

RESOLUTION NO. 2004-636

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF AUG 05 2004

A RESOLUTION APPROVING THE ADDENDUM TO A PREVIOUSLY ADOPTED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE NATOMAS PARK COMMONS PROJECT, LOCATED NORTHWEST AND SOUTHWEST OF THE INTERSECTION OF CLUB CENTER DRIVE AND MAYBROOK DRIVE, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA

(APN: 201-0340-011 and 201-0440-015) (P03-091)

WHEREAS, Environmental Planning Services has prepared an Addendum to the Negative Declaration adopted by City Council on August 29, 1995 for the Northborough Planned Unit Development (P95-085);

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 Natomas Park Commons 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 August 5, 2004 to consider the Natomas Park Commons project, and based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds the adoption of the Natomas Park Commons project is consistent with the General Plan and the North Natomas Community Plan, as proposed.

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

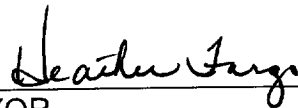
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1. The Addendum for Natomas Park Commons (P03-091) is approved.
2. The Mitigation Monitoring Plan is approved for the proposed Natomas Park Commons project based upon the following findings:
 - a. One or more mitigation measures have been added to 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;

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



MAYOR

ATTEST:



CITY CLERK

P03-091

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**NATOMAS PARK COMMONS
(P03-091)
MITIGATION REPORTING PLAN**

FOR
LENNAR WINNCREST LLC

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ADDENDUM TO THE NORTHBOROUGH PUD
NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, PLANNING AND BUILDING DEPARTMENT

DATE:
May 13, 2004

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

ATTEST:

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**NATOMAS PARK COMMONS (P03-091)
MITIGATION REPORTING 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: Natomas Park Commons / P03-091
Owner/Developer- Name: Lennar Winncrest LLC
Address: 2240 Douglas Blvd., Suite 200
Roseville, CA 95661

Project Location / Legal Description of Property:

The project is located in the North Natomas Community Plan area of the City of Sacramento, north and south of Club Center Drive, on the west side of Maybrook Drive (APNs: 201-0340-011 and 201-0440-015)

Project Description:

The project consists of entitlements to allow the development of single-family homes in the Multi-Family Planned Unit Development (R-2A-PUD) zone in the Northborough Planned Unit Development (PUD). The specific entitlement consists of:

- A. General Plan Amendment to re-designate 9.7± acres from 7.3± acres of Mixed Use and 2.4± acres of Community/Neighborhood Commercial and Offices to 1.0± acres of Low Density Residential, 7.3± acres of Medium Density Residential, and 1.4± acres of Community/Neighborhood Commercial and Offices;
- B. Community Plan Amendment to re-designate 9.7± acres from 7.3± acres of Employment Center (EC-30) and 2.4± acres of Convenience Commercial to 8.3± acres of Medium Density Residential and 1.4± acres of Convenience Commercial;
- C. Rezone of 9.7± acres from 7.3± acres of Employment Center Planned Unit Development (EC-30-PUD) zone and 2.4± acres of Limited Commercial Planned Unit Development (C-1-PUD) zone to 8.3± acres of Multi-Family Planned Unit Development (R-2A-PUD) zone and 1.4± acres of Limited Commercial Planned Unit Development (C-1-PUD) zone;
- D. PUD Schematic Plan Amendment to depict zipper lots and Convenience Commercial on 9.7± acres in the Northborough Planned Unit Development;
- E. PUD Guidelines Amendment to modify the interior side yard setbacks for this development in the Northborough Planned Unit Development;
- F. Tentative Subdivision Map to subdivide 9.7± acres into eighty-eight lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone and the Limited Commercial Planned Unit Development (C-1-PUD) zone;
- G. Subdivision Modification to allow for non-standard street elbows, cul-de-sacs, intersection offsets, and P.U.E. at street corners;
- H. Special Permit to develop four house plans on eighty-three lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone; and
- I. Variance to reduce the street side setback from 12.5' to 8'.

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SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Water, Air Quality, Transportation and Circulation, Biological Resources, 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 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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**NATOMAS PARK COMMONS (P03-091)
MITIGATION MONITORING PLAN CHECKLIST**

		VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>4. Water</p> <p><u>Mitigation Measure #3 (from prior Negative Declaration, P95-085)</u></p> <p>The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Planning and Building Department, including:</p> <ul style="list-style-type: none"> • All residential and non-residential structures must be anchored to their foundations per regulations in the City Building Code • Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters; and 	Applicant	City Planning & Building Dept., Dept. of Utilities, Dept. of Public Works	Compliance with the applicable Residential and Non-Residential Development Guidelines	Applicable residential measures shall be identified on construction plans prior to issuance of Building permits	
<p>5. Air Quality:</p> <p>AQ-1. The developer/contractor shall enclose, cover or water twice daily all soil piles;</p> <p>AQ-2. The developer/contractor shall water exposed soil with adequate frequency to keep soil moist at all times;</p> <p>AQ-3. The developer/contractor shall water all haul roads twice daily;</p> <p>AQ-4. The developer/contractor shall maintain at least two feet of freeboard during truck hauling;</p> <p>AQ-5. The developer/contractor shall maintain construction equipment in proper running order.</p>	Applicant	City Planning and Building Department and SMAQMD	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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Mitigation Measure	VERIFICATION OF COMPLIANCE				
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><u>Mitigation Measure #1 (directly from prior Negative Declaration, P95-085)</u> Prior to issuance of any building permit, the applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses.</p>	Applicant	City Planning & Building Dept.	Applicant shall submit copy of mitigation strategy	Prior to issuance of building permit	
<p>6. Transportation and Circulation: <u>Mitigation Measure #8 (taken from original Negative Declaration, P95-085)</u> The applicant shall comply with the City's Transportation Systems Management Ordinance and prepare a Transportation Management Plan.</p>	Applicant	City Planning & Building Dept., Dept. of Public Works	Applicant shall submit copy of TMP	Prior to issuance of building permit	
<p>7. Biological: BR-1. The project applicant/developer shall 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 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</p>	Applicant	City of Sacramento - Planning and Building Department; Public Works; California Department of Fish and Game;	Measures shall be included within the improvement plans and construction specifications indicating the need for pre-construction surveys and	Prior to the issuance of a Notice to Proceed by Public Works and prior to the issuance of any building permit by the Building Div.	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>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>		and US Fish and Wildlife Service.	report to CDFG and USFWS. Measures shall be implemented in the field prior to, during, and after construction activities, as appropriate.	Implementation of measures: in field prior to, during, and after construction activities.	
<p>9. Hazards: Mitigation Measure #9 (taken from original Negative Declaration, P95-085): The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.</p>	Applicant	City Planning and Building Department; Sacramento-Yolo Mosquito & Vector Control District	Documentation of the establishment of the District	Prior to issuance of a building permit	
<p>11. Cultural Resources: Mitigation Measure #10 (taken from original Negative Declaration, P95-085) 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 Dept. and Dept. of Public Works	Note shall be included on the Map and within the Standard Construction Specifications Site inspections by the Building Division and the Department of Public Works	Measures shall be implemented in field during grading and construction activities.	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
			shall watch for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division and the Department of Public Works shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.		

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