

RESOLUTION NO. 2005-703

Adopted by the Sacramento City Council

September 27, 2005

APPROVING THE NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE CALIFORNIA FAMILY FITNESS, LOCATED AT THE SOUTHWEST CORNER OF TRUXEL ROAD AND NATOMAS CROSSING DRIVE, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P04-131) (APN: 225-1250-009)

BACKGROUND

- A. The Environmental Coordinator has prepared a Negative Declaration for the above identified project;
- B. The Negative Declaration was prepared and circulated for the above identified project pursuant to the requirements of CEQA;
- C. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
- D. Based upon the Negative Declaration and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment, provided that mitigation measures are added to the above identified project;
- E. The Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as proscribed in the Initial Study for the above identified project; a copy of which is attached as Exhibit A;
- F. 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.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Council ratifies the Negative Declaration for California Family Fitness project (P04-131) and determines that the Background statements are true.
- Section 2. The City Council approves the Mitigation Monitoring Plan for California Family Fitness project (P04-131) based upon the following findings:
 - 1. One or more mitigation measures have been added to the above-identified project;
 - 2. 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;

Table of Contents:

Exhibit A: Mitigation Monitoring Plan – 7 Pages

Adopted by the City of Sacramento City Council on September 27, 2005 by the following vote:

Ayes: Councilmembers Cohn, Hammond, McCarty, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None

Abstain: None

Absent: Councilmember Fong and Pannell



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

**CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN**

FOR

**TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION**

**PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT**

**DATE:
May 3, 2005**

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

DATE:

ATTEST.

**CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services 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: California Family Fitness Project (P04-131)
Owner/Developer- Name: California Family Fitness
Address: 8680 Greenback Lane, Suite 220 Orangevale,
CA 95668

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

The project site is located west of Truxel Road, south of Natomas Crossing Drive, and east of Innovator Drive on APN 225-1250-009 in the North Natomas Community Plan area.

Project Description:

The proposed project consists of the entitlements to construct 65,500± square foot California Family Fitness Center on 5.19± net acres Shopping Center (SC-PUD) zone in the Natomas Crossing PUD Area 2, North Natomas.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Transportation/Circulation, Biological, Noise, Aesthetics, Light, and Glare, and Cultural Resources. The intent of the MMP 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 the MMP shall be funded by the owner/developer identified above. The 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.

CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p>Transportation/Circulation:</p> <p>T-1: Signage shall be placed at the entrance of the bikepath at least two weeks prior to the start of construction of the project. The signage shall include the period of closure, the name of a contact person, the contact person's phone number, and locations of alternate routes if that portion of the bike trail is closed during construction.</p> <p>T-2: Detour signs shall be placed conspicuously showing where the alternate bike routes are located.</p> <p>T-3: Photos of the existing bikepath should be taken prior to construction of the project. Also, a detailed written description of the materials of the bikepath shall be drafted prior to construction of the project.</p> <p>T-4: The same materials of the existing bikepath shall be used when the bikepath is being reconstructed.</p>	Developer	City Development Services Department and City Department of Transportation	Submission of construction documents showing the signs and materials of the bikepath. Submission of photos and a written description.	Prior to any construction activities

CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Biological: The project developer shall: (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 ITPs issued by the USFWS and CDFG.</p>	Developer	City Development Services Dept., CA Dept. of Fish & Game, US Fish & Wildlife Service	Submittal of documentation that all NBHCP conditions have been met.	Prior to the start of any construction activities.	

CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p>Noise:</p> <p>N-1: A barrier of 10 feet in height shall be constructed around the pool maintenance equipment area. The barrier shall be constructed with concrete or masonry block, precast concrete, earthen berm, or any combination. If other prefabricated materials are used, they shall be reviewed and approved by an acoustical expert. Alternatively, the pool mechanical equipment area could be enclosed within a structure, with all ventilation openings located on the north side. This structure shall be constructed of standard 2x4 construction with stucco or wood siding, masonry block, or concrete.</p>	Developer	City Development Services Dept.	Submittal of site plan /construction documents showing the barrier.	Prior to issuance of a building permit.

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MITIGATION MONITORING PLAN

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p>Aesthetics, Light, and Glare:</p> <p>L-1: Lighting shields shall be placed on all lighting adjacent to the residences to the south.</p>	Developer	City Development Services Department	Lighting shields shall be shown on building plans.	Prior to issuance of a building permit.

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Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p>Cultural Resources:</p> <p>CR-1: If subsurface archaeological or historical remains are discovered during construction, work in the 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> <p>CR-2: If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>	Developer	City Development Services 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.