3. The project applicant/developer shall complete and comply with all required pre-construction biological surveys as prescribed in the 1997 Natomas Basin Habitat Conservation Plan. A pre-construction survey shall be conducted by a qualified biological, botanical, or related expert. The pre-construction survey shall determine what habitats, if any, are present on the site and if more intensive survey activities should be conducted to accurately determine the status of the covered species on the site and comply with any applicable mitigation measures that result from the survey. The pre-construction survey shall be submitted to the City prior to issuance of building permits.</p> <p>4. The project applicant/developer shall further: (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 NBHCP EIR/EIS; and (iii) comply with all</p>	Applicant	City Planning and Building Department; Dept. of Public Works	Mitigation Measures shall be included within the Construction Specifications	Prior to issuance of the 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 grading plans prior to issuance of building permit. Measures shall be implemented during construction.	

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<p>conditions in the ITP's issued by the USFWS and CDFG.</p> <p>5. A new Agreement must be signed by each developer issued a grading permit that requires the developer to: 1) indemnify the City; 2) agree to comply with the 1997 HCP; 3) agree to comply with the revised HCP and EIR/EIS, once adopted; and 4) pay the fee increase, once adopted.</p> <p>10. Noise:</p> <p>1. A six-foot tall barrier shall be constructed along the northern boundary of Lot 11 (35 feet heading southwest from the northeastern corner of the landscape setback). See Figure 3 for more details.</p> <p>2. If a six-foot tall barrier along the southern boundary (410 feet from the southeastern corner of the landscape setback to the edge of Lot 44) is not constructed prior to commencement of the proposed project, the barrier shall be constructed with the proposed project and in place prior to final building permits (see Figure 3 for more details).</p> <p>3. Prior to issuing a Building Permit for any residential development within the 65 dB L_{dn} noise contour, as it is shown in "Revised Environmental Noise Analysis for Alleghany Properties, Inc., City of Sacramento, North Natomas" (Bollard and Brennan 2001), the City of Sacramento will verify that:</p> <p style="margin-left: 20px;">a. First-floor bedroom windows within the 65 dB L_{dn} noise contour have a minimum sound transmission class rating of 30; and</p> <p style="margin-left: 20px;">b. First-floor building facades of those residences located within the 65 dB L_{dn} noise contour will be constructed of stucco or wood siding with an under-layer of 5/8 inch particle board.</p>	Applicant	City Planning and Building Department & Dept. of Public Works	Mitigation measures shall be included in all construction plans.	Prior to Notice to Proceed by the Dept. of Public Works and prior to issuance of a building permit	

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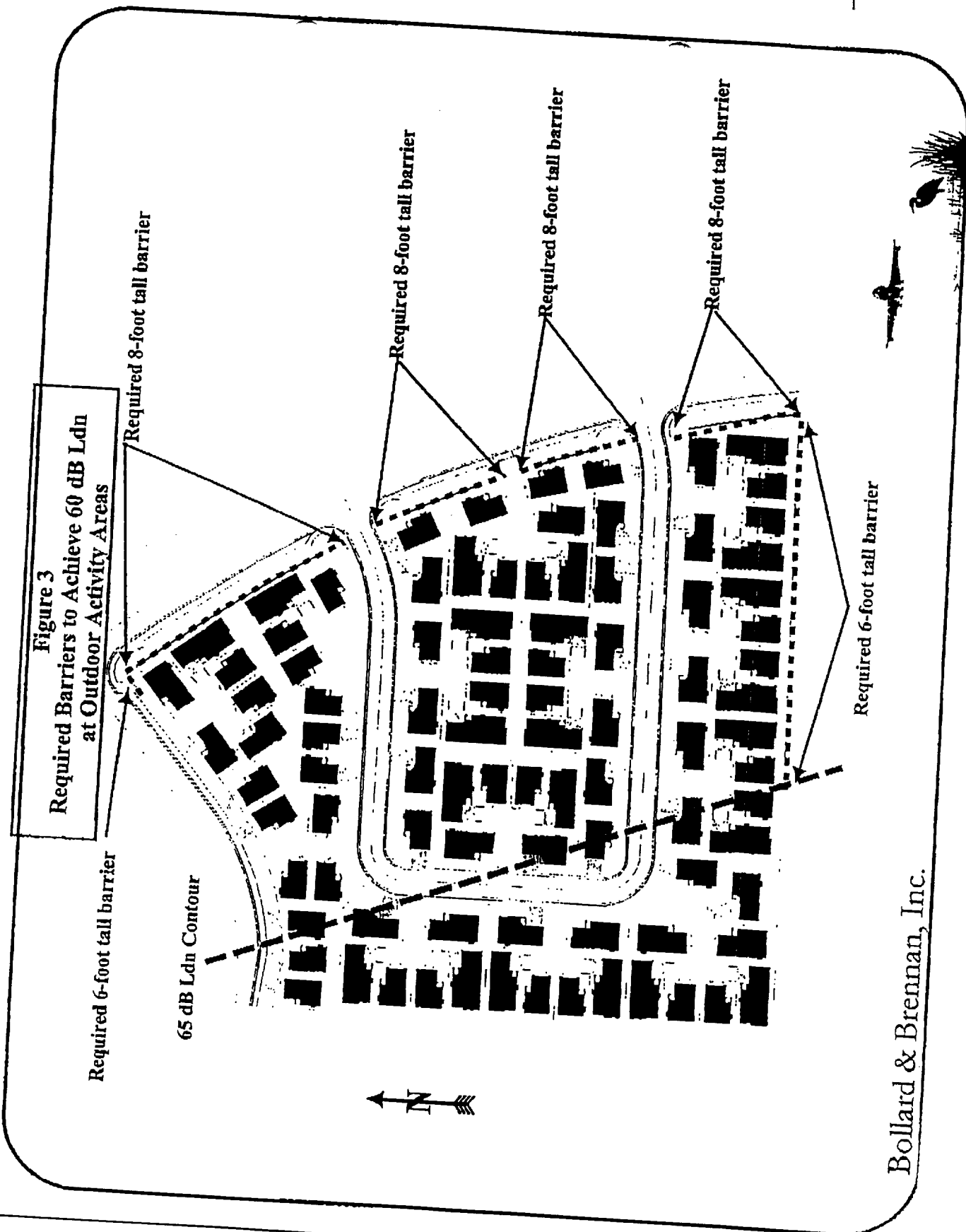
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<p>under-layer of 5/8 inch particle board.</p> <p>11. Cultural Resources:</p> <p>1. If subsurface paleontological resources are discovered during excavation or construction of the site, work in the affected area shall stop immediately and a qualified paleontologist shall be consulted to develop, if necessary, further mitigation measures to reduce any impact to a less than significant level before construction continues.</p> <p>2. If subsurface archaeological or historical remains (including, but not limited to, unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work in the affected 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>	Applicant	City Planning and Building Department & Dept. of Public Works	<p>Prior to issuance of Grading Permits, the Bldg. Dept. will verify that this mitigation measure is included on all construction plans.</p> <p>Prior to issuance of any building permit, the applicant/developer shall submit plans to building division with the measures identified on plans. Building Division shall assure that measures are identified on grading plans prior to issuance of building permit. Measures shall be implemented during construction.</p>		

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