

# RESOLUTION NO. 2004-101

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 17 2004

**RESOLUTION APPROVING THE ADDENDUM TO A PREVIOUSLY RATIFIED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR CARRIAGE LANE CONDOMINIUM, LOCATED WEST OF TRUXEL, EAST OF INNOVATOR DRIVE, AND NORTH OF NATOMAS CROSSING DRIVE, NORTH NATOMAS, SACRAMENTO, CALIFORNIA.**

(APN: 225-1250-028) (P03-085)

**WHEREAS**, Environmental Planning Services has prepared an Addendum to the Negative Declaration adopted by City Council in 2001 for Natomas Place Project (P00-094 and P00-095);

**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 Carriage Lane Condominium 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 February 10, 2004 to consider adopting the Carriage Lane Condominium project (P03-085). Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds the adoption of the Carriage Lane Condominium project is consistent with the General Plan and the North Natomas Community Plan.

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

1. The Addendum for Carriage Lane Condominium (P03-085) is approved.
2. The Mitigation Monitoring Plan is approved for the proposed Carriage Lane

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Condominium 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 1.
- c. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

  
MAYOR

ATTEST:

  
CITY CLERK

P03-085

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EXHIBIT 1 – Mitigation Monitoring Plan

CARRIAGE LANE CONDOMINIUM (P03-085)  
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: Carriage Lane Condominium/P03-085  
Owner/Developer- Name: John Zellhoefer/D.R. HORTON  
Address: 4401 Hazel Ave. # 135  
Fair Oaks, CA 95628

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

Bounded by Innovator Dr. to the west, Truxel Rd. to the east, Prosper Rd. to the south, and Natomas Crossing Dr. to the north in North Natomas Community Plan Area, Sacramento County (APN 225-1250-028).

Project Description:

Entitlements to construct 156 condominiums units on 12.98 acres with a Schematic Plan Amendment to replace 184,500 to 205,00 s.f office use with 156 units, a Tentative Subdivision Map to subdivide a 12.98 acre parcel into 1 lot for condominium purposes, and Special Permit to construct 156 condominium units on 13.31 gross acres in the EC-65-PUD zone.

SECTION 2: GENERAL INFORMATION

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

With the exception of the Biological Resources section, which has been updated due to the revised Natomas Basin Habitat Conservation Plan requirements, 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.

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EXHIBIT 1 - Mitigation Monitoring Plan

CARRIAGE LANE APARTMENTS (P03-085)  
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>5. Air Quality:</b></p> <ol style="list-style-type: none"> <li>The developer/contractor shall enclose, cover, or water all soil piles twice daily.</li> <li>The developer/contractor shall water exposed soil with adequate frequency to keep soil moist at all times.</li> <li>The developer/contractor shall water all haul roads twice daily.</li> <li>The developer/contractor shall maintain at least two (2) feet of freeboard on trucks when hauling loads.</li> <li>The developer/contractor shall maintain construction equipment (stationary and mobile) in optimum running condition.</li> <li>The prime contractor shall provide a plan for approval by the City of Sacramento and SMAQMD demonstrating that replacement heavy-duty (&gt;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.</li> <li>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 throughput for each piece of equipment.</li> </ol>	Applicant	City Planning and Building Department and SMAQMD	<p>Note shall be included on the Map and within the Standard Construction Specifications</p> <p>Applicant shall submit copy of mitigation strategy</p>	Measures shall be implemented in field during grading and construction activities	

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<p>The inventory shall be updated and submitted monthly throughout the duration of the 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</p> <p>8. 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 supercede other SMAQMD or state rules or regulations.</p>					
<p><b>7. Biological:</b> This project is required to comply with the mitigation measures set forth in the NBHCP, as discussed in the previous Negative Declaration for the North Natomas Place PUD. The PUD Developer has paid the NBHCP fees in 1998, performed reconnaissance level surveys, and graded the PUD. Therefore, the NBHCP mitigation requirements include:</p> <p>1. Pre-construction surveys for potential special status species</p>	Applicant	City Planning and Building Department; Dept. of Public Works, USFWS, CDFG	Mitigation Measures shall be included within the Construction Specifications	Measures shall be implemented before and during construction.	

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<p>not less than 30 days or more than 6 months prior to construction activities.</p> <p>2. Species-specific mitigation, as required, per USFWS and CDFG protocol.</p> <p><b>11. Cultural Resources:</b></p> <p>1. 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>	Applicant	City Planning and Building 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.	

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