

## RESOLUTION NO. 2006-053

Adopted by the Sacramento City Council

January 17, 2006

**APPROVING THE ADDENDUM TO A PREVIOUSLY ADOPTED  
NEGATIVE DECLARATION AND APPROVING THE MITIGATION  
MONITORING PLAN FOR THE CARRIAGE LANE III PROJECT,  
LOCATED NORTHWEST OF THE INTERSECTION OF EAST  
COMMERCE WAY AND SNOWY EGRET BOULEVARD, IN NORTH  
NATOMAS, SACRAMENTO, CALIFORNIA  
(APN: 225-1960-015, -016, -017 AND A PORTION OF -014) (P05-079)**

### BACKGROUND

- A. The Environmental Coordinator has prepared an Addendum to a previously adopted Negative Declaration for the above identified project;
- B. On October 13, 2005, the City Planning Commission found that a previous Negative Declaration was prepared and ratified by the Sacramento City Council in June 2002 for the Natomas Crossing – Area #3 (P01-028), and that pursuant to the CEQA Guidelines (Section 15162 and 15164) for the reasons set forth below, an Addendum to a previously ratified Negative Declaration is required:
  - a. Only minor technical changes or additions are necessary or none of the conditions described in Section 15162 (below) calling for preparation of a subsequent Negative Declaration have occurred:
    - a. No substantial changes are proposed to the project which will require major revisions of the previous Negative Declaration;
    - b. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous Negative Declaration;
    - c. No new information of substantial importance has been found that shows any of the following:
      - (1) The project will have one or more significant effects not discussed in the previous Negative Declaration;
      - (2) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
      - (3) Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
      - (4) Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

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

- Section 1. The City Council ratifies the Addendum to a previously adopted Negative Declaration for Carriage Lane III (P05-079).
- Section 2. The City Council approves the Mitigation Monitoring Plan for the Carriage Lane III project (P05-079) 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 – 5 Pages

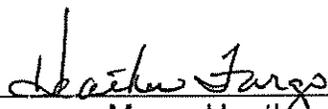
Adopted by the City of Sacramento City Council on January 17, 2006 by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

  
\_\_\_\_\_  
Mayor Heather Fargo

Attest:

  
\_\_\_\_\_  
Shirley Concolino, City Clerk

EXHIBIT A – MITIGATION MONITORING PLAN

**CARRIAGE LANE III (P05-079)  
MITIGATION MONITORING PLAN**

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

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

**DATE:  
October 13, 2005**

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

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

ATTEST:  
\_\_\_\_\_

**CARRIAGE LANE III  
(P05-079)  
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, 2101 Arena Blvd., Suite 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name / File Number:** Carriage Lane III / P05-079  
**Owner/Developer- Name:** D.R. Horton  
**Address:** 4401 Hazel Avenue, Suite 225  
Fair Oaks, CA 95628

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

The subject project is located at the Northwest of the future intersection of East Commerce and Snowy Egret within the North Natomas Community Plan area of the City of Sacramento, Sacramento County (APN: 225-1960-015, -016, -017 and a portion of -014).

**Project Description:**

The proposed project consists of entitlements to develop 188 condominium units on 13.9± acres Employment Center 50 (EC-50-PUD) Zone in Natomas Crossing – Area #3 PUD. Specific entitlements include: 1) PUD Schematic Plan Amendment to designate 13.9± acres for Multi-Family Development in the Natomas Crossing – Area #3 Planned Unit Development; 2) Lot Line Adjustment to relocate the common property lines between two parcels totaling 9± acres in the Employment Center Planned Unit Development (EC-50-PUD) zone; 3) Tentative Subdivision Map to create one 13.9± acre condominium lot in the Employment Center Planned Unit (EC-50-PUD) zone; and 4) PUD Special Permit to develop a 188 unit condominium complex in the Employment Center Planned Unit Development (EC-50-PUD) zone.

**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Biological Resources, Cultural Resources and Noise. 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 within the MMP. The City of Sacramento will be responsible for ensuring compliance.

CARRIAGE LANE III (P05-079)  
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Biological:</b></p> <p>BR-1. The project applicant/developer shall: (i) comply with all requirements of the NBHCP including pre-construction surveys; (ii) comply with any 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> <p>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 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>	Applicant / Developer	City of Sacramento – Development Services Department; California Department of Fish and Game (CDFG), and the U.S. Fish and Wildlife Service (USFWS)	Measures shall be included within the improvement plans and construction specifications indicating the need for pre-construction surveys and report to CDFG and USFWS. Measures shall be implemented in the field prior to, during, and after construction activities, as appropriate.	Prior to the issuance of a Notice to Proceed by Development Services and prior to the issuance of any building permit by the Building Div. Implementation of measures: in field prior to, during, and after construction activities.	

**CARRIAGE LANE III (P05-079)  
MITIGATION MONITORING PROGRAM CHECKLIST**

Mitigation Measure		VERIFICATION OF COMPLIANCE				
		Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Cultural Resources:</b></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>		Applicant / Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications  Site inspections by the Development Services Department shall inspect for any potential archeological resources during site visits.	Measures shall be implemented in field during grading and construction activities.	
<p><b>Noise:</b></p> <p>Noise - 1 STC 32 rated window assemblies should be installed in all second and third floor windows with a direct view of East Commerce Way.</p> <p>Noise - 2 It is recommended that STC rated 30 windows be installed in all first floor windows with a direct view of East Commerce Way in order to provide additional</p>		Applicant / Developer	City Development Services Department	Plans shall indicate mitigation measures.	Measures shall be implemented prior to issuance of a building permit to construct	

CARRIAGE LANE III (P05-079)  
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Noise -3 acoustical isolation. Air conditioning should also be installed in all residences so that windows and doors may remain closed to achieve maximum acoustical isolation.					

