

# RESOLUTION NO. 2004-560

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 29 2004

**A RESOLUTION APPROVING THE ADDENDUM TO A PREVIOUSLY ADOPTED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE TRUXEL STATION PROJECT, LOCATED AT THE NORTHWEST CORNER OF TRUXEL ROAD AND ARENA BOULEVARD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA**

(APN: 225-0070-94, 95)  
(P03-133)

**WHEREAS**, Environmental Planning Services has prepared an Addendum to the Negative Declaration adopted by City Council on August 29, 1995 for the arena Corporate Center Planned Unit Development (P94-089);

**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 Truxel Station 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 June 29, 2004 to consider the Truxel Station project, and based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds the adoption of the Truxel Station project is consistent with the General Plan and the North Natomas Community Plan, as proposed.

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**FOR CITY CLERK USE ONLY**

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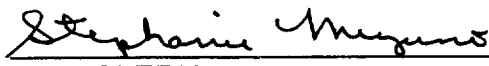
DATE ADOPTED: JUN 29 2004

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

1. The Addendum for Truxel Station (P03-133) is approved.
2. The Mitigation Monitoring Plan is approved for the proposed Truxel Station 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

P03-133

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**TRUXEL STATION (P03-133)  
MITIGATION MONITORING PLAN**

**FOR  
CEMO COMMERCIAL**

**TYPE OF ENVIRONMENTAL DOCUMENT:  
INITIAL STUDY/ADDENDUM TO THE ARENA CORPORATE CENTER PUD  
NEGATIVE DECLARATION**

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

**DATE:  
MARCH 3, 2004**

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

DATE:  
  
\_\_\_\_\_

ATTEST:  
  
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**TRUXEL STATION (P03-133)  
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:** Truxel Station/P03-133  
**Owner/Developer- Name:** Cemo Commercial  
**Address:** 1107 Investment Blvd., Ste. 150  
El Dorado Hills, CA 95762

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

The subject property consists of 12.92± gross acres of the 112.5± gross acres within the Arena Corporate Center PUD on the northwest corner of Arena Blvd. and Truxel Rd. (Assessor Parcel Numbers 225-0070-094, 095).

**Project Description:**

The proposed project consists of an application for the necessary entitlements to allow for the development of 56,404 s.f of office uses, 11,520 s.f of day care use, 25,634 s.f of retail uses and 16,500 s.f of restaurant uses on 12.92± gross acres in the Employment Center-40 (EC-40-PUD) zone within the Arena Corporate Center PUD in the North Natomas Community Plan Area, APNs 225-0070-094, 095. The entitlements are a Guideline Amendment modifying the site access requirements; Schematic Plan Amendment to modify the current schematic plan, allowing for the proposed uses; Tentative Map to subdivide 2 parcels into 10 parcels; Special Permit to construct two office buildings totaling 56,404 s.f within the EC-40-PUD zone; Special Permit to construct a 11,520 s.f day care within the EC-40-PUD zone; Special Permit to construct three retail buildings totaling 25,634 s.f. within the EC-40-PUD zone; and Special Permit to construct two restaurants totaling 16,500 s.f within the EC-40-PUD zone.

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**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Air Quality, Water, Biological Resources, Transportation & Circulation, Human Health, 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 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

TRUXEL STATION (P03-133)  
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Air Quality Mitigation Measure #1:</b> The applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent project-wide.</p>	Applicant	City Planning & Building Dept.	Submission of an Air Quality Mitigation Strategy to City Planning Dept.	Measure shall be implemented prior to project approval.	
<p><b>Water Mitigation Measure #2:</b> A Drainage Agreement coordinating the provision of stormwater drainage with all the property owners must be executed prior to the recordation of the Master Parcel Map. An adequate stormwater drainage plan shall be designed to the satisfaction of the City Utilities Director prior to recordation of the Master Parcel Map. Construction of the drainage facilities shall be commenced prior to issuance of a certificate of occupancy for any building on the site.</p>	Applicant	City Planning & Building Dept. Dept. of Utilities	Execution of the Drainage Agreement; Design of a stormwater drainage plan; Construction of the drainage facilities	Measure shall be implemented prior to recordation of the Master Parcel Map, prior to issuance of building permit, and prior to issuance of a certificate of occupancy	
<p><b>Biological Resources Mitigation Measures #3-5 (revised):</b> 1. Payment of fees or dedication of land at a ratio of 0.5:1. 2. Reconnaissance level surveys to determine what habitats are present. Surveys should be completed by developer's qualified biologist prior to submittal of application to determine need for pre-construction surveys and to provide</p>	Applicant City of Sacramento	City United States Fish and Wildlife Service and California Department of Fish and Game	Compliance with Mitigation Plan (approved pre-construction survey and list of mitigation	Pre-construction surveys to be completed not less than 30 days or more than 6 months prior to construction	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>information for environmental review.</p> <p>3. Responsibility of landowner/developer to complete surveys and City of Sacramento to ensure surveys are properly completed prior to disturbance of habitat.</p> <p>4. Pre-construction surveys to be completed not less than 30 days or more than 6 months prior to construction activities (ground disturbance).</p> <p>5. Species-specific mitigation based on United States Fish and Wildlife Service and California Department of Fish and Game protocols.</p> <p>6. Mitigation Plan agreed to by City of Sacramento and Developer. Compliance with Mitigation Plan (approved pre-construction survey and list of mitigation measures) submitted City of Sacramento prior to Building Permit/any ground disturbance.</p> <p>7. Vernal Pool mitigation determination based on pre-construction surveys. Species-specific biological assessment must include a United States Fish and Wildlife Service approved plant survey. The survey shall be completed for all pools within 250 feet of any development activity, identifying both direct and indirect impacts. The assessment must be submitted with the development permit application and prior to approval of any development by the City of Sacramento.</p>			measures) Vernal pool survey assessment	activities (ground disturbance). Plant survey assessment must be submitted with the development permit application and prior to approval of any development by the City of Sacramento.	

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<p><b>Transportation &amp; Circulation Mitigation Measure #6:</b> The applicant shall comply with the City's Transportation System Management Ordinance and prepare a Transportation Management Plan.</p>	<p>Applicant</p>	<p>City Planning &amp; Building Dept.</p>	<p>Preparation of a TMP and compliance with the TSM Ordinance</p>	<p>Prior to issuance of a building permit</p>	
<p><b>Human Health Mitigation Measure #7:</b> 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>	<p>Applicant</p>	<p>City Planning and Building Department Sacramento-Yolo Mosquito &amp; Vector Control District County Environmental Management Dept.</p>	<p>Documentation of the establishment of the District</p>	<p>Prior to issuance of a building permit</p>	
<p><b>Cultural Resources Mitigation Measure #8:</b> 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>Applicant</p>	<p>City Planning and Building Department</p>	<p>Note shall be included on the Map and within the Standard Construction Specifications</p>	<p>Measures shall be implemented in field during grading and construction activities.</p>	

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